

RULES

BCS 4175

District Crossing

Adopted: November 12, 2011

Amended: February 15, 2012 (Parking Rules)

Ratified at AGM: December 3, 2012

Amended: February 12, 2013 (Parking Rules)

1. Amendments to the Rules

Council (not including any committees of the Strata Corporation) may amend the Rules at any time. Owners of the Strata Corporation will have a role in deciding the terms of the Rules through your right to vote on ratifying the Strata Corporation's Rules at every Annual General Meeting of the Strata Corporation.

2. Severability

If any single part of the Strata Corporation's Rules is found to be legally ineffective it shall not affect the validity of the rest.

3. Notice

If this Manual requires the Strata Corporation or the Council to give you notice, notice will be sent to you at the *mailing or emailing address* provided in your Owner Information Form. If *either* of your addresses change you must notify Property Management Company via the Strata Manager in writing.

Parking area

1. All residents must wait for the parkade gates to close completely when exiting/entering the parking areas. Residents should not follow other vehicles through the parkade gate(s) (i.e. tailgating); only one vehicle should enter/exit the gate at a time for security reasons.
2. Only vehicles with current registration and insurance in force shall be allowed in the parking areas, unless a copy of a valid "unlicensed vehicle policy" with a minimum of one hundred thousand dollars (\$100,000) "basic third party legal liability" coverage is prominently displayed in the vehicle. A copy of the policy must be provided to the Property Manager.
3. Owners/tenants or occupants are responsible for the cost of repairing damage to their assigned parking stall as a result of leakage of gas, oil or other negligent act. No cardboard allowed on garage floor to catch oil spill, it is a fire hazard.
4. No repairs or oil changes to vehicles or other mechanical equipment are permitted anywhere on the common property.
5. The parking area is not to be used for recreational purposes (i.e. skateboarding, rollerblading, etc.).
6. Parking spaces are for motorized vehicles only. Storage of any other item is not permitted. Items stored are subject to removal without notice.
7. The strata corporation may have a vehicle in violation of any of the bylaws or rules towed and impounded at the vehicle owner's risk and expense.

8. Owners/Tenants are not permitted to park in the designated visitor parking stalls; these are for visitors only.
9. The two (2) court-yard visitor parking stalls are available for residential visitor parking, subject to a one (1) hour time limit. Vehicles parked in these stalls longer than one (1) hour will be towed and impounded at the Owner's expense.
10. The courtyard loading zone is for active loading only for authorized commercial vehicles. Residents must notify the Strata Manager and/or the site caretaker seven (7) days prior to a move and the towing company and site caretaker will be notified. All other loading of small items must be conducted from the Resident's private parking stall.
11. No vehicle shall park in the fire lanes at any time.

Common area

1. All common area traffic ways (including, but not limited to: hallways, stairwells, equipment areas and unassigned lockers) must remain clear at all times (i.e. no mats, shoes, trash, statues, etc.). Storage of any item for more than 10 minutes is not permitted and is subject to removal without notice.
2. None of the common areas, including the gym facilities, may be used by tenants or owners for commercial or business ventures.
3. Outside of doors must remain same throughout building, provided, however, that astragal or other security devices may be used, if they do not unreasonably restrict airflow or substantially change the outside appearance of the door.
4. Smoking, drinking or use of any illegal drugs is not permitted in any of the common areas. Anyone found to be using illegal drugs will be reported to the Vancouver police.
5. Anyone noticing any suspicious people inside the building(s) should notify the Strata Manager or any member of the Strata Council or contact Police - 911.
6. Loud noise is not permitted in any of the common areas.
7. Moves must be arranged through the Strata Manager seven (7) days prior to the move together with payment of the moving fee. The moving fees and time frames are as follows:

\$100 from Monday to Friday from 9:00 a.m. – 4:00 p.m.

\$175 on Saturday from 12:00 noon – 4:00 p.m.

Current residents bringing in or having large items delivered, must also reserve the elevator with the Strata Manager so that the elevator can be locked off and padding installed to prevent damage to the elevator. There is no charge for this service. Anyone moving large furniture without having blocked off the elevator is subject to a fine.

In the event that a renter is moving in, a completed Form K must be delivered to Baywest prior to the tenant moving in.

If the Owner or renter needs to reschedule the move, the Strata Manager must be notified no later than 24 hours before the scheduled move-in.

8. Any damage that occurs to any walls, floors or other common area must be reported to the Strata Manager.
9. Bulletin boards are to be used for posting individual notices. Notices are to display unit number of issuer and date of placement.
10. The Strata Council must approve signs, arrows or real estate notices and their placement. No other signage is allowed.

Pets

1. An Owner or occupant of a strata lot that keeps a dog, cat or other non-caged animal in his or her strata lot, either permanently or temporarily, will register that pet with the Strata Council by providing to the Strata Council a written notice, signed by the Owner setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the Owner of the pet and the license number of the pet (when the pet is required to be licensed), and will only keep a pet in his or her strata lot in compliance with the Bylaws.
2. An Owner, tenant, occupant, employee or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
3. No Owner or occupant of a strata lot will permit his or her pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or limited common property, the owner or occupant will immediately and completely remove all of his or her pet's waste from the common property or limited common property, as the case may be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the Strata Corporation, any special cleaning is required as a result of the pet urinating or defecating, the Owner or occupant will pay all costs of such special cleaning.
4. An Owner of a strata lot whose guest, employee or invitee brings an animal or pet onto the common property or any limited common property will be responsible to ensure that the guest or invitee complies with all requirements of these Bylaws as they relate to pets and will perform all of the duties and obligations with respect to that animal as set out in these Bylaws as if the animal were one kept by the Owner or occupant in his or her strata lot.
5. The Strata Corporation may require removal by an Owner or occupier of any strata lot of any pet or other animal kept by the Owner or occupier in a strata lot if such pet or animal, in the opinion of the Strata Council, constitutes a

nuisance to any Owner or occupier of a strata lot, or causes danger or damage to any Owner or occupier of a strata lot or to any property of the Strata Corporation or an Owner or occupier of a strata lot.

6. Pets are not permitted in the amenity room and the gym.

Patio and Balconies

1. The only items permitted on the balconies and patios are bona fide patio furniture, plants and propane or gas barbeques (no laundry, no appliances, etc). Balconies or patios are not be used for storage. Outdoor storage units must be approved by Strata Council.
2. Nothing (such as, but not limited to, plant containers) should be attached in such a way that causes damage to the building envelope.
3. Nothing should ever be thrown over or caused to drop off a balcony (including but not limited to: spitting, cigarette butts, shaking mops, wash water etc.)

Storage Facilities

1. Do not store flammables or explosives including, but not limited to, pressurized containers, propane tanks, petroleum products, oily rags and paint thinner. Food storage is also not permitted in the storage lockers.

Garbage and Recycling:

1. Paper, cardboard, glass, tin cans and recyclable plastics should be placed **IN** their respective recycle bins.
2. Garbage is to be bagged, tied and placed **IN** the garbage bin; garbage must be placed in the bin. No dumping of illegal waste (furniture, tires, batteries, construction debris, mattress, etc.) is allowed. (For large quantities of garbage or illegal waste please dispose of at the North Vancouver transfer station (30 Riverside Drive, North Vancouver). More information can be found at www.wastech.ca)

Amenity Room Rules

1. Anyone wishing to use the amenity room must book the room with the Strata Manager during normal business hours and at least 7 days in advance.
2. Anyone wishing to use the amenity room will also be required to leave a refundable deposit of \$300, which will be returned to the person who booked the room, subject to inspection by the concierge, caretaker or Council member for cleanliness and/or damage.

3. The person(s) renting the amenity room shall arrange an inspection with the concierge, caretaker or Council member prior to the event and at the time of inspection the renting person(s) must sign the "Application for Use of the Amenity Room" form.
4. The person booking the amenity room must be present for the rental and be 19 years of age or older.
5. The party renting the amenity room is responsible for cleaning it to the standard at which it was accepted and will be liable for all costs of cleaning and all repairs resulting from any damage that occurred during the time of the booking.
6. The amenity room can be booked from 10 am-10:00 pm (Sunday-Thursday) and 10 am – 11 pm (Friday and Saturday)
7. The party renting the amenity room is responsible for ensuring the room is secured (patio doors, gym access door & main door) prior to departure.
8. Animals are not permitted in the amenity room.
9. Smoking or alcohol is not permitted in the amenity room or the patio outside.
10. Repeated complaints about noise levels may result in a forfeiture of your damage deposit.

Gym Rules

1. Appropriate footwear required. No open toed shoes or sandals permitted.
2. Please bring your own towel to wipe down equipment after use.
3. Children under 16 must be accompanied by an adult and children under 12 are not permitted to be in the gym.
4. Return all weight plates, mats and dumbbells to their proper location.
5. Please respect a 20 minute maximum on cardio equipment if others are waiting.
6. Please use a gym towel on gym benches and equipment.
7. Please ensure the patio and main access doors are locked when leaving the gym.
8. The gym facilities may not be used by tenants or owners for commercial or business ventures.
9. Animals are not permitted in the gym.
10. The gym can only be used during the following hours and days:

Monday to Thursday – 6:00 a.m. to 10:00 p.m.

Friday - 6:00 a.m. to 11:00 p.m.

Saturday – 8:00 a.m. to 11:00 p.m.

Sunday – 8:00 a.m. to 10:00 p.m.

General

1. All strata lots must retain the original blinds or a suitable replacement in a neutral colour, in order to maintain the consistent appearance of the building exterior.
2. Windows must not be covered by any material (i.e. tinfoil, flags, posters, sheets, cardboard, etc) other than recognized blinds or draperies.
3. In the interest of building safety, please ensure that you celebrate the winter holiday with an artificial Christmas tree only. Live trees are not permitted in the building as they represent a fire hazard.