

Strata Corporation BCS 528 – Domus

RULES

A. MOVE IN/OUT

1. All move-ins/move-outs shall be completed within four (4) hours. Additional hours will be charged back to the Owner. On Sundays and Holidays, it will be an additional \$100 charge to cover the cost the Strata has incurred.

B. AMENITY ROOM/OUTDOOR AREA

1. A rental fee of \$50 and damage deposit of \$300 is required to rent the amenity room to be paid to the Building Staff.
2. The amenity room is open from 10:00 a.m. to 10:00 p.m.

C. PARKADE

1. Ebikes and Scooters are not allowed to park in parking stalls unless the Owners or Residents can provide proof of home insurance coverage on the Ebikes and Scooters.

D. BICYCLE

1. No bicycle is allowed to be placed or carried into the elevator.

E. ELECTRIC VEHICLE CHARGING

1. Charging of electric vehicles using common property electrical outlets is not permitted, with the exception of trickle chargers that have been approved by Council.

F. LARGE ITEM DELIVERY / PICKUP

1. This Rule applies to all large item deliveries or pick-ups where exclusive use of the elevator is required or where there is risk of damage to common areas of the building. Large delivery items include but are not limited to furniture and large electronics. This Rules is not intended for Move Ins or Outs (see Bylaws for Moves).
 - (a) The Owner or Tenant must inform the Building Manager of the delivery at least two (2) business days ahead of time to ensure the elevator pads are up and the elevator can be locked off.
 - (b) Hours of large item deliveries and pickups are restricted to between 9:00 am and 5:00 pm for a maximum time period of one (1) hour.
 - (c) All delivery / pickups are to be made through the designated back lobby (loading zone), not through the main lobby entrance (off Homer Street).

- (d) All lobby doors must remain closed and locked when unattended.
- (e) Owners will be responsible for any tenant or resident in their Strata Lot conducting a large item delivery or pickup and will be responsible for any damage to common property or limited common property caused during the delivery/pickup.

G. FOB / KEY / PASS COSTS

The cost for common strata items is as follows:

Remote Fob (Large)	\$75.00
Remote Fob (Small)	\$35.00
Visitor Parking Pass	\$25.00
Stairwell Key	\$10.00

H. COVID-19 GYM & AMENITY ROOM

In an effort to keep residents safe and healthy during the COVID-19 pandemic, the Strata Corporation will be implementing temporary use restrictions: the use of Common Assets / Common Facilities including but not limited to the Garbage & Recycling Facilities, Amenity Room, Visitor Parking, Guest Suite (temporarily closed to all Owners, Tenants, Residents, and their Guests), and Gym are limited to current Residents within the Strata Corporation. For the avoidance of doubt, Non-Resident / Absentee Owners are excluded from the use of these facilities, and will be denied access and/or fined for each occurrence of use.* These use restrictions are subject to change from time to time as the health authorities and government ease and tighten restrictions. Notice of all use restrictions relating to the common facilities will be provided to residents and posted on the common facility entry points as well as around the facility.

Gym / Fitness Centre & Amenity Room:

- 4 people maximum in Gym & 6 people maximum in Amenity Room at one time.
- 1-hour maximum time limit (unless there is no line up and the facility is free).
- No visitors, guests, or personal trainers.
- At this time, the shower facilities in gym, the sauna, and kitchen facilities in the amenity room are not to be used.
- Disinfect all surfaces that you have touched or will be touching before and after use.
- Dispose all soiled paper towels in the appropriate waste receptacle.

Residents found to be violating or ignoring these use restrictions will be denied access to the facility and or fined.

Residents using the common facilities do so at their own risk and by fobbing into the facility you acknowledge that the Strata Corporation is not liable and will not be held responsible for anyone becoming ill as a result of using the common facility.

I. Use of Common Assets / Common Facilities (by current Residents within the Strata Corporation)

The use of Common Assets / Common Facilities such as the Garbage & Recycling Facilities, Amenity Room, Visitor Parking, Guest Suite, and Gym are limited to current Residents within the Strata Corporation. For the avoidance of doubt, Non-Residents / Absentee Owners are excluded from the use of these facilities and will be denied access and/or fined for each occurrence of use.

- Rule A – Move In / Out – added at September 18, 2018 Council Meeting – ratified at December 16, 2019 AGM
- Rule B – Amenity Room / Outdoor Area – added at March 18, 2019 Council Meeting – ratified at December 16, 2019 AGM
- Rule C – Parkade – added at May 13, 2019 Council Meeting – ratified at December 16, 2019 AGM
- Rule D – Bicycle – added at August 19, 2019 Council Meeting – ratified at December 16, 2019 AGM
- Rule E – Electric Vehicle Charging – added at December 16, 2019 AGM
- Appendix A – added – December 16, 2019 AGM
- Rule E – Electric Vehicle Charging – amended at March 16, 2020 Council Meeting – ratified at January 25, 2021 AGM
- Rule F – Large Item Delivery / Pickup – added at March 16, 2020 Council Meeting – ratified at January 25, 2021 AGM
- Rule G – Fob / Key / Pass Costs – added at March 16, 2020 Council Meeting – ratified at January 25, 2021 AGM
- Rule H – COVID-19 Gym & Amenity Room – added at June 1, 2020 Council Meeting – ratified at January 25, 2021 AGM
- Rule H – COVID-19 Gym & Amenity Room – amended at August 17, 2020 Council Meeting – ratified at January 25, 2021 AGM
- Rule I – Use of Common Assets / Common Facilities (by current Residents within the Strata Corporation) – added at August 17, 2020 Council Meeting – ratified at January 25, 2021 AGM

APPENDIX "A":

DOMUS LOUNGE & COURTYARD RULES & RENTAL AGREEMENT

Lounge & Courtyard Vision

Our renovated space is designed to enhance our community by fostering friendships with our Domus neighbours. We have a long-standing goal to be the friendliest building in Yaletown so please introduce yourself to your neighbours during drop-in hours and/or invite your neighbours to your hosted event. There is a possibility of additional enhancements to the courtyard if owners have a good experience and we see strong usage.

Rules & Tips: How to be an Awesome Neighbour

1. Owners and/or residents with an approved Form-K may use the lounge and courtyard during drop-in hours from 10:00AM to 10:00PM. All activities are video recorded and will be used to protect our residents and enforce our rules.
2. During drop-in hours we ask that the roller shades be left up for security purposes.
3. Children under sixteen must be accompanied by an adult at all times.
4. Alcohol may be consumed by adults.
5. SMOKING, candles, open flames (excluding the stove top), and incense are NOT allowed inside the lounge, on the courtyard, or within six meters of any window or door. The room has very sensitive smoke detectors so please be careful, use the fan, and open doors as needed. Violations of this rule have the same fine schedule as rule #11.
6. Pets are not allowed in the lounge or courtyard.
7. To encourage community development Council has waived the rental fee if a resident is sponsoring and hosting an event open to all residents and advertises the event via flyers in the mailroom and lounge at least 2 days in advance. Sponsors can fund all costs themselves, host a pot luck, or collect donations to offset costs. When you advertise please identify yourself as the sponsor. Only Council-approved events should be labelled as such.
8. The maximum attendance across both the lounge and courtyard is NOT TO EXCEED 30 per the Fire Marshall. All entrances and exits must be left clear of everything as per the Fire Regulations.
9. In consideration of the use of the facilities, owners, residents, and guests will release the Strata Corporation (BCS528) and owners, agents, employees, landlord, successors or assigns, from any and all liability, claims demands, actions, and causes of action whatsoever, whether foreseen, arising out of, or related in any way to the use of facilities that may result in injury, death, property damage or loss, or other damages to owners, residents, and/or guests, estate, heirs, or assigns, and further to save and hold harmless the Strata Corporation and owners, members, agents, employees, landlord, successors or assigns, from all liability whatsoever for personal injury, property damage or loss, or wrongful death caused by its negligence.
10. Our WIFI network is "ARNOVUS" and the password is "NOVUSDOMUS".
11. You can stream your media (Netflix, for example) by logging into your account via the app on the TV.
12. ***To ensure a fair use of the space during drop-in hours we require advance reservations for groups of 5 or more, including the Domus resident(s). In other words, groups of 4 or less per unit can use the space for free provided the space has not been reserved and you and your group are respectful of, and friendly to, other visitors.***

- a) Use of the room without a reservation by 5 or more people in your party is a \$75 first offense and a ban from the space for all residents of your suite for 30 days.
 - b) A second violation of this rule is a \$200 fine and a ban from the space for 90 days.
 - c) A third violation of this rule is a \$200 fine and a ban from the space for one year.
13. A reservation provides you and your guests exclusive use of the room and the courtyard for the entire day. If your event ends before the end of drop-in hours please remove the "reserved" sign so other residents can enjoy the space. See below for more details.
14. You are fully responsible for the conduct of your guests and will be personally held responsible for any loss, damage, and extra cleaning costs.
15. Your party and your guests must stay within the lounge, courtyard, and Fitness Centre bathrooms. Do not allow guests to go anywhere else in the building including the lobbies, elevators, or town homes.
16. You may have normal party decorations (as long as there is no damage to the paint or other surfaces; please use painter's tape on the walls) but do not alter the layout or appearance of the lounge.
17. You must clean up after yourself and your guests. Transfer all garbage and recyclable items to the garbage/recycling room; remove all food, beverages, and decorations; clean stove top and oven, counters, chairs, and tables; remove marks on walls; vacuum/sweep the room; turn off all lights and close all doors and windows. The lounge and courtyard must be fully cleaned by 10:00 a.m. the following day at the latest.
- a) A cleanliness violation is a \$75 first offense and a ban from the space for all residents of your suite for 30 days. If our property is also damaged, we will also use your security deposit and/or additional fines to fund the repairs or replacement of those items.
 - b) A second violation of this rule is a \$200 fine and a ban from the space for 90 days.
 - c) A third violation of this rule is a \$200 fine and a ban from the space for one year.
18. Sound travels so please be a good neighbour and keep the volume of music and conversations low, including exiting. Live music or DJs are not allowed. You and/or your party must not impact the other residents' enjoyment of the lounge and courtyard, or their suites. Violations of this rule have the same fine schedule as rule #11.

Reservations, Fees, Cancellations, Security Deposits, and Fines

Reservations: Contact our Building Manager at domus@novuscom.net to inquire if the lounge is available. If it is, please return this form completed with two (2) cheques to the Building Manager's office two (2) days in advance of your reservation. Failing to do so will result in cancellation of your reservation. The Building Manager's office is located on the 3rd floor. The door is marked "Office". Slide your form with payment under the door.

Fees:

- *Social Events open to all Domus residents: Free*
- *Private, Invite-Only Social Events: \$50*
- *Corporate offsites (no retail-like activity): \$200*

A separate cheque for \$200 as a security deposit is also required. Both cheques are to be made payable to Strata Plan BCS 528. If your cheque bounces because of insufficient funds you will be charged an additional \$75 fee.

Cancellations: You must send an email to the Building Manager to cancel a reservation. Cancellations made within fourteen (14) days prior to the reservation date will receive a full refund. Cancellations made within that time are non-refundable.

Security Deposits: The lounge will be inspected prior to and after the function by the Building Manager or designate to determine the condition of the room for any loss and/or damage to the premises beyond normal wear and tear. You will receive a security deposit refund on the next available work day if the Building Manager/designate determines that no damage has occurred, and there were no violations to our rules.

Fines: If the Building Manager and/or Strata Council believe a rule has been violated you will receive a written notice detailing the offense and fee and will have two weeks to respond. Council will then review your response and will issue a final determination. Rule violations will be deducted from your security deposit and you may be assessed additional fees.

Acknowledgement

I understand, agree, and will abide by the above rules and regulations.

Name:	Signature:
Suite #:	Phone:
Rental Date:	Approximate # of Guests:
Time:	Occasion:
Building Manager's Signature:	