

## **RULES FOR LMS 3094**

### **THE RESIDENCE ON GEORGIA**

#### 1. Building Security

- (a) All owners and residents are requested to take an active part in preventing unauthorized access to the complex, particularly at parking and pedestrian entrances. The elevators are controlled by RF transmitter access in order to provide a high level of security to both suite level corridors and parking. Residents are therefore requested not to allow access to any suspicious person(s).
- (b) All owners and residents are requested to report any suspicious person(s) in or around the complex to Concierge or Security immediately.
- (c) All lost or stolen keys or RF transmitters must be reported immediately to Concierge or Security. The cost of replacement RF transmitters will be borne by the owner or resident.

#### 2. Fitness Facilities

- (a) All owners, tenants, and visitors are requested to use the fitness facilities with courtesy and respect towards other users, residents and neighbors. Smoking in the fitness rooms is strictly prohibited.

#### 3. In-Line Skates and Bicycles

- (a) In-line skates (roller blades) are not to be worn or used in common areas of the complex. Exit and return to residents' suites is permitted via the elevators and P1 Parking Level only.
- (b) Bicycles are to be stored in the designated areas of the complex and not to be taken in the elevators nor above the ground level of the complex. All access and egress of the bicycles must be through the Parkade directly to or from the designated bicycle rooms.

#### 4. Move-in/Out

- (a) An elevator must be booked for all moves a minimum of 48 hours in advance with the concierge. Moving is permitted 8 a.m. to 8 p.m. daily; Damage to corridors, elevators and other common property will be charged back to the strata lot owner.

- (b) Routing during moving, including construction materials, will only be permitted on the P1 parking level in designated areas (ie. not through lobbies) with the exception of the townhouses and Heritage House suites.
- (c) Elevator pads must be used when an elevator is in use for a move in/move out.

5. Parking

- (a) Residents are responsible for keeping their individual parking stall(s) clean and free of spare tires, car parts, and any other automotive accessories. All vehicles parked in the parkade must be validly registered and insured. Automotive repairs in the common property of the garages is not permitted. Parking spaces are not to be used for storing of any items.
- (b) Residents shall use only the parking stall assigned to their strata lot(s), save for private arrangements with another owner of a strata lot within the strata corporation. Parking in an unauthorized space may result in towing of the owner's vehicle at his/her own risk and expense.
- (c) Residents will be responsible for the cleaning of any excessive oil spills in their parking space. Continuous oil spills will result in prohibition from parking of the vehicle on common property until such time as the vehicle is repaired.
- (d) Residents shall clean and/or clear their parking stalls of any items within 24 hours if requested to do so by the strata council or the property manager. If the strata corporation is required to clean or clear a parking stall due to the owner's failure to do so, the cost will be charged to the owner.
- (e) Vehicles may be washed only at designated locations and persons washing vehicles must hose down all dirt.
- (f) Visitors parking is accessible via the Bute and Jervis Street entries. Overnight parking is permitted. Any pay parking system implemented shall be adhered to by those individuals utilizing this area.
- (g) Speed in excess of 10 km/h in the parking areas is prohibited.
- (h) The use of vehicle horns in the parking areas is prohibited except where the horn is required to prevent a collision or other accident.
- (i) All vehicles are to reduce speed before entering any ramp from any level, and then proceed cautiously until the full ramp is in view.
- (j) Vehicles entering or leaving the garage must operate headlights while in the underground parking area.

- (k) Unlicensed vehicles must clearly display, open and unfolded, on the vehicle dash, visible through the windshield, a copy of proof of liability insurance. An additional copy of the proof of liability insurance shall be delivered to the property management company or to the strata council if there is no property management company.
- (l) If an unauthorized vehicle is parked in an assigned parking stall the assignee may inform the concierge, security, and arrangements may then be made to have the vehicle towed at the owner's expense. The strata corporation may also arrange to have a vehicle towed away at the owner's expense when it finds vehicles in unassigned parking stalls.

6. Pets

- (a) Owners and residents are directed to the provisions of the bylaws with respect to the keeping of pets and conduct in relation thereto.
- (b) Pets are not permitted in the exercise room.

7. Screening Room Rental

- (a) The screening room is available for owner and resident use on a first-come basis by advance booking.
- (b) No supervision is provided; children 16 years and under must be accompanied by a resident adult. Owners/residents are responsible for the actions and conduct of their guests. Proper attire must be worn. Maximum occupancy is limited to 18 people. Pets are not permitted in the Screening Room.
- (c) Food and beverages may be consumed in the Screening Room but care, attention and cleanliness must be demonstrated at all times. The owner or tenant will be charged for any supplemental cleaning and damage that is incurred as a result of the owner/resident's use of the room.
- (d) Rental of the Screening Room will be under the following conditions:
  - (i) a \$20.00 fee will be charged for each three hour booking;
  - (ii) payment for the booking must be received 24 hours in advance and the booking must be made between the hours of 7:30 a.m. and 7:30 p.m. through the concierge. Payment is to be made by cheque payable to Strata Plan LMS 3094. No cash, cheques only. If a user does not show up for the confirmed booking the fee is forfeited.
  - (iii) identification must be shown when booking the room.

8. Meeting Room Rental

- (a) The meeting rooms are available for owner and resident use on a first-come basis by advance booking.
- (b) Food and beverages may be consumed in the Screening Room but care, attention and cleanliness must be demonstrated at all times. The owner or tenant will be charged for any supplemental cleaning and damage that is incurred as a result of the owner/resident's use of the room.
- (c) Rental of the Meeting Rooms will be under the following conditions:
  - (i) a \$20.00 fee will be charged for each three hour booking;
  - (ii) payment for the booking must be received 24 hours in advance and the booking must be made between the hours of 7:30 a.m. and 7:30 p.m. through the concierge. Payment is to be made by cheque payable to Strata Plan LMS 3094. No cash, cheques only. If a user does not show up for the confirmed booking the fee is forfeited.
- (d) identification must be shown when booking the room.

9. Waste Disposal

- (a) All residents will share the responsibility of keeping the complex clean and tidy at all times. All rubbish is to be disposed of in a hygienic manner, tied or bagged and placed directly into the compactors on P1. Trash is not to be left in hallways, corridors, stairways, elevators, lobbies, parkades and other common property.
- (b) Rubbish and any other waste materials are not to be thrown off or allowed to fall off of balconies, decks, or out of windows.
- (c) Residents must dispose of their own used furniture, appliances and all other non-household trash at their own expense.
- (d) All recyclables must be appropriately disposed of in the method designated by the strata council from time to time.