



**STRATA PLAN BCS 3818
BROOK AT THE VILLAGE
ON FALSE CREEK**

RULES

BROOK AT THE VILLAGE ON FALSE CREEK STRATA PLAN BCS 3818

APPROVED RULES

(REVISION APPROVED SEPTEMBER 26, 2018)

These rules have been adopted by your strata council to enable owners, tenants and occupants to live in harmony using common sense and consideration for others. As an owner, tenant or occupant, it is extremely important that you read, understand and comply with the rules and bylaws of the strata corporation. In addition, owners, tenants and occupants are also responsible for their visitors (including, not exhaustively, guests), and must ensure that they also adhere to the rules and bylaws of the strata corporation.

DISCLAIMER

- Use of all common areas and amenities implies agreement with these rules governing their usage.
- The strata council or building management reserves the right to deny use of a recreational facility to any individual at any time for non-compliance with a bylaw or rule relating to the recreational facility.
- The strata corporation is not responsible for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind whatsoever, including legal fees, which may arise or result from the use of the common areas and amenities.

1. RULES OF THE FITNESS AREA

1. Hours of operation: 5:00 a.m. to 11:00 p.m.
2. Use of the fitness area is for owners, tenants and occupants of 181 West 1st Avenue, and a maximum of one (1) visitor per strata lot, only. Visitors of an owner, tenant or occupant using the fitness area must at all times be accompanied by the owner, tenant or occupant.
3. No person under the age of fourteen (14) is permitted in the fitness area, unless accompanied by an adult nineteen (19) years or older. For safety reasons, children under the age of ten (10) are not allowed on the gym equipment.
4. Animals are not allowed in the fitness area.
5. Proper footwear must be worn at all times in the fitness area.
6. An owner, tenant, occupant or visitor must wipe down and return equipment in the fitness area to its proper location after use.
7. No equipment may be removed from the fitness area.

8. Only personal audio devices used with headphones worn may be used in the fitness area so that inconvenience to others is avoided. Stereos are not permitted in the fitness area.
9. Any fitness equipment malfunctions and/or damage must be reported to the strata manager immediately.
10. The fitness room may not be used for commercial uses or activities unless the strata council has given its prior written consent.

2. RULES OF THE GARBAGE & RECYCLING ROOMS

1. Use of the disposal area is for owners, tenants and occupants of 181 West 1st Avenue and their household waste only.
2. Only materials designated as “recyclable” may be deposited in the recycling bins. An owner, tenant or occupant must ensure that all materials are properly sorted.
3. Garbage for disposal in the compactor must be securely bagged and must be placed inside the compactor.
4. No construction materials, paint, bottles and broken glass may be placed in the compactor.
5. Cardboard boxes must be flattened and put in the container marked for their disposal.
6. Larger items, such as personal furnishing, must not be left in the disposal area. An owner, tenant or occupant must make their own arrangements to have these items removed.
7. Any compactor malfunctions and/or damage must be reported to the strata manager immediately.

3. RULES OF THE LOCKER ROOMS

1. An owner, tenant or occupant must not store an item on top of a locker because fire regulations prohibit such storage.
2. Do not store perishable, volatile, or valuable items in your locker.
3. All items must be stored within your storage locker. Any items found stored outside the enclosed locker in the locker rooms will be removed and disposed of immediately.
4. Report any theft and/or suspicious activity to the police.

4. SECURITY

1. Do not let strangers follow you into the building. Make sure that the front and side lobby doors are closed and locked after use.
2. An owner, tenant or occupant must use their own fob when entering or exiting the parkade. Make sure the doors are closed after use.

3. Pause after entering or exiting the parkade until the gate closes fully. Only one vehicle must enter or exit at a time.
4. Lost keys and/or fobs must be reported to the strata manager immediately.
5. Suspicious activities must be reported to the police and/or strata manager immediately.

5. ACCESS FOBS AND GARAGE REMOTES

1. Replacement fobs cost \$50.00 each, and replacement garage remotes cost \$100.00 each.
2. Owners wishing to apply for additional fobs and/or garage remotes must do so in writing to the strata corporation.
3. An owner, tenant or occupant must keep a note of the code number of each fob and remote issued to them so that it can be readily identified at the time of replacement.
4. An owner, tenant or occupant must ensure that all valuables, including fobs and remotes, are removed from their vehicles in the parkade.

6. GENERAL

1. No mats or other items may be placed or left in common property hallways, except as permitted by these rules or the bylaws.
2. An owner, tenant, occupant or visitor with a dog or bicycle must use the side or parkade doors to enter and exit the building.
3. Roller blading or skating is not permitted inside the building.
4. Front doors must not be allowed to make a loud noise when closing, and talking in the corridors must be kept to a respectful low volume.
5. Garbage must not be left in the hallways. The hallway carpets must be kept fresh and clean. If any liquid is spilled, it must be wiped off by plain water with a sponge or soft cotton cloth immediately after the accident. Detergent must not be used. Any stains noted on the common property carpets must be reported to the strata manager.

7. CITY OF VANCOUVER BYLAW

1. 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 between 10:00 p.m. and 10:00 a.m. Sundays and holidays.
2. Call 911 for police for violations.
3. Strata fines apply for violations to the City of Vancouver Noise Bylaw.

8. MOVING

1. An owner must comply with and ensure that all tenants and occupants comply with these rules or those established by strata council from time to time.
2. An owner, tenant or occupant must provide notice to the Building Manager (604.618.0035) of all moving arrangements at least 48 hours before the moving date. All moves must take place on the date and time agreed to by the Building Manager.
3. An owner, tenant or occupant using the elevator during a move must ensure that the elevator service key is used to control the elevator and that the doors are not jammed open.
4. An owner, tenant or occupant must ensure that the lobby doors are not left open, ajar or unattended, and that furniture is not left piled in the lobby area.
5. All moves into the building will be charged a lump sum of \$500.00. This fee will cover the costs of both the move in and move out of Brook, and will be charged back to the owner of the strata lot. *(Revised on Nov 8,2022 AGM)*

9. LOUNGE RULES

1. Hours of operation: 9:00 a.m. to 11:00 p.m. All owners, tenants, occupant and visitors must vacate the lounge no later than 11:00 p.m.
2. Use of the lounge is for the owners, tenants and occupants of 181 West 1st Avenue by reservation only with the strata manager. Visitors of an owner, tenant or occupant using the lounge must at all times be accompanied by the owner, tenant or occupant. Forty eight (48) hours' notice is required to book the lounge. The cost of reserving the lounge is \$20.00 for a minimum of 6 hours, or \$40.00 in excess of 6 hours up to a maximum of 12 hours.
3. A refundable cash deposit of \$250.00 is payable on reserving the lounge. The deposit will be returned on confirmation the lounge has no damage and the area is clean. Any additional costs related to the cleanup and/or repair of the lounge in excess of the deposit will be charged to the owner of the strata lot.
4. The lounge can only be reserved within a 12 month period.
5. No animals are allowed in the lounge.
6. Any damage must be reported to the strata manager immediately.

10. KEY CHARGE

1. If access to a locked area of the common property is approved by Strata Council, a charge of \$10.00 for each key issued may be charged.

11. COVID-19 RULES

(Rules approved on December 7, 2021)

COVID-19 RULES UPDATE

1. These rules will remain in place and will be enforced until public health orders regarding the pandemic are removed.
2. In accordance with the *Strata Property Act*, failure to comply with this rule may result in a \$50 fine per occurrence.

SOCIAL GATHERINGS

3. No person may host an event at their suite where there is a person present who is not an occupant, except as provided for in the provisions outlined in the Provincial Health Order dated November 16, 2021.
4. (<https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/office-of-the-provincial-health-officer/covid-19/covid-19-pho-order-gatherings-events.pdf>).

MASKS

5. Masks must be worn in all common areas of The Brook. Common areas include elevators, lobbies, parking levels P1 & P2, and the garbage room.

DELIVERIES

6. Deliveries may be collected at the front door. If delivery people are to be buzzed into the building or up to your suite on the elevator, they must be masked and must follow the capacity rules for elevators. If you are ill, in isolation or quarantine or otherwise unable to leave your suite, please contact the Building Manager to make alternative arrangements to collect food or parcel deliveries.

ELEVATORS

7. Use of the elevator is limited to two persons or one household at a time. All occupants must be masked while in the elevator unless the occupant is less than 5 years old.

GARBAGE ROOM

8. Only two persons or one household is permitted in the garbage room at one time. All persons must be masked. Users must wait outside for others to leave, before entering.

REALTOR OPEN HOUSES

9. If you have listed your unit for sale, or are planning to do so, please require that your real estate agent follows COVID-19 safe distancing rules. All visitors and realtors must wear masks at all times whilst in The Brook buildings and common areas. Only one visitor or one small family group may be admitted to the suite at a time. All other visitors must wait their turn outside the building and are not permitted to wait in the lobby or in the hall outside the suite. All persons must be masked.

EMERGENCY ACCESS TO SUITES

10. Residents must provide access to their suites for emergency repairs. Discretionary repairs and routine service and inspection require owner consent. Owner contracted renovations require written approval of the Strata Council and may be delayed unless they can be managed without disruption to residents' safety and contractor safety protocols.

CONTRACTORS & SERVICE PROVIDERS COVID-19 POLICY

11. The complete policy is available from the Building Manager and applies to all service providers and contractors including those hired by The Brook Strata Council, The Brook owners, residents and those called in for emergencies. Service providers must provide The Brook Building Manager with their Work Safe BC Account Number, a copy of their COVID-19 Safety Plan and the names of their workers.
12. Residents who wish to hire contractors or service providers such as: cleaners, electricians, painters, plumbers, etc. must contact and inform the Building Manager.

LOUNGE

13. A maximum of 50 persons or one household is permitted in the Lounge at one time. All persons must be masked and provide proof of vaccination. A resident who books the Lounge must obtain a record of all attendees, confirmation of their vaccination status and contact information for contact tracing purposes. The record must be provided to the Building Manager within 24 hours of the event.

LOUNGE BOOKING FORM

Date Lounge is required _____ From _____ O'clock to _____ O'clock

I the undersigned, agree to comply with the foregoing Rules and procedures.

Printed Name _____ Unit Number _____

Signature _____ Date Signed _____

Approved _____
Caretaker _____ Date of booking and receipt of \$200 cash _____

Post event inspection satisfactory and full deposit returned:

Building Manager _____ Date _____

\$200.00 deposit returned and received by: _____ Resident Signature _____ Date _____

Post event inspection unsatisfactory. Deposit turned over to Strata Corporation or:
