
KATSURA AND SEQUOIA AT HAMPTONS PARK

STRATA PLAN BCS 1060

RULES - MAY 1, 2025

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I.A. THE HEALTH CLUB RULES

I.A.1. Introduction

- I.A.1. A. The Fifth-Floor amenities building, which is referred to as the Health Club, is for the enjoyment of all Residents of Katsura and Sequoia. A Resident is described as someone who dwells in a Strata Lot within Strata Plan BSC 1060. With the right to use the Health Club comes the responsibility to maintain it so that all Residents can enjoy it.
- I.A.1. B. Rules are established to derive the greatest benefit to the greatest number of responsible Residents.
- I.A.1. C. The Health Club is comprised of three major sections: The Pool area, the Fitness Room and the Lounge Room. Extensions of the Lounge are the Barbecue, its surrounding area and the Courtyard.
- I.A.1. D. There are rules that are common to all three sections (and concomitant subsections). There are also rules that are specific to each individual area.
- I.A.1. E. Access to and egress from the 5th floor Amenities building (The Health Club) will be through the Remote-Control Fob-access main lobby doors only.

I.A. 2. Rules Common to All Fifth Floor Amenities Including the Courtyard Area.

- I.A.2. A. The Adult Resident is responsible for their own behaviour and that of their Guests. The Adult Resident must be present at all times when their Guests are present.
- I.A.2. B. An Adult Resident is a Strata Plan BCS 1060 dweller that is at least 19 years old.
- I.A.2. C. Strata Council, any Resident and/or the Resident Manager have the right to request photo and address identification of any person(s) using the Health Club at any time in order to verify residency and age requirements.
- I.A.2. D. Strata Council and/or the Resident Manager reserve the right to evict, fine and/or withdraw use privileges of any Resident or Guest who uses the Health Club and the Courtyard in breach of the rules.
- I.A.2. E. Pets are not permitted anywhere in the Health Club or in the surrounding Courtyard except within the Limited Common Property patios assigned to those of the Upper Townhouses.
- I.A.2. F. The Adult Resident must report any rule or bylaw violations committed by another resident or guest to the Resident Manager.
- I.A.2. G. Hours of operation of The Health Club:
- | | | |
|-----------|------------------|-------|
| Open: | 6:00 AM | Daily |
| Close: | 10:00 PM | Daily |
| Cleaning: | 1:00 PM - 2:00PM | Daily |
- I.A.2. H. Users must vacate the Health Club by 10:00 PM. They must plan their showers, dressing, etc. accordingly.

DISCLAIMER:

Strata Plan BSC 1060, its council, management and or their heirs are not responsible and do not accept any responsibilities for injuries, damages of any nature and/or loss of life of any person entering and/or using the Health Club facilities.

I.B. THE SPA RULES

- I.B.1. The swimming pool, whirlpool, sauna, steam room and change rooms (collectively referred to as the Spa) are for the exclusive use of Residents and their Guests only.
- I.B.2. The Adult Resident is responsible for their own behaviour and that of their Guests. The Adult Resident must be present at all times when their Guests are present.
- I.B.3. Strata Council, Residents and/or the Resident Manager have the right to request photo and address identification of any person(s) using the Spa at any time in order to verify residency and age requirements.
- I.B.4. Strata Council and /or the Resident Manager reserve the right to evict, fine and/or withdraw user privileges of any Resident or Guest who uses the Spa in breach of the rules.
- I.B.5. Guests will not exceed three (3) per Strata Lot and must be accompanied by an Adult Resident using the Spa.
- I.B.6. The Spa will be open except for periodic closure due to maintenance or by order of the Strata Council. The hours of operation are 6:00 AM to 10:00 PM daily. All users must vacate promptly by 10:00 PM. Users must plan their showers, dressing, etc. accordingly.
- I.B.7. Glassware, other breakable items, drinking beverages other than plastic or stainless-steel bottled water and consumption of food are prohibited in the Spa.
- I.B.8. No running in the spa area, diving or jumping into the pool, boisterous behaviour, rough play nor offensive activities is permitted.
- I.B.9. No inflatable items, water accessories or toys of any type are permitted except artificial swimming aids, i.e. lifejackets, kickboards, etc.
- I.B.10. The life buoy, ropes and other Spa equipment are to be used only for lifesaving purposes.
- I.B.11. No person under the age of 16 years old is permitted in the Spa unless accompanied by an Adult Resident.
- I.B.12. Any person with communicable skin disease, open wounds, inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease, is not permitted use the Spa.
- I.B.13. Spitting, littering or other such behaviour is not permitted anywhere on the premises.
- I.B.14. Every individual must shower prior to entering the pool, whirlpool, sauna, and Steam room. The shower must be taken in the Spa change rooms.
- I.B.15. All long hair must be tied back when using the pool and/or whirlpool. Alternatively, wearing a swimming cap is acceptable.
- I.B.16. Wearing of outdoor clothing & outdoor footwear in the pool area is not permitted. Bathers must dress and undress in the change rooms and leave their clothing and bags inside the change room lockers provided.
- I.B.17. All Electronics are not permitted to be used in the swimming pool, whirlpool, steam room or sauna room. All cell phones must be kept in your bags in the change rooms and to be used only in the event of an emergency.
- I.B.18. Babies and small children in diapers are not permitted to use the swimming pool or whirl pool.

- I.B.19. Babies, small children, persons with heart problems, or those experiencing faintness or dizziness shall not use the sauna room, steam room and or whirlpool.
- I.B.20. Residents and Guests must tidy up after themselves after using the change rooms to ensure cleanliness and neatness for other users.
- a. Remove all personal belongings.
 - b. Put all garbage and debris into waste containers.
 - c. Remove locks from lockers.
- I.B.21. Persons must bring proper towels to dry themselves properly before leaving the Spa area.
- I.B.22. Hours of Operation:
- | | | |
|--------|----------|-------|
| Open: | 6:00 AM | Daily |
| Close: | 10:00 PM | Daily |

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I.C. EXERCISE ROOM RULES

- I.C.1. To prevent injury to the user and/or damage to the equipment, posted instructions for equipment use must be followed. Damage to equipment results in costs affecting everyone.
- I.C.2. An Adult Resident may bring a maximum of Two (2) Guests at any time to use the Exercise Room.
- a. The Adult Resident must be present at all times if their Guests are using the Exercise Room.
 - b. The Adult Resident is responsible for the conduct of their Guests and their treatment of the Exercise Room.
- I.C.3. Persons under 15 years old must be accompanied by an Adult Resident when using the Exercise Room.
- I.C.4. Children under 11 are not permitted in the Exercise Room.
- I.C.5. Alcohol, food or drink, other than plastic or stainless-steel bottled water, is not permitted in the Exercise Room.
- a. Personal exercise or fitness equipment may not be brought into the Exercise Room. Residents and guests may use only the Exercise equipment provided by the Strata Corporation.
- I.C.6. Only personal audio and video devices with headphones are allowed.
- I.C.7. Proper fitness attire must be worn at all times.
- a. No bathing suits.
 - b. Proper exercise shoes must be worn. No open toe shoes.
 - c. No bare feet.
- I.C.8. Weights must not be dropped on the floor or slammed down on the equipment.
- I.C.9. Exercise machines must not be moved.
- I.C.10. Use of each machine is limited to 45 minutes out of consideration of those waiting.

- I.C.11. Following the use of Exercise Room equipment, Residents are required to:
- Turn off all equipment;
 - Wipe down equipment with disinfectant and paper towels provided;
 - Return all weights to the weight racks.
 - Return all mats and balls to their location.
 - Turn off lights when before leaving.
- I.C.12. No perfumes or other heavy fragrance are to be used or worn.
- I.C.13. Hours of use:
- | | | |
|--------|----------|-------|
| Open: | 6:00 AM | Daily |
| Close: | 10:00 PM | Daily |
- I.C.14. All users must vacate the Heath Club by 10:00 PM. Users must plan their time accordingly for showers, dressing, etc.
- I.C.15. Strata Council, Residents and/or the Resident Manager reserve the right to request photo and address identification of parties using the Exercise Room, at any time, to verify residency and age requirements.
- I.C.16. Strata Council and/or the Resident Manager reserve the right to withdraw user privileges of any Resident and/or Guest who uses the Exercise Room in breach of the rules.

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I.D. LOUNGE RULES

- I.D.1. The Lounge is for the exclusive use of the Residents and their Guests.
- I.D.2. Strata Council, Residents and/or the Resident Manager reserve the right to request photo and address identification of parties using the Lounge, at any time, to verify residency and age requirements.
- I.D.3. All Residents must be respectful when using the lounge furniture and may not lie down or put their feet or shoes on the furniture. Residents must maintain a proper demeanor conducive to the lounge room environment.
- I.D.4. An Adult Resident may bring a maximum of three (3) Guests at any time to use the Lounge Room except when booking private party reservations or requests for exclusive use of the Lounge for four (4) persons or more (ref. I.D.8)
- a. The Resident must be present at all times if Guests of the Resident are using the Lounge.
 - b. The Resident is responsible for the conduct of their Guests and for the Guests treatment of the Lounge.
- I.D.5. Persons under 15 years old must be accompanied by an Adult Resident when using the Lounge.
- I.D.6. Hours of use for the Lounge
- | | | |
|--------|----------|-------|
| Open: | 6:00 AM | Daily |
| Close: | 10:00 PM | Daily |
- I.D.7. After using the Lounge and before leaving, all Residents are required to ensure that:
- a. All lights and faucet are turned off; and all furniture is returned to its original place.
 - b. All garbage and decorations to be removed from the lounge room and disposed of in the garbage room.
 - c. For all events and party booking, all garbage, cans and bottles must be taken down and disposed of in the garbage room.
 - d. The pool cues are racked, the balls re-racked, the felt on the pool table brushed, and the caulk return to its location.
- I.D.8. Private party reservations or requests for the exclusive use of the Lounge with four (4) or more people must be made in advance by contacting the Resident Manager.
- I.D.9. A non-refundable \$100-dollar rental fee payable in cash, e-transfer or by cheque to Strata Plan BCS 1060 must accompany each reservation.
- a. Rental fees are \$100.00 per event.
 - b. The maximum time reservation is 4 hours per event.
 - c. In addition, any additional cleaning requirements or damage to property will be billed directly to the owner's strata lot account.
 - d. Use of the Barbecue is not included in the Lounge reservation.
- I.D.10. The Resident Manager and/or Strata Council reserve the right to evict, fine, and/or withdraw user privileges of any Resident or Guest who uses or rents the Lounge in breach of the above rules.

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I. E. BARBECUE RULES

- I.E.1. Due to the extensive maintenance required to care for the Barbecue and the surrounding area, the Barbecue is intended for regular use only under the following provisions:
- Residents will take due care and diligence to avoid splashing and/or spilling of grease and other residues.
 - Residents will use brush provided to clean away debris build up after barbecuing and before leaving premises.
 - Residents will remove all garbage, plastic, bags, debris and dispose of in the building's garbage room.
 - Residents will clean all patio table tops and return the chairs to their place.
 - The Barbecue is first come first serve and cannot be reserved privately.
- I.E.2. Hours of use for the Barbecue:
- 6:00 AM to 10:00 pm Daily.
- I.E.3. The Resident Manager and/or Strata Council reserve the right to evict, fine and/or withdraw user privileges of any Resident or Guest who uses the Barbecue in breach of the rules.

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II. SECURITY RULES - PARKADE

To assist in security, all Residents must obey the following procedures:

- II. A.
1. Activate your remote-control fob when entering or exiting the visitor gate.
 2. When entering the visitor gate, wait for the gate to close at least half way to prevent the vehicle behind you from entering without activating their remote-control fob.
The vehicle entering behind must wait for the gate to close at least half way before activating their remote-control fob to allow the vehicle in front to see the gate closing.
 3. When exiting the visitor gate, residents do not need to wait for the gate to close when other vehicles are behind them. If there are no vehicles behind you when exiting the gate please wait for the gate to close at least half way before driving away.
 4. These rules do not apply to the inside residential gate. Residents are not required to stop at the residential gate.
 5. Residents must use caution at all times when entering or exiting the visitor gate and watch for pedestrians. Pedestrians have the right of way at all times.
- II. B. Do not leave your remote-control fob or any valuables in your vehicle.
- II. C. Do not allow access to anyone you do not know who buzzes your suite for entry.
- II. D. Report any suspicious activity to the Resident Manager and make note of the date, time, vehicle description, plate number, or subject description. All reports will be made by phone or email.

III. SECURITY RULES – BUILDING

- III. A. Do not let strangers into the building. This includes anyone you do not know who buzzes your suite requesting entry.
- III. B. Remote Control Fobs
1. Each strata lot is entitled to have up to a maximum of four (4) activated remote-control fobs.
 2. All remote-control fobs are the property of the strata corporation.
 3. If a security device is lost or stolen, it is an owner's responsibility to report this to the Resident Manager without delay for security reasons.
 4. Remote-control fob fee is \$100.00 dollars.

IV. VISITOR PARKING RULES

- IV. A. Residents are not permitted to park in visitor parking stalls. A resident must park their vehicle in their own assigned reserved parking stall.
- IV. B. Visitors must have an official Strata Plan BCS 1060 visitor parking pass clearly displayed on their dashboard
- IV. C. A visitor parking pass must be obtained from the resident and must be clearly displayed on their guest's vehicles dashboard within 15 minutes of parking in a visitor parking stall.
- IV. D. No more than two (2) consecutive days are permitted in visitor parking.
- IV. E. Vehicles must be parked with-in the yellow lines of the parking stall.
- IV. F. Visitors are permitted to park for more than a total of seven (7) days in a calendar month.
- IV. G. Visitors must abide by the parkade rules. The sponsoring resident will be responsible and liable for any fines or charges incurred by their visitor in contravention of the rules.
- IV. H. Any vehicle in violation of the visitor parking rules is subject to being towed away at the vehicle owner expense.
- IV. I. Visitor parking pass fee is \$20.00 dollars

IV2. RESIDENTIAL PARKING RULES

- IV2. A. Residents are to park in their assigned reserved parking stalls only.
- IV2. B. Residents must park their vehicle with-in the yellow lines of their parking stall.
- IV2. C. Residents are not permitted to have any recreational vehicles or trailers in their parking stall.
- IV2. D. Residents are permitted to have one motorcycle, electric bike, or bicycle in their parking stall in addition to their vehicle as long as their vehicle dose not impede the main driveway.
- IV2. E. Residents are not permitted to park their vehicles in their parking stall which blocks or impedes another resident from accessing their vehicle.
- IV2. F. Residents are not permitted to perform any type of vehicle repairs on their vehicle anywhere in the parkade including their parking stall.
- IV2. G. Residents are not permitted to wash their vehicle anywhere in the parkade including their parking stall.

- IV2. H. Residents are permitted to clean and vacuum their vehicle in their parking stall. All garbage and debris must be removed and placed in the building garbage room.
- IV2. I. Residents are not permitted to allow their vehicle to leak any type of oil, coolant, break fluid, or hazardous chemicals in their parking stall.
- IV2. J. Residents are not permitted to use their vehicles for storing personal belongings including boxes, clothing, and any storage items.
- IV2. K. Residents are not permitted to charge any electric device, bicycle, scooter in the parkade or on property.

IV3. NOISE COMPLIANCE RULES

- IV3. A. Residents are requested to reduce the noise impact on hard surface flooring by;
- (a) Installing soft pads under furniture legs.
 - (b) Installing carpets or rugs in high traffic areas.
 - (c) Wearing soft heel slippers or shoes.
- IV3. B. Residents are not permitted to cause excessive noise and must adhere to the quiet hours of the building from 10:00pm - 8:30am.
- IV3. C. Residents are not permitted to have gatherings, parties, or multiple guests over outside of the quiet hours.
- IV3. D. Residents are not permitted to create excessive noise to infringe upon a neighboring unit by not;
- (a) Performing any construction, building related crafts, or repairs.
 - (b) Running the washing machine or dryer.
 - (c) Perform house cleaning or vacuuming.
 - (d) Using musical instruments.
 - (e) Using exercise equipment, cycling machines, treadmills, inline skates, skate boards, basket balls, skip ropes, or any other device that transfers noise.
 - (f) Slam the unit door, or interior doors. Close the doors slowly.
 - (g) Yelling, shouting, or other types of excessive noise.
 - (h) Allowing children ruff play, bang toys, or creating excessive noise.

VI. GUEST SUITE RULES AND REGULATIONS

- VI. A. The guest suite is for the use of the residents and their guests only.
- VI. B. The fee for the Katsura guest suite is \$60 dollars per night in cash or e-transfer only. A non-refundable \$130.00 dollar in cash or e-transfer only deep cleaning fee is also due upon booking for deep-cleaning services to be provided by a licensed contractor.
- VI. C. Check-in time is 11:00 AM. Check-out time is 3:00 PM. Residents renting the guest suite are responsible to lock the guest suite door and to put the keys and visitor parking pass into the guest suite drop slot located on the suite door upon checking out.
- VI. D. All linens, towels, bed sheets, pillows etc. must be provided by the resident for their guests.
- VI. E. Before checking out of the guest suite, the sponsoring resident should ensure that:
 - (a) all personal items are removed.
 - (b) the fridge, night tables and cupboards including all garbage are emptied and removed.
 - (c) All damages or issues are to be reported to the Resident Manager.
- VI. F. All Guests of Residents are subject to the Rules and Bylaws of Strata Plan BCS 1060 at Hamptons Park.
- VI. G. Arrangement for a guest suite rental must be made during regular business hours with the Resident Manager either by phone or email. Once payment has been received the guest suite cannot be cancelled for any reason.
- VI. H. A resident may rent the guest suite for a maximum of seven (7) days per month. The Resident Manager may request a longer duration period on behalf of a resident's request with the approval of the Strata Council.
- VI. I. Any damages or required excessive cleaning to the guest suite over and above the cleaning fee will be charged back to the sponsoring residents account.
- VI. J. All showers must be taken with the bathroom door closed and the exhaust fan running to prevent the fire alarm from sounding.
- VI. K. All counter top appliances must not be used at the same time as the microwave. This will trip the breaker for the kitchen and must be reset by the Resident Manager during regular business hours.
- VI. L. No Pets or animals of any kind are permitted inside the guest suite.
- VI. M. No smoking, vaping of any kind permitted in the guest suite or on property.
- VI. N. The BCS 1060 Strata Corporation accepts no responsibility for the actions of the guests of the sponsoring resident.

VII. MISCELLANEOUS RULES AND REGULATIONS

- A. Residents and/or their Guests must use only propane or electric barbecues on balconies or patios. Charcoal barbecues and smokers are not permitted. Barbecues are not permitted to be used on any common property except the one provided by the strata and designated for the health club barbeque area.
- B. A Resident must not allow a strata lot to become unsanitary or untidy. Rubbish, dust, garbage, boxes, packing cases and other similar refuse must not be thrown, piled or stored in the strata lot or on common property. Any expenses incurred by the Strata corporation to remove such refuse will be charged to the strata lot owners account.
- C. Residents and/or their Guests must always follow and abide by any notices or instruction posted by the management.
- D. Residents must dispose of all garbage and recycling in the garbage rooms in the appropriate manner and provided bins. Residents must ensure that all cardboard is flattened. Residents must ensure that all lids on the bins are closed after each use.
- E. Residents must pick-up all food and drink deliveries to the building lobbies no later than two (2) two hours after the delivery.
- E. Residents are not permitted to wash any items inside the garbage room areas including plastics, barbeques, bikes, storage bins etcetera.
- F. Residents are not permitted to install any decorative items including religious items on the outside of their suite door frames, doors, windows or any other limited common or common property.

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