



# **STRATA PLAN LMS 2472 THE PALISADES**

## **RULES**

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## THE PALISADES STRATA PLAN LMS 2472

### APPROVED RULES

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#### COMMON AREA MEETING ROOM ADMINISTRATION

1. Residents are able to reserve the meeting rooms in the East Tower on a “reserved” basis (with a three hour use maximum time permitted) up to four times a year at no charge. For any additional reservations beyond the four times a year limitation a \$75.00 non-refundable administration fee will be charged to residents for the use of the meeting rooms in the East Tower on a “reserved” basis (with a three hour use maximum time permitted).

#### ENTERPHONE ADMINISTRATION

1. A valid phone number (cell phone, land line or voice over IP) must be provided for programming the enterphone. The phone number will be validated by a staff member prior to programming.

#### COMMON AREA MOTORCYCLE SPACE STALLS

1. No goods of any type may be stored in the motorcycle stall areas other than motorcycles, scooters or ATVs.
2. The motorcycle space rental fee is **\$35.00 per month**, payable 6 months in advance by post-dated cheques made payable to the Strata Corporation (LMS 2472).
3. A **security deposit of \$50.00** will be retained by the Strata Corporation for each stall rented and will be returned to the renter at the end of termination of the rental period provided the stall is returned in the condition (clean and free of oil and grease) in which it was originally provided.
4. It is mandatory that the owners storing unlicensed motorcycles, scooters and ATVs provide proof of storage insurance on the commencement date of storage.
5. Use of the common area motorcycle spaces are for the residents of The Palisades (Strata LMS 2472) only. Any use by persons other than registered owners or tenants of the Strata Corporation will result in the immediate removal of the motorcycles, scooters or ATVs.
6. No locking mechanisms (ring bolts, etc.) shall be attached to the structure of the building, concrete slabs or columns, to secure motorcycles, scooters, or ATV's (except the one Council granted previously for permission to install).
7. Motorcycles, scooters, and ATV's left in stalls when the rental fee has not been paid, or having been deemed abandoned, will be removed from the assigned stall at the owners expense after **14** days once written notice has been served personally, or by registered mail (to the address provided by the renter).

## **MOVE IN FEE, ROOM RENTAL AND FOB PURCHASE PAYMENTS**

1. All move in fees must be paid at the time of elevator booking.
2. All room rental fees must be paid at the time of booking.
3. All fob/remote purchase fees must be paid at the time of purchase.

## **SERVICE VEHICLE PARKING SPACES**

1. The service vehicle parking spaces are restricted to use by trades working on behalf of the Strata Corporation and/or trades working in a strata lot on behalf of an owner.
2. Spaces are available on a first-come, first-serve basis.
3. Vehicles parked in these stalls must display a valid parking pass. Parking passes can be obtained at the Concierge desk and must be returned daily.
4. Parking passes must show the unit number of the suite and contact details for the trade.
5. No overnight parking.
6. Trades working on behalf of the Strata Corporation take priority over trades working in a Strata Lot. Trades may be asked to remove their vehicles in the event that the Strata Corporation needs the spaces.

## **EXTERIOR PARKING**

1. The five (5) exterior parking space use is limited to 30 minutes with the exception of oversized service vehicles working on behalf of the Strata Corporation. Vehicles parked in these spaces longer than 30 minutes will be towed at the owner's expense.

## **FITNESS FACILITY**

1. No person under the age of 16 years is permitted without adult supervision.