



STRATA PLAN BCS 4367 60 WEST CORDOVA

RULES

FITNESS FACILITY RULES

The hours of the Fitness Room are 5:00AM to 11:00PM

It is the responsibility of those using this fitness facility to familiarize themselves with the rules and the fitness equipment. Use of this facility is a personal choice, and therefore, use is at your own risk. Owners of Strata Plan BCS4367 are not responsible or liable for any loss, injury, or death resulting from the use of this fitness facility.

1. Guests of residents using the fitness area must at all times be accompanied by the resident.
2. If someone is waiting for a machine, maximum allowed time is 20 minutes per person. A signup sheet will be provided for the treadmill to be used when someone is waiting for the machine.
3. No persons under the age of fourteen (14) are permitted in the fitness area.
4. No animals are allowed in the fitness area.
5. No Smoking in the fitness area.
6. No Food or Fluid allowed (except water or sports drinks which must be in closed containers).
7. Proper footwear must be worn at all times.
8. DO NOT move any gym equipment, especially the treadmill from one location to another as this will damage the cord and the equipment.
9. Return weight equipment back to its original place.
10. ONLY runners are allowed on the treadmill, no shoes or sandals please.
11. No equipment may be removed from the fitness area.
12. Personal audio devices only. No stereos permitted.
13. The lights and Television must be turned off when you are the last person leaving the facility.
14. PLEASE WIPE DOWN THE EQUIPMENT AFTER EACH USE. Please bring your own towel for this purpose; a spray bottle with vinegar and water solution will be provided but in the event it is empty there is a washroom beside the gym where water can be obtained;
15. Please ensure that the machines and the lights are switched off before you leave the gym room.
16. Report any fitness equipment malfunctions and/or damage to the Resident Caretaker (604-721-4653 // westcordova66@gmail.com) immediately. DO NOT try to fix the equipment yourself due to liability concerns.
17. 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 equipment by any reason.

AMENITY ROOM

**Please check availability of the Amenity Room in the stratas website calendar;
<http://bc.fsrconnect.ca/BCS4367R>**

1. The Rooftop area is only open until 11:00PM
2. 40 people maximum per booking.
3. 48 hour cancellation fee of \$50.00 will apply.
4. Residents are only allowed to have 2 current bookings. Failure to abide may result in the cancellation of the booking should you exceed the prescribed amount of bookings.
5. Please e-mail your booking request to the building manager, **if the date is available per the stratas website calendar** – westcordova66@gmail.com
6. A Refundable **\$200** damage deposit will be charged to the Strata Lot account. The caretaker will inspect afterwards for any damage and cleanliness. **Parties of more than 4 need to make reservations**
7. **All children under 15** must be accompanied by a resident adult.
8. The Amenity Room can be booked for private functions provided that they are booked 2 weeks in advance for a maximum of 5 hours and include the Barbeque area. **Please log onto the 60-West Cordova community website to schedule your event.**
9. **No Smoking / No Pets** are allowed within the Amenity Room.
10. Pets are to be leashed on the 12th floor deck (per bylaw 2.9(2))
11. No smoking anywhere on the 12th floor.
12. Residents who witness unruly occupants are to contact the police.
13. Occupants will be responsible for all damage costs which exceed the damage deposit.
14. Events requiring a permit to serve alcohol must be provided to the Caretaker.
15. The Building Manager, Council, and FirstService Residential, reserve the right to deny the use of the facilities to anyone at anytime. **Failure to abide to the rules may result in a fine or a potential ban.**
16. The furniture in the suites must not be moved from its original position.
17. Wifi Network Name: **Amenity Room WiFi** Password: **60WestCordovaBCS4367**
18. **Fee for Exclusive Use of BBQ Area Only;** Bookings for the amenity room will continue to be free. However exclusive use of the BBQ area will cost \$40 per booking.
19. Groups of 8 or more must book the Amenity Room. (June 9, Council Meeting)
20. Only 1 weekend booking per unit per calendar month to allow all residents to enjoy this common outdoor space. (June 9, Council Meeting)

**Rules subject to change at the discretion of the Strata Corporation. Community /committee events are exempt from room fee.*

MISCELLANEOUS RULES

1. **No Pets are permitted on the second floor landscape.**
2. No pets are permitted on the 12th floor amenity room, rooftop gardens, or fitness room areas. *(Ratified August 13, 2020 AGM)*
3. Smoking is not permitted in common areas.
4. A non-fundable fee of \$75 will be charged to the strata lots account for additional or replacement fobs.

PARKING STALL RENTALS

The lease is a month-to-month tenancy until such time as it is terminated with 30 days notice by either party.

- Lessee agrees to pay the following monthly rent: \$150.00. This amount will not be pro-rated and the monthly charge will be charged against the Strata Lot on the first day of every month. The Strata Council will review this on an annual basis.
- An owner, tenant or occupant of a strata lot is only entitled to use of a parking stall located within the common property of the development. For clarity, an owner, tenant or occupant must not sell, rent, or license the use of parking stalls to any person who is not an owner, tenant, or occupant of a strata lot within Strata Plan BCS 4367. The right to use the parking stall shall cease upon a person ceasing to reside in the building.
- Fire regulations prohibit the storage of items within a parking stall.
- Users of the parking stall must abide by all bylaws as filed and registered to the Land Title Office by Strata Plan BCS 4367.
- Report any theft, suspicious activity, and/or theft to the police immediately.
- The undersigned may terminate the lease by providing a written notice to FirstService Residential.
- The lessee will hold the Strata Corporation harmless for any damage or injuries caused to the vehicle or any personal property left in the vehicle and the Strata Corporation will not be responsible for any damage. The Strata Corporation will not be liable for any special, indirect, consequential or punitive damages arising out of or relating to this agreement in any way.
- Upon termination of the rental, lessee will remove all of their property from the parking stall and deliver possession of the premises, thoroughly clean and in as good condition as it was found.