



STRATA PLAN EPS 1755 THE ROLSTON

RULES

THE ROLSTON STRATA PLAN EPS 1755

APPROVED RULES

(Ratified at March 30, 2017 AGM)

VEHICLES AND PARKING

Vehicles and Parking

- (1) headlights and not exceed 10 km/hour and not tailgate another vehicle.
- (2) No motor vehicle shall over take another vehicle within the parkade roadways within the parkade.
- (3) Vehicles may stop in the loading bay lane for a maximum of 10 minutes for active loading and unloading only. Vehicles cannot be left unattended.
- (4) A resident's personal vehicle must not be parked in the visitor stalls for any reason at any time; the definition of a resident for this rule is a resident that lives either full time or part time at the Rolston.\
- (5) Owners, tenants, occupants and visitors must stop to wait for each of the gates to the underground parkade to close prior to entering or exiting the underground parkade.
- (6) A Visitor's motor vehicle must have on the dashboard by the steering wheel a visible piece of paper stating the unit # number visiting with the time of day the motor vehicle was originally parked in the visitor parking stall. No visitor motor vehicle may exceed two hours maximum parking between 8am and 8pm. A visitor's motor vehicle may not exceed two (2) times per month. Motor vehicles found not parked in this manner shall, without notice, be removed at the vehicle owner's sole expense.
- (7) Any vehicle that uses a common area plug will be charged \$100.00 a month, \$45.00 for a commercial strata lot vehicle for electrical charging of electrical vehicles using common area electrical outlets payable in advance.

MISCELLANEOUS

Miscellaneous

- (1) A resident may post notices on the designated bulletin board, subject to being removed by the council if deemed inappropriate or posted for in excess of one week. All notices must be approved by the concierge prior to posting.
- (2) Propane is to be properly vented and stored, with the tank and all attachments maintained at top safety standards.
- (3) A resident or visitor must move barbecues away from the building walls while it is in use.

- (4) A resident or visitor must not leave a barbeque in use unattended.
- (5) A resident who has a barbeque on his or her limited common property must have and maintain a fully charged "Type B" fire extinguisher on the patio or balcony where the barbeque is located.
- (6) A resident or visitor must use a barbeque, as instructed by the manufacturers' safety instructions.
- (7) A resident or visitor must not use a strata lot, the common property or common assets in a way that endangers the health and safety of residents and visitors. All residents and visitors are required to strictly adhere to all recommended and mandatory municipal, provincial and federal guidelines, rules and orders as applicable to quarantines, evacuations, infectious disease control, natural disasters, all levels of states of emergency measures, acts of war and terrorism and any other situations that impact the health and safety of the common property or common assets, residents and visitors.

STORAGE

Storage Lockers and Bicycle Storage

- (1) All items in the Storage locker room must be kept inside assigned lockers. Items cannot be stored on top of or in front of Storage locker.
- (2) A resident must not store any hazardous or flammable substances in storage lockers.
- (3) A resident must not store anything in or on the common property that in any way increases the risk of a fire, flood or similar hazard.
- (4) Bicycles lockers with electrical outlets may be rented out at \$100 per year payable up front and non-pro-rated. This will be for one calendar year with right of first refusal. Cheques to be made out to EPS 1755 (strata corporation).
- (5) Owners will have to pay \$420.00 up front or \$262.00 for six months storage rental of the lockers. This will be for one calendar year with right of first refusal. Cheques to be made out to EPS 1755 (strata corporation).

ROOFTOP PATIOS 16TH AND 26TH FLOOR

Rooftop Patios 16th and 26th Floors

ROLSTON EPS 1755 RULE AS ADOPTED APRIL 2, 2014

- (1) No Owner, tenant, occupant or visitor is permitted in roof top patio between the hours of:
10:00 pm – 6:00 am Thanksgiving weekend until May Long Weekend
11:30 pm – 6:00 am May Long weekend until Thanksgiving weekend without the express permission of the Strata Council.
- (2) A resident must not store any food item in or on the common property rooftop patio.

- (3) A resident must clean any food item off of the BBQ when completed on the common property rooftop patio.
- (4) A resident must not damage any BBQ equipment, tools on the common property rooftop patio. A resident will be liable for costs for any damage to the BBQ equipment.
- (5) A resident must clean any food item off of the BBQ when completed on the common property rooftop patio.
- (6) A resident must only use the BBQ when it is light outside on the common property rooftop patio.
- (7) A resident must ensure the roof top chairs are put back under the tables in or on the common property rooftop patio.
- (8) A resident must ensure all items are removed off of the roof top chairs and tables in or on the common property rooftop patio.
- (9) A resident will be limited to (two) visitors for events that may gather large amounts of residents to the rooftop like a firework or airshow event.
- (10) Pets are not permitted on the common property rooftop patio.
- (11) An owner or resident who wished to seek permission of the residential section to use a rooftop patio for a groups of ten (10) persons or more persons in accordance with Bylaw 6.1(17) must pay a deposit and enter into a roof top garden agreement to be submitted prior to event.

EXERCISE ROOM

Exercise Room

- (1) The Exercise Room is for the exclusive use of residents and their invited guests. The hours of operation are from 7:00am to 11:00pm, every day. In the interests of safety and enjoyment, the following Rules have been prepared and must be adhered to at all times.
- (2) Use of the facilities is for the residents and their guests only.
- (3) The privacy and enjoyment of others using these facilities must be respected at all times.
- (4) Proper footwear and cover-ups shall be worn in the Exercise Room and, when going to and from the room.
- (5) No animals are permitted in these facilities.
- (6) Any and all accidents must be reported immediately to the concierge or to the Managing Agent.
- (7) Any person(s) causing damage to the facilities must immediately report such damage(s) to the concierge or Managing Agent.
- (8) No food or alcoholic beverages are permitted in the Exercise Room.

- (9) After using the equipment, it must be wiped down.
- (10) No person(s) under the age of sixteen (16) years may use the Exercise Room, unless accompanied by an adult.

ANY PERSON(S) USING THESE FACILITIES DO SO AT THEIR OWN RISK, AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENT FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THESE FACILITIES.

PARCEL PICK-UP

Deliveries

- (1) The concierge will have absolute discretion on what they accept for deliveries. Any delivery accepted, the Strata Corporation will not be liable for.
- (2) Any delivery accepted by the Strata Corporation will be charge for a storage fee if left for more than two days on premise without the parcel being picked up. The storage fee is at a rate of \$5 per day. (*Ratified on July 9, 2020 AGM*)