

Chez Victoria LMS 4410
100-5555 Victoria Dr, van, BC V5P 4Y3
Rules and Regulations.
Updated September 24, 2020

1. Common Expenses

1. The fiscal year of the Strata Corporation shall be August 1st to July 31st.
2. The Strata Corporation at its Annual General Meeting shall approve by a majority vote an operating budget for the next fiscal year, which shall include all anticipated operating expenses and the allocation to the contingency reserve fund.
3. Prior to the 1 + day of August each owner shall be notified in writing by mail or hand delivery, of his/her assessment based upon unit entitlement of the budget, which is to be approved at the Annual General Meeting.
4. If the owners cannot agree upon a budget at the Annual General Meeting, the meeting shall be adjourned for one week to permit revisions to be constructed, and the revised budget shall be voted upon at the reconvened Annual General Meeting. This procedure shall be followed until a budget has been approved; thereupon the owners shall be notified of the monthly assessment.
5. The Strata Corporation may take whatever further actions are necessary to protect the Strata Corporation and ensured collection of arrears, including the use of collection agencies, court actions and/or other remedies provided by the Strata Property Act. The cost of any of these procedures shall be added to the delinquent owner's account.
6. If, in the meantime, it appears to the Strata Council of the Strata Corporation that the approved operating budget of common expenses will be inadequate to meet the common expenses or other special expenses of the Strata Corporation, the Strata Council shall convene a Special General Meeting to approve a special assessment or method by which the deficit shall be addressed by the owners.

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7. Contingency reserve fund monies may only be deposited in accredited financial institution approved by the strata council.
8. The cost of filling liens, including administration, land title office, and solicitor-client legal fees, shall be added to the account of the delinquent owner.

2. Exterior Alterations

1. No signs, billboards, notices, and advertising of any kind shall be placed on any part of the common property without the written consent of the Strata Corporation. No shades, awnings, window or balcony guards, ventilators, supplementary heating, air conditioning devices or other exterior projections shall be used or installed in or about the property except those approved in writing by the Strata Council.
2. All curtains, blinds, shades, or screens attached to or hung in or used in connection with any window or door of the premises shall be subject to the written approval of the Strata Council.
3. No television antenna, satellite dish or similar structure shall be installed to the common property or exterior walls except as authorized by the Strata Council.
4. No laundry or washing shall be hung in such a way as to be readily visible from the outside of the strata lot. Appliances and barbecues and unsightly articles shall not be stored on enclosed/open balconies of the strata lot.
5. Any approved alterations, once started, shall be completed within 21 days unless the owner can provide evidence for an extension arising from circumstances beyond his/her control. Such extensions shall be requested in writing to the Strata Council.

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6. An owner who is permitted to make alterations shall be responsible for the clean up of the common property and for the removal of all construction debris.
 7. No climbing plants shall be allowed to grow on the exterior of the building or common fences. Creeping or Ivy type plants may be planted in any exterior planter in a strata lot. However, these must be maintained by the owner of the strata lot and must not be attached to the building.
3. Use of Common Area
1. Cycling, skateboarding, rollerblading, and ball playing on common property is prohibited. Soliciting is also prohibited.
 2. Mops or dusters of any kind shall not be shaken from, and nothing shall be thrown out of any window, door, stairway, or other parts of the common property. No cigarettes, cigar, pipe, or any other form of smoking is allowed in the elevators, utility room, garbage room, hallways, lobbies, stairwells, and balconies.
 3. No restrictions or hindrance shall be caused to sidewalks, entrances, exits, hallways, stairways, or other parts of the common property.
 4. No owner, guest or visitor shall be permitted to trespass on the part of the property to which another owner is entitled to exclusive occupation.
 5. No owner or guest shall leave any shopping cart situated on the common property, sidewalk or boulevard.
 6. Owners are responsible for any damage to the common areas caused by bringing bicycles through the building.

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7. Bicycles are not to be placed against or locked to handrails or trees on the common property. Bicycles are not to be stored or left in hallways near or outside doorways, except on designated bike racks.
 8. No garbage, litter boxes, baby hampers, scent burners, or pet food on balconies.
 9. When watering down and cleaning balconies, adequate notice must be given to all owners below who will be effected.
4. Use of Strata Lot
1. The strata lot shall be used exclusively as a private dwelling home for one family, which may include a housekeeper or nurse.
 2. ONLY DOOR MATS ARE ALLOWED IN FRONT OF SUITES. RUNNERS, SHOES, PERSONAL PROPERTY, BOXES OR GARBAGE ARE NOT TO BE LEFT COMMON AREAS (HALLWAYS OUTSIDE OF SUITE DOORS). DUE TO FIRE REGULATIONS, HALLWAYS MUST BE KEPT CLEAR.
5. Disturbance of Others
1. No noise shall be made in or about any strata lot or common property, which in the opinion of the Stata Council, is a nuisance or interferes unreasonably with the use and enjoyment of any other strata lot owner, particularly from 10pm to 7am (weekdays) and 11pm to 9am (weekends). Municipal bylaws (City-by-laws is 11pm) covering noise, disturbances, and public nuisance shall apply to all owners, tenants, and visitors.
 2. Washing machines, vacuums, dishwashers, stereos, and other loud appliances shall be used from 8am to 10pm (weekdays) and 9am to 11pm (weekends) only. ADULTS AND CHILDREN RUNNING,

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SCREAMIING, STOMPING ON THE FLOOR OR SLAMMING
DOORS ARE PROHBITED.

3. When assembling, fixing or constructing inside suites, a 24-hr notice must be given to all owners affected.
6. Hazardous Acts and Materials
 1. Everything shall be done to reduce fire hazards. Nothing shall be brought or stored in a strata lot or the common property which will increase the risk of fire or the rate of fire insurance or any other insurance policy held by the Strata Corporation, or which will invalidate any insurance policy.
 2. No material substances, especially materials such as cigarettes or matches shall be thrown out, or be permitted to fall out of any window, door, balcony, stairway, passage or other part of the strata lot or common property.
 3. Barbecuing that is excessive or interferes with the comfort of other owners is prohibited. .
 4. Charcoal burning barbecues, Hibachis, and other forms of open cooking shall not be permitted. Closed gas, propane, or electric barbecues are permitted.
 5. The use of any barbecue seen to be discoloring any part of the exterior of the building must be terminated immediately.
 6. No combustible, flammable, or offensive material except a small supply of propane normally used in outdoor barbecues or a reasonable quantity of paints or solvents shall be stored in any residential lot and such small supply shall be maintained and secured in a reasonable fashion by the owner to reduce the chance of mishap.

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7. WATERBEDS ARE NOT ALLOWED. Any damage caused to common property or other suites by an existing waterbed will be the responsibility of the strata lot owner. Existing waterbeds must carry proper waterbed insurance.
8. In the event of an emergency emanating from a strata lot whose owner cannot be contacted, access to the strata lot may be gained by force for the protection of common property and safety. Should owners cause the emergency, the owner will incur the cost.
9. Suspected gas leaks shall be reported at once to Terasen Gas. Other leaks —I.E., water, should be reported to a Strata Council member or Management immediately.
10. Christmas trees shall be artificial. Damage caused to common property or any suites shall be the responsibility of the owner.

7. Cleanliness

1. All household refuse and garbage shall be suitably wrapped in sealed plastic containers and DEPOSITED THE CONTAINER provided by the Strata Corporation for that purpose at a controlled point and GARBAGE SHALL NOT BE LEFT IN HALLWAYS OR BESIDE OR ON TOP OF CONTAINERS.
2. An owner shall not allow the strata lot to become unsanitary. Any insect infestation shall be reported immediately to the Strata Council or Management.
3. No mattresses or large pieces of furniture, appliances or any objects the city garbage pick-up will not accept are NOT to be thrown out at the Garbage Removal Area (G.R.A.). It is the responsibility of each owner to dispose these items at their own cost or to transport them to the City dumping grounds.

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4. ALL PACKING BOGS ARE TO BE EMPTIED AND FLATTENED FOR DISPOSAL AT THE GARBAGE REMOVAL AREA (G.R.A.). THE PACKING BOXES MUST BE PLACED FLATTENED APPROPRIATE BN.
 5. Any garbage left in the building other than the appropriate containers will be traced back to its origin and owners of such acts will be fined.
 6. Food or drinks consumed in lobbies, hallways, elevators, or stairwells should be disposed properly and are not to be left in common areas.
8. Pets and Animals
1. All pets will be kept clean and quiet. Any owner who keeps and maintains a pet in the Strata Corporation thereby expressly assumes any and all liability for any and all action by the pet as maintained whether or not the owner has knowledge, notice forewarning of the likelihood of such action.
 2. No household pet shall be housed or maintained anywhere in the Strata Corporation (Including common and limited common property like the balcony) except in an individual unit.
 3. Any unattended pet found in the building, or on the common property will be delivered to the municipal pound at the pet owner's cost and will be fined.
 4. Any owner/occupant who keeps a pet, which proves to be a nuisance whether on the strata lot or the common property, will be ordered by the Strata Council to remove the animal permanently from the premises.

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5. All visitors of the owners/occupants are to be informed of the Rules and Regulations concerning pets. Owners/occupants are responsible for the behavior of their guests' pet(s).
6. Residents are not allowed to keep pets or animals of any kind that have not had medical treatment, shots or inoculations.
7. NO ANIMALS OR PETS OF ANY KIND MAY BE LEFT UNATTENDED A STRATA LOT FOR A PERIOD EXCEEDING 12 HOURS.

9. Bicycles

1. Owners are responsible for any damage to the common areas caused by bringing bicycles through the building.
2. Bicycles are not to be placed against or locked to handrails or trees on the common property.
3. Bicycles are not to be stored or left in hallways near or outside doorways, except on designated bike racks.

10. Parking

1. Reasonable access must be maintained to every parking stall at all times.
 - a) An owner, or guest shall not place his/her vehicle in such a position to cause difficulties for adjacent occupants.
 - b) No one shall park his/her vehicle in the allocated parking space of another without the prior consent of the owner.
 - c) Violation of the above could result in the offending vehicle being towed.

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2. No parking shall be permitted other than the designated parking stall.
3. No parking stall shall be rented to any non-resident person. This is for security reasons to prevent "unknowns" from accessing our common property.
4. No major repairs or adjustments to motor vehicles shall be carried out on the common property.
 - a) Vehicles dripping excessive oil or any fluid shall be notified by Council to clean up all drippings and failure to do so will result in a fine based on an assessment of the cost for cleanup.
 - b) Vehicles dripping oil or any fluid will be prohibited from parking on the common parking area until repaired.
5. Vehicles shall not be washed in the underground parking area.
6. All motor vehicles must be properly insured for liability. Any vehicle parked in contravention of the foregoing will be removed at the owner's risk and expense. Stored vehicle MUST show proof of storage insurance on dash of the vehicle.
7. REMOTE CONTROLS FOR GARAGE DOOR MAY NOT BE LEFT IN VEHICLES.
8. Lost or stolen remote controls will be replaced at owner's expense. Owner must immediately report lost or stolen remote controls to Strata Council or Management.
9. ALL OWNERS PARKED IN UNDERGROUND PARKING AREA MUST BE REGISTERED WITH THE STRATA COUNCIL - THE MAKE, MODEL, LICENCE PLATE

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NUMBER, AND APARTMENT NUMBER WITHIN 14 DAYS
OF POSSESSION.

10. Residents are responsible for ensuring that the garage door closes behind them before leaving or after entering the underground common area/parking.
11. No items of any kind whatsoever other than automobile or motorcycle are to be stored in parking stalls.
12. Residential parking stalls shall be designated to residential suite owners only and commercial parking stalls shall be designated to commercial unit owners only.

11. Entrance Door

1. THE INTEREST OF MAINTAINING MAXIMUM SECURITY, ALL SECURE DOORS TO THE BUILDING SHALL BE KEPT CLOSED AT ALL TIMES EXCEPT FOR BRIEF OCCASIONS UPON ENTRY AND EXIT. DOORS SHALL NOT BE PROPPED OPEN.
2. All doors must be firmly pulled shut to ensure that all doors are locked securely.
3. NO OWNER SHALL LET ANOTHER PERSON INTO THE BUILDING BY WAY OF SECURED COMMON AREAS OR WHEN ENTERING THEMSELVES UNLESS THAT PERSON IS KNOWN TO THEM. This particularly applies to person claiming to be tradespersons or delivery persons since there is no reason for them to enter the building unless the person they are calling is home to let them into the building.

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4. Residents should report to the Strata Council or the police any suspicious person(s) in or around the building.
5. Residents shall not make the building accessible to solicitors — leaflets, flyers, etc.

12. Roof

1. No owner or guest shall have access to the roof area.

13. Signage

1. No owner or agent may display real estate or advertising signs on common property. In or by a window, or on the exterior of the building where it is visible to the general public. Real estate signs are to be hung on the sign designated and installed by the Strata council.
2. Owners listing their strata lot for sale shall use the sale standard at the front of the property as provided by the Strata Corporation and no real estate "For Sale" sign shall be placed anywhere on the common property other than the designated standard.
3. No political parties signs are to be placed in windows or common area.

14. Communication with Council

1. Communication between owners and Council shall be in writing, using the corresponding form, signed by the owner and deposited in the correspondence box and shall be directed to Management or Council Member.

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15. Children

1. Owners are responsible for the behavior, damage caused by their children and supervised at all times of their own or visiting children in common areas and within their own strata lots.

 2. THE COMMON AREA(S) SHALL NOT BE USED AS A PLAY AREA FOR CHILDREN.
16. Application for E charging should be in writing to Council and subject to approval, in writing, by Council. Council will not approve any application whereby the owners' parking spot does not have the appropriate electrical outlet, which can support the recharging of an E vehicle. Approved applications will be subject to a monthly fee of \$30 and will continue until Council receives notice in writing from the owner to discontinue this service.

RULES

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The following rules should be complied with at all times:

1. Garbage shall be bagged, tied and placed into receptacles provided by the Strata Corporation. Recycling shall be sorted and placed into their respective Newspaper, Mixed Paper and Container bins. Large items that don't fit in the garbage container, such as furniture and mattresses, shall not be left in the garbage area.