

# **ADOPTED R U L E S**

**for Strata Plan BCS 1433  
Electric Avenue**

(Ratified at the Annual General Meeting held on December 9, 2010)

***The enclosed Rules and policies have been adopted by your Strata Council to better enable residents to live in harmony using common sense and consideration for others. As a resident, it is extremely important that you read, understand and comply with the Rules and Bylaws of the Strata Corporation. In addition, residents are also responsible for their guests and visitors, and must ensure that they also adhere to the Rules and Bylaws of the Strata Corporation.***

***The use of the amenity rooms is restricted to Authorized Residents and their guests. "Authorized Residents" are owners and tenants for whom a Form K has been provided to the Strata Corporation. The Amenity Rooms are for the Residents of Electric Avenue. No Commercial Usage is allowed.***

## **DISCLAIMER**

- Use of all common areas and amenities implies agreement with the rules governing its usage.
- The Strata Council or building management reserves the right to deny use of the facilities to any individual at any time for non-compliance with these rules.
- The Strata Corporation shall not be held responsible for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, including legal fees, which may result of use of the meeting room and amenities by any reason.

## **RULES OF THE MEETING ROOMS**

- **Hours of operation: 5:00 a.m. to midnight.**
- **Use of the meeting room is for Authorized Residents of Electric Avenue, and a maximum of twelve (12) guests, by reservation only with the Resident Manager. Guests of Authorized Residents using the meeting room must at all times be accompanied by the resident.**
- **Refundable deposit of \$100.00, payable by cheque only, which will be returned upon confirmation the meeting room has no damage and the area is clean. Any additional costs related to the clean up and/or repair of the meeting room in excess of the \$100.00 deposit will be billed directly to the individual's strata unit.**
- **The meeting room can be booked in a six (6) hour block only, up to a maximum of four (4) times a month per resident. Exceptions apply to last minute bookings on availability for same day.**
- **No animals are allowed in the meeting room.**
- **Report any damages to the Resident Manager immediately.**

## **RULES OF THE LOUNGE**

- **Hours of operation: 5:00 a.m. to midnight.**
- **Use of the lounge is for Authorized Residents of Electric Avenue, and a maximum of fifty (50) guests, by reservation only with the Resident Manager. Guests of Authorized Residents using the lounge must at all times be accompanied by the resident. Use of the kitchen must be booked separately.**
- **City of Vancouver bylaw requires minimum noise disruption between the hours of 10:00 p.m. and 7:00 a.m. Monday to Saturday and 10:00 p.m. to 10:00 a.m. Sundays and holidays.**
- **Refundable deposit of \$100.00, payable by cheque only, which will be returned upon confirmation the lounge has no damage and the area is clean. Any additional costs related to the clean up and/or repair of the lounge in excess of the \$100.00 deposit will be billed directly to the individual's strata unit.**
- **The lounge can be booked in a six (6) hour block only, up to a maximum of two (2) times a month per resident. Exceptions apply to last minute bookings on availability for same day.**
- **No animals are allowed in the meeting room.**
- **Occupants are not to exit via the alarmed emergency exit.**
- **Report any damages to the Resident Manager immediately.**

## **RULES OF THE FITNESS AREA**

- **Hours of operation: 5:00 a.m. to 1:00 a.m. Once through the Amenity access door, Residents may work out until 1:00 a.m. The rest of the Amenity Area is closed.**
- **Use of the fitness area is for Authorized Residents of Electric Avenue, and a maximum of one (1) guest, only. Guests of Authorized Residents using the fitness area must at all times be accompanied by the resident.**
- **No persons under the age of fourteen (14) are permitted in the fitness area, unless accompanied by an adult nineteen (19) years or older. For safety reasons, no children under the age of ten (10) are allowed on the gym equipment.**
- **No animals are allowed in the fitness area.**
- **Proper footwear must be worn at all times.**
- **Wipe down and return equipment to its proper location after use.**
- **No equipment may be removed from the fitness area.**
- **Personal audio devices only. No stereos permitted.**
- **Report any fitness equipment malfunctions and/or damage to the Resident Manager immediately.**

## **RULES OF THE MEDIA ROOM**

- **Hours of operation: 5:00 a.m. to midnight.**
- **Use of the media room is for Authorized Residents of Electric Avenue, and a maximum of eighteen (18) guests, by reservation only with the Resident Manager. Guests of Authorized Residents using the meeting room must at all times be accompanied by the resident.**
- **Refundable deposit of \$100.00, payable by cheque only, which will be returned upon confirmation the media room has no damage and the area is clean. Any additional costs related to the clean up and/or repair of the media room in excess of the \$100.00 deposit will be billed directly to the individual's strata unit.**
- **The media room can be booked in a four (4) hour block only, up to a maximum of two (2) times a month per resident. Exceptions apply to last minute bookings on availability for same day.**
- **No animals are allowed in the media room.**
- **Report any damages to the Resident Manager immediately.**

## **RULES OF THE GARBAGE & RECYCLING ROOMS**

- **Hours of operation: 24 hours**
- **Use of the disposal area is for residents of Electric Avenue and their personal waste only.**
- **Only materials designated as “recyclable” are to be deposited in the recycling bins. Please ensure that all materials are sorted properly.**
- **Garbage for disposal in the compactor must be securely bagged.**
- **No construction materials are allowed to be placed within the compactor.**
- **Cardboard boxes are to be flattened and put in the container marked for their disposal.**
- **Larger items, such as personal furnishing, are not to be left in the disposal area. Please contact the Resident Manager for alternate means of disposal of these items.**
- **Report any compactor malfunctions and/or damage to the Resident Manager immediately.**

## **RULES OF THE LOCKER ROOMS**

- **Hours of operation: 5:00 a.m. to 11:00 p.m.**
- **Fire regulations prohibit the storage of items within two (2) feet of a sprinkler.**
- **Do not store perishable, volatile, or valuable items in your locker.**
- **All items must be stored within your storage locker. Any items found stored outside of the enclosed storage locker will be removed and disposed of immediately.**
- **Report any theft and/or suspicious activity to the Police, or damage to the Resident Manager immediately.**

## **SECURITY**

- **Do not let strangers into the building, including parkade.**
- **Residents must use their own fob when entering or exiting the parkade.**
- **Pause after entering or exiting the parkade until the gate closes fully.**
- **Lost keys and/or fobs should be reported to the Resident Manager immediately.**
- **Suspicious activities should be reported to the Police and/or Resident Manager immediately.**

### **ACCESS FOBS**

- **Replacement fobs cost \$75.00 per fob.**
- **The number of fobs assigned to individual units is limited to three (3) only for studios and one-bedroom units, and four (4) only for two-bedroom units.**
- **Owners wishing to apply for additional fobs must do so in writing.**
- **Any fobs authorized in excess of the amounts above will be charged at \$150.00 each.**

### **SMOKING**

- **Smoking is not permitted in the lounge, media room, meeting room(s), parkades, common hallways and stairwells.**

### **GENERAL**

- **Appliances, such as dishwashers, washers and dryers, vacuum cleaners and/or garburators, shall be used at reasonable hours, so as not to disturb other Strata unit owners.**
- **Appliances must not be left running when residents are not at home.**
- **No mats or other items are to be placed or left in common area hallways.**

### **CITY OF VANCOUVER NOISE BYLAW**

- **City of Vancouver bylaw requires minimum noise disruption between the hours of 10:00 p.m. and 7:00 a.m. Monday to Saturday and 10:00 p.m. and 10:00 a.m. Sundays and holidays.**
- **Call 911 for Police for violations. Strata Bylaw fines apply for violations to the City of Vancouver Noise Bylaw.**

### **GARDEN PATIOS**

- **Hours of access: 7:00 a.m. to 10:00 p.m.**
- **No animals are allowed on the garden patios**

### **HOLIDAY DECORATIONS**

- ***Cut Christmas trees are not permitted in the building whatsoever.***
- ***Holiday lights in windows and/or on balconies, decorations and/or wreaths on common area doors of suites, are permitted only between December 1 and January 15, and must not detract from the overall aesthetics of the building. All lights, decorations and/or wreaths must be removed no later than January 15.***

### **MOVING RULES**

- ***Moves/Deliveries that extend beyond a two (2) hour period shall be charged back to the individual strata lot at the rate of \$25.00 per hour.***

### **HOURS OF OPERATION**

- ***Hours of operation for the Meeting Rooms, Lounge, Fitness Area, Media Room, Garden Patios, etc. as noted under the Adopted Rules be amended to read as "Posted Time"***