

STRATA PLAN LMS 2371

THE RESIDENCES AT CONFERENCE PLAZA RULES – RESIDENTIAL SECTION

The Rules are to be adhered to at all times and are:

A. ARREARS

A lien will be placed on any owner who is three (3) months in arrears or owes \$1,000 or more. After six (6) months or \$2,000 owed, the file is sent to the Strata Lawyer to begin forced sale proceedings. Interest shall be applied in accordance with the Bylaws and any costs incurred as a result of taking actions will be responsible to the Owner.

B. GENERAL

1. No strata lot shall be used for any overt commerce or trade, or for any purpose which may be illegal or which is injurious in the opinion of the Executive of the Residential Section to the reputation of the Residences at Conference Plaza.
2. Ordinary household refuse and garbage shall be removed from each lot and deposited in designated garbage chutes located on each floor. Any material that does not easily fit in the garbage chutes must be deposited into containers located in the designated garbage room. Any material other than ordinary household refuse and garbage shall be removed from the Residences at Conference Plaza at the expense of or by the individual Owner or Tenant.
3. No owner shall do anything or permit anything to be done in the Residences at Conference Plaza that is contrary to any of the provisions, rules or ordinances of any statute or municipal bylaw.
4. Any Owner shall not permit any Occupant of his Strata Lot or any guest of his to make undue noise in or about any lot or common property, or to emit an objectionable odour, or do anything which, in the opinion of the Executive, will interfere unreasonably with any other Owner.
5. No instrument or any other device shall be used on a lot which, in the opinion of the Executive, causes a disturbance or interferes with the comfort of any other Owner.
6. No mops, dusters or carpets of any kind shall be shaken and no waste water or refuse including cigar or cigarette butts, matches or ashes shall be disposed of out of the windows or doors or from the balcony of a strata lot.
7. No plants, trees, or shrubs of any kind are to be planted on the Residences at Conference Plaza common property without written approval from the Executive.

8. Christmas trees must be enclosed in a bag during transport through the interior common property.
9. No keys to any part of the common property shall be duplicated unless the approval of the Executive has been previously obtained in writing. Such approval cannot be unreasonably withheld.
10. No fireworks may be ignited in any strata lot or on the common property.
11. Noise caused by carpentry or similar alterations shall be limited to the hours of 8:00 a.m. to 6:00 p.m. Monday through Saturday inclusive.
12. Move-in & Move-Out
 - a. A \$200.00 damage deposit shall be made when booking the move. This will be refunded if there is no damage to the building.
 - b. All move-ins/move-outs shall be completed between 8 a.m. to 8 p.m. Only one (1) move-in/move-out where a dedicated elevator is needed shall be allowed at a time.
 - c. If the move-in is booked 48 hours or more in advance, there will be a \$150.00 move-in fee charged.
 - d. If the move-in is booked between 24 and 48 hours in advance, there shall be a \$200.00 move-in fee charged.
 - e. If the move-in is booked less than 24 hours in advance, there shall be a \$300.00 move-in fee charged.
 - f. Unscheduled move-ins or move-outs are not allowed. Any unscheduled move will be charged for \$300.00 move-in fee plus a \$50.00 fine.

C. EXTERIOR

1. No owner shall install exterior door locks, latch protectors, striker plates, or door sweeps to the exterior of their strata lot door unless in the form approved by Residential Executive.
2. No laundry, bedding, clothing or other articles shall be hung in such a way as to be visible from the outside of the strata lot. Visible balcony or patio storage, with the exception of patio furnishings, is also prohibited.
3. No television antennae or similar structure or appurtenance thereto shall be erected on or fastened to the exterior of any unit except in connection with a common television or cable system as authorised by the Residential Executive.

4. Any owner or tenant shall not, except with the written permission of the Residential Executive, alter in any way the exterior appearance of structure in the strata lot. This includes, but is not limited to, the painting of the exterior of the attachments of sun screens or greenhouses.
5. No signs, billboards, notices or other advertising matter of any kind shall be placed on any part of a unit or common property without the consent of the Residential Executive.
6. Festive lights and ornaments are only permitted from December 1 to January 31.
7. No Owner and/or Resident shall install draperies or interior window covers that are visible from the exterior of the Residences at Conference Plaza other than those that are ivory, off-white or a neutral white.
8. No shades, awnings, window or balcony guards, ventilators, or supplementary heating or air condition devices shall be used or installed in or about the Residences at Conference Plaza except those installations approved in writing by the Residential Executive.
9. No Owner and/or Resident shall alter the finish or appearance of the fencing, railing, floors, walls or ceiling of the patios or balconies adjoining any strata lot. Anyone wishing to make alterations to these areas must submit a proposal in writing for consideration by the Residential Executive. If the Residential Executive approves any alterations, such approvals must be in writing.
10. An Owner is responsible for the cleaning and maintenance of their strata lot dryer. The Strata Corporation will clean the dryer vents as required. Any Owner not allowing access for the cleaning will be subject to an additional charge.

D. INTERIOR

1. No alterations to the structural walls of any strata lot shall be made, and no plumbing or electrical work within any bearing or partition wall, if any, shall be made without the prior consent of the Residential Executive.
2. Nothing shall be placed in the hallways or hung in the walls of the common areas without prior written permission of the Residential Executive.
3. There shall be no smoking anywhere within the common property.

E. SECURITY

1. No individual shall:
 - a. Leave open or unlocked any entrance door, gate, or fire exit unless they are in constant supervision of the entrance or exit.

- b. Allow entrance to any person into the building, garage or amenity areas by enterphone or directly, unless that person is known to them as a current Owner or Resident, or is an invited Guest of the individual allowing access.
 - c. Physically or verbally abuse any other individual on the property.
- 2.
- a. One FOB per parking stall will be activated by the Management for access to the parkade. Entry FOBs for parking garage door activation shall not be left in sight in any parked vehicle. Lost or stolen FOBs shall be immediately reported to the Property Manager so that the FOB can be deactivated.
 - b. Suites are limited to three (3) FOBs for a one bedroom and five (5) for a two bedroom.
 - c. Tenants must request FOBs through the Owner or the Owner's Representative and Owner or Owner's representative will request FOBs in writing from the Property Manager, on behalf of their tenant.
 - d. If an Owner returns a non-working FOB, the cost will be \$40 each. If no FOB is returned, the cost will be \$80 each, or as amended by Council.
 - e. A photograph of the registered fob user must be taken and kept on file.
 - f. A fob must not be used by anyone to access the building other than the registered fob user, unless prior approval is given by building security staff.

F. AUTOMOTIVE

1. Motor vehicles and motorcycles only shall be parked in designated or assigned parking spaces; no motor vehicles or equipment of any kind shall be parked on any common property other than on driveways. All motor vehicles parked upon common property or in assigned parking areas must have the current insurance for either operation or storage.
2. Only minor repairs or adjustments to motor vehicles or other mechanical equipment shall be carried out on common property. All equipment and refuse shall be immediately cleaned up by the owner.
3. All vehicles found in an unallocated space shall be removed at the Owner's expense.
4. No vehicle shall exceed the speed limit of 10 kph in the parking garage of the entrance ramp to the garage.
5. The parking spaces assigned to a strata lot shall not be rented or leased to non-Residents.

6. Vehicles dripping oil or gasoline will be prohibited from parking unit until repaired. Owners of vehicles causing oil stains shall, upon notification by the Residential Executive, clean up all drippings and, on failure to do so after seven (7) days notice, the owner will be assessed a minimum of \$100.00 for the costs of clean up.
7. No vehicles exceeding 4,000 kg G.V.W. shall be parked or brought on to the common property without the consent of the Residential Executive, except when used in delivery to or removal from the Residences at Conference Plaza.
8. No parking is permitted except in the designated parking space, nor shall a vehicle park in a manner while will reduce the width of the garage roadways, neighbours' parking spaces or walkways.
9. Any vehicle which violates Regulation F (6),(7), or (8) will be removed at the Owner's expense.
10. Residents washing their vehicles in the parking garage shall ensure that they do not splash other vehicles in the parking garage, and that the area in which they washed their vehicle(s) is left in a clean condition.
11. Outgoing vehicles have the right-of-way at the garage doors.
12. Use of car horns upon entering, leaving or within the parking garage is prohibited.
13. Vehicle lights must be used at all times in the parking garage when the vehicle is in motion.
14. No one shall charge their electric vehicle using electrical outlets in the parkade.

G. COMMON PROPERTY

1. The sidewalks, hallways and walkways of the common property shall not be obstructed or used for storage.
2. No Owner or Occupant of a strata lot or Guest shall do anything on common property likely to damage the plants, bushes, lights, flowers, or lawns, nor shall they place chairs, tables or other objects on the lawn so as to damage or prevent its reasonable growth or to interfere in the cutting of the lawns. The playing of games on the lawns or in the garden area is not permitted.
3. No area of common property shall be used for the erection, placing, or maintenance of incinerators, garbage disposal equipment, recreation or athletic equipment, fencing or gardens.

4. No bikes shall be taken through the hallways or stored on a balcony or patio. They must be stored in the designated areas or the Owner will be assessed \$25.00 for the second warning and \$25.00 for any additional warnings.
5. No Owner or Occupant of a strata lot, or their Guests shall occupy or use the roof of the building for any purpose, whatsoever, except in the case of fire or safety related emergency.
6. Owners are responsible to ensure that security integrity is maintained for their strata lot. This includes repairs or replacement of strata lot doors and locks if necessary. In the event that a strata lot is found unsecured, Management will attempt to contact the Owner. If this is unsuccessful, or the Owner refuses to secure their strata lot, Management will secure the strata lot with associated costs forwarded to the Owner and levied to their strata lot if necessary.
7. Storage fees for the bicycle cage designated for Residential use in P1 of the parkade are: \$40 per bicycle per year, \$30 per bicycle per 6 months, or as amended by Council. Reasonable additional fee may be charged for over-sized bicycles, trailers or other large items. The Strata Corporation is not responsible nor liable for bicycle or item stolen from the bicycle cage.
8. Storage fees for motorcycle stored in a designated Common area in the Residential parkade are: \$20 per motorcycle per month, or \$200 per motorcycle per year. The Strata Corporation is not responsible nor liable for motorcycle or item stored in the Common area of the Residential parkade.

H. SAFETY

1. Under the Fire Marshall Regulations for the City of Vancouver, there is to be no smoking in the common areas, i.e. hallways, stairwells, reading room, laundry room, lobbies, elevators, lounges, exercise room, or Jacuzzi/pool areas.
2. No one shall be permitted to play in or about the elevators, parking garage or ramp, or to use skateboards or rollerblades on the common property.
3. Residents or Visitors shall not loiter in any portion of the common property, including, but not limited to, the hallways, lobbies and the parking garage.
4. Barbecues are to be confined to balconies or patios that are not enclosed. All barbecues must be electric or propane fuelled only.
5. No coal or combustible or flammable material in excess of five (5) pounds shall be stored in any strata lot.

6. No Owner shall do anything or permit anything to be done that will increase the risk of fire or the rate of fire insurance on the Residences at Conference Plaza.
7. Under the Fire Marshal Regulations for the City of Vancouver, no Owner shall store any material or item(s) in front of or on top of their designated storage locker.

I. POOL, JACUZZI, SAUNA & EXERCISE ROOM

1. The pool, Jacuzzi, sauna, and exercise room are for the use of the Residents and their invited Guests only. Guests must at all times be accompanied by a Resident while the Guest is in any of the above mentioned areas. In addition, once an Owner leaves any amenity area, they must ensure it has been cleaned up.
2. In the interests of safety and enjoyment, and in compliance with the Provincial Health Act, the following regulations must be adhered to:

No person shall enter the pool, Jacuzzi or sauna who:

- a) is intoxicated
 - b) is obviously ill
 - c) has not had a cleansing shower
 - d) has open wounds or sores
 - e) is wearing a bandage
 - f) has sore or infected eyes
 - g) has discharging ears or nose
 - h) is not wearing clean or proper bathing attire. Street clothing is not permitted
 - i) is under 16 years of age, unless accompanied by an adult Resident
3. No person shall enter the exercise room who:
 - a) is intoxicated
 - b) is obviously ill
 - c) has open wounds or sores
 - d) is under 16 years of age, unless accompanied by an adult Resident
 4. In addition, no one, while in the pool, Jacuzzi, sauna, Dalton reading room or exercise room, is permitted to:
 - a) Eat or smoke
 - b) Carry glass or metal containers
 - c) Push, run, or behave in a boisterous or belligerent manner
 - d) Use the facilities other than within the posted hours
 5. In compliance with the rules adopted by the Strata Corporation, the following Rules and Regulations also apply to the pool, Jacuzzi, sauna, Dalton reading room and must be complied with at all times:
 - a) The privacy and enjoyment of others using these facilities must be respected at all times.
 - b) No audible radios or sound producing equipment is permitted.

- c) Proper athletic shoes shall be worn while using the equipment. Footwear and cover-ups shall be worn when passing from the pool, Jacuzzi, sauna, or exercise room to another part of the Residences at Conference Plaza.
 - d) All persons leaving the pool, Jacuzzi, sauna, or recreation area shall dry off before leaving these areas.
 - e) All persons must take a shower prior to entering the pool, Jacuzzi, or sauna areas.
 - f) No animals are permitted in these facilities.
 - g) All accidents must be reported immediately to the Property Manager.
 - h) Persons causing or noting damage to the facilities shall immediately report such damage to the Property Manager.
 - i) No children under the age of six (6) are permitted in these facilities, except accompanied by a Resident who is 18 years of age or older.
 - j) All persons using these facilities will not prolong their use beyond a reasonable time period if others are waiting to use these facilities.
 - k) All persons using equipment shall restore the equipment to its proper location after use.
 - l) The Executive will set hours for the use of the pool, Jacuzzi, sauna, social/games/reading room, and exercise room from time to time to reflect the will of the majority of the Owners.
- m) Hours of operation are 6:00 a.m. to 10:00 p.m. seven (7) days a week.
6. There is to be a maximum of 1 Resident to 1 Visitor ratio for the pool and gym area, unless prior approval is given by building security staff.
7. No alcohol, cannabis, prohibited drugs, or smoking/vaping of any substance is permitted.

J. PARKING AND LOADING

1. Only contractors providing services to the building management (i.e. building maintenance and repairs, etc) are allowed to park in the driveway with no time limit.
2. Contractors and movers providing services to individual strata lots are not allowed to park in the driveway other than for loading and unloading. Parking for such purpose will be limited to a maximum of 45 minutes. This is contingent on there is at least 1.5 empty parking space left for building contractors described in 1 to park. Contractors and movers must provide their name, suite number, and contact number to the Security when parked in the driveway.
3. Owners/Residents/Owner Agents are allowed to park in the driveway for a maximum of 15 minutes. This is contingent on there is at least 1.5 empty parking space left for building contractors described in 1 to park. Owners/Residents/Owner Agents must provide their name, suite number, and cell number to the Security when parked in the driveway.

4. Security has the authority to tow a vehicle parked in the driveway after the time limit in 2 and 3 has past.
5. Security has the authority to tow an unknown vehicle (I.e. vehicle owner has not provided their name, suite number and contact number) parked in the driveway unattended after 10 minutes.
6. The loading/unloading of people or items not designed for the Residential Tower is not permitted in the driveway.

K. Pre-Authorized Debit / Cheque

1. All Owners paying Strata Fees via cheque will be subject to a processing fee of \$5/month. There is no extra charge for Owners who are on Pre-Authorized Debit.