



**STRATA PLAN EPS 3084  
SEQUEL 138**

**RULES**

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Please remember that as a strata lot owner, each of you have a vested interest in properly maintaining the common areas.

To protect your investment, the philosophy of taking responsibility for the use, safety and condition of the common property is conveyed in the Rules that follow. Any consent, approval or permission given under these Rules must be given by the Strata Council, or the managing agent acting upon the instructions of the Strata Council, and must be in writing.

Any reference in the Rules to “Owners” applies to all residents and visitors (if applicable).

**PARKING**

1. Any vehicle parked in a stall that they do not have permission to be in, can and will be towed at the vehicle owner's expense by BUSTERS. It is the responsibility of the stall Owner to call and ensure BUSTERS has access to the parkade.
2. All vehicles that are kept in the parkade are to have valid license plate and insurance and be road worthy. Vehicles without a license plate can and will be towed at the Owner's expense.
3. No personal belongings are to be kept within the stall. This includes, but is not limited to tools, oil cans, tires and chains. This is in accordance with current strata bylaw and will result in a warning / fine.
4. While operating a vehicle in the parkade, an Owner must activate the vehicle's headlights and not exceed the speed limit of 5 KM per hour.
5. Smoking is not permitted in the parking area, including inside a vehicle.
6. To prevent unauthorized ingress to the parkade when entering or leaving, Owners are requested to wait until the gate closes before leaving the gate area / activating the secondary gate, or this may result in a warning / fine.
7. Scooters/ motorcycles and motorized vehicles are not to be kept and / or stored within the bike rooms.
8. Owners may be asked, upon not less than 48 hours' notice, to remove their vehicles from the parking area to allow for necessary maintenance, such as parkade power washing or drain cleaning. The Strata Corporation will not be responsible for any damage that occurs if an Owner fails to remove their vehicle upon request.
9. Vehicles that are licensed, have an engine and / or are motorized are not permitted to park in the breezeway or any undesignated parking stalls.
10. Vehicles that are licensed, have an engine and / or are motorized are not permitted to be brought up to suites in the elevator.

11. Bicycles that have been abandoned or are non-operational (ie: flat tires or missing parts) are not permitted in the breezeway bicycle rack. If, in the opinion of the Building Manager, a bicycle appears to be abandoned or non-operational and remains in the breezeway bicycle rack for more than one (1) week, it will be removed and relocated to the bike storage room.

### **MOVES IN and/or OUT**

1. An Owner or resident must provide notice to the Strata Manager of all move-in or move-out details at least 5 business days before the moving date.
2. All moves must take place between 8:00 a.m. to 4:00 p.m., Monday through Friday, and 10:00 a.m. to 4:00 p.m. on Saturdays. These hours also apply to scheduled deliveries of large furniture items and appliances, as well as the removal of such items, unless an exception is granted by Council in advance. Moves are not permitted on Sundays and statutory holidays, except when those days fall on the first or last day of the month.
3. An Owner or resident using the elevator during a full move must ensure that the elevator service key is used to control the elevator and the doors are not jammed open in any manner, and must also ensure that the elevator pads are installed prior to commencement of the move.
4. An Owner or resident must ensure that lobby doors are not left open, ajar or unattended and that possessions are not left piled in the lobby area or in hallways.
5. An Owner or resident must ensure that all common areas are left damage free and clean. Cost of repairs for any damage will be added to the Owner's account.
6. To cover out-of-pocket expenses for administration and wear and tear and maintenance of the elevator (whether the elevator is used or not) and general wear and tear of all common property, a single, non-refundable move-in fee of \$100.00 will be charged for all changes of Ownership or tenancy. This includes internal moves.
7. Elevator keys require a \$50.00 refundable deposit fee by cheque and are to be picked up at Management Company offices located at 700-200 Granville Street, Vancouver, BC. The hours of operation are Monday to Friday 8:30am to 4:30pm.
8. If you do not notify the building of a move, your unit will be fined accordingly.
9. You may park your moving vehicle in front or at the rear of building by the main breezeway. Please see posted signs at the front of building for city parking regulations.

### **COMMUNICATION**

1. Should an Owner wish to communicate with the Strata Corporation, Strata Council or Management Company, please ensure that the following information is included with all correspondence.
  - Full legal name
  - Suite number
  - Telephone number
  - Email address
2. Strata Council will endeavour to post notices in the elevator and the mail area. However when this is not possible, they will post notices to the Facebook Group.

3. Communications through the Facebook Group should be polite and courteous. Any language deemed inappropriate or offensive will be deleted and the user potentially removed from the Facebook Group.
4. Please call the Management Company with any issues you have.
5. 911 should be called in the case of emergencies.
6. Anonymous emails and comments will not be read by Strata Council.
7. Complaints to Strata Council regarding contravention of Bylaws and / or Rules must be in writing, and should include the unit number, the nature of the contravention, and the date and time the contravention was witnessed.
8. Correspondence, including complaints, will be dealt with at the first scheduled Strata Council meeting following receipt. If urgent action is required, refer to emergency telephone numbers.

### **DELIVERIES**

1. An Owner receiving delivery of large items must ensure that the lobby doors are not propped open, left ajar or unattended and that the items are not left piled in the lobby or hallways.
2. Elevator doors must not be jammed open. If necessary, contact the Management Company for the elevator key.
3. Owners are responsible to ensure that no damage occurs to common areas during delivery. Costs for repairs of any such damage will be added to the Owner's account.
4. Should a large delivery be expected, please contact the Management Company to ensure the elevator pads are put up so that no damage occurs.

### **MISCELLANEOUS**

1. There is to be no skate boarding or cycling on common property, including the outside walkways and the breezeway.

### **BIO HAZARDOUS WASTE**

1. Bio hazardous waste such as, but not limited to, blood, needles and dog faeces, must be cleaned up by the Owner immediately or cleaning costs will be charged to the offending unit.

Approved at Strata Council meeting on December 6, 2016.