

# STRATA PLAN BCS 1559 – THE TAYLOR

## RULES

The following Rules are created in accordance with Part 7 of the *Strata Property Act* and the Registered Bylaws of Strata Plan BCS 1559. Together with the Bylaws already in effect these additional regulations apply to The Taylor and must be complied with at all times.

### 1. Communication:

Complaints and / or concerns must be submitted in writing to Council. Anonymous complaints and / or concerns will not be addressed.

Request to attend a monthly Council Meeting to present a complaint and / or concern must be submitted in writing to Council a minimum of one week in advance.

### 2. Hazards:

No items shall be thrown from window or balcony or any other part of the Strata Lot or Common Property.

### 3. Fitness Room:

#### **Hours of Operation:**

24 hours per day.

#### **Age Restriction:**

At least 16 years old without adult supervision.

Persons 13 to 15 years old are not permitted in the fitness room.

An adult is defined as a person at least 18 years old.

#### **General:**

Use by Residents of The Taylor only and their Guests.

No smoking allowed.

No animals allowed.

Headphones must be used when listening to music.

### 4. Moving In / Out:

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- a) Conform and ensure that any Tenants conform to the Move In / Out Rules established by Council from time to time.
- b) Provide notice to the Resident Manager of all moving arrangements at least 48 hours before the moving date.
- c) Maximum booked moving times is 2 hours.

- d) Ensure that:
- Protective pads are installed in elevator.
  - Elevator service key is used to control the elevator and that the elevator doors are not propped open in any manner. Owner, Tenant, Occupant, or Resident will be responsible for any costs pertaining to a mechanical problem caused by improper elevator use.
  - Lobby or any other exterior doors are not left open or unattended and that furniture is not left piled in the lobby area.
  - All common areas are left damage free.
  - Clean all hallways and lobby areas immediately upon completion of move.
- e) Pay a moving damage deposit of \$200. Any refundable portion of the deposit will be returned within seven days of the date of the move.

*\* Tenants will not be permitted to book the use of the elevator to move in unless a Form K (Tenant's undertaking) is on file.*

**5. Use of Property:**

No Owner shall use or install, or permit any occupant of their Strata Lot to use or install, in or about the Strata Lot any shades, awnings, window or balcony guards or window screens or window foil, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the Strata Council.

**6. Vehicles & Parking:**

**Visitors Parking:**

- No Resident parking at anytime.
- Vehicle must be insured.
- Vehicle must not be dripping any oil or fluids. Vehicle Owner will be responsible for any associated cleaning costs.
- Valid Visitor's Parking Pass must be visibly displayed.
- Visitor Parking is limited to a 12 hour period without prior registration with Resident Manager.
- Visitor Parking is limited to 2 days of consecutive daily parking, not greater than 4 hours daily without Council approval.
- Vehicle Owners park at their own risk.
- Storage of any sort is prohibited.
- A minimum of \$1,000,000 liability insurance is required on vehicles not insured for the road.

**NOTE: Also applies to Residential Parking.**

**Visitors Parking Pass:**

- Visitor parking passes will be \$50 (no exceptions).
- The unit number must be clearly displayed on the visitors parking pass.
- Only one visitors parking pass will be issued per unit.
- Harmony House passes will be numbered 1 to 5.

7. **Security:**

**Entering or Exiting Building:**

**Parkade**

Ensure no one whom you don't know has followed you into parkade. Just wait an extra few seconds for a parkade gate to close behind you.

*\* Owners / Residents are prohibited from leaving their building access fobs in their vehicles.*

**Entrances**

Ensure no one whom you don't know has followed you into the building.

8. **Garbage:**

The following must **not** be placed in the garbage containers or garbage room:

- appliances, furniture, mattresses, flooring remnants / carpeting, light fixtures, paint, PCBS, wood.

Residents are solely responsible for disposal of such items and any extra charges associated if special disposal is required.

Garbage is not allowed to be left in hallways, stairwells or any other common areas other than proper disposal in the garbage room.

9. **Storage:**

No personal items shall be left or stored in hallways, stairwells or any other common areas.

10. **Christmas Trees:**

No cut Christmas Trees are allowed to be transported in any part of the common area, including lobbies, stairwells, elevators and hallways.

Christmas lights are permitted on the exterior of an Owner's unit only between November 1<sup>st</sup> and the last day of February each year.

11. **Pets:**

**Registration:**

All Pet Owners are required to register their pets by completing a Pet Registration Form and forwarding it to the Resident Manager.

**Dogs:**

- Are to be kept on a leash at all times while on common property.
- Are not allowed to defecate anywhere on common property.
- Are not allowed on the courtyard grass.

12. **Barbeques:**

Only gas, propane and electric barbeques are allowed and must be operated on outside patios. Open flame barbeques are strictly prohibited.

13. **Elevators:**

Stealing of a locked-off elevator will result in a \$50 fine.

14. **Fobs:**

*\* A \$50.00 administration fee is incurred to reactivate any fob that is derelict after a fob audit.*

- Rules ratified at March 6, 2007 AGM
- Rule #4 e) added – May 7, 2007 Council Meeting – ratified as amended at January 15, 2008 AGM
- Rule #4 b) amended – June 4, 2007 Council Meeting – ratified January 15, 2008 AGM
- Rule #4 g) added – June 4, 2007 Council Meeting – ratified as amended at January 15, 2008 AGM
- Rule #13 added – September 4, 2007 Council Meeting – ratified January 15, 2008 AGM
- Rule #6 added – October 2, 2007 Council Meeting – ratified at January 15, 2008 AGM
- Rule #4 c) amended – ratified at February 10, 2009 AGM
- Rule #4 e) amended – ratified at February 10, 2009 AGM
- Rule #6 added – January 8, 2008 Council Meeting – ratified at February 10, 2009 AGM
- Rule #10 added – April 10, 2008 Council Meeting – ratified at February 10, 2009 AGM
- \* Rule #7 amended – passed at April 7, 2009 Council Meeting – to be ratified at next AGM
- Rule #4 f) deleted – ratified at February 9, 2010 AGM
- Rule #4 g) deleted – ratified at February 9, 2010 AGM
- \* Rule 14 added – passed at December 8, 2009 Council Meeting – to be ratified at next AGM
- \* Rule 4 added – passed at March 9, 2010 Council Meeting – to be ratified at next AGM