



STRATA PLAN BCS2103 YALETOWN PARK 1 & 2

RULES

YALETOWN PARK 1 & 2 STRATA PLAN BCS 2103

The enclosed Rules and policies have been adopted by the Strata Corporation to better enable residents to live in harmony using common sense and consideration for others. As a resident, it is extremely important that you read, understand and comply with both the Bylaws and Rules of the Strata Corporation. In addition, residents are also responsible for their visitors, and must ensure that they also adhere to the Bylaws and Rules of the Strata Corporation.

DISCLAIMER

- Use of all common areas and amenities implies agreement with the bylaws and rules governing its usage.
- The Strata Council or building management reserve the right to deny use of the recreational facilities to any individual in accordance with section 134.
- The Strata Corporation shall not be held responsible for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, including legal fees, which may result of use of the amenity rooms and amenities by any reason.

Commercial Use of Amenity Rooms Rules

1. Residents and visitors must not use any of the amenity rooms or common areas for any commercial venture, charity event or similar event or for profit.

Rules of the 4th Floor Hospitality Room & Common Roof Garden Area

1. Hours of operation: 8:00 am to 12:00 midnight.
2. Use of the 4th Floor Hospitality Room and adjacent Common Roof Garden Area is for residents of Yaletown Park 1 & 2 and is not to be used for functions, commercial use or private parties.
3. No pets or other animals are allowed in the Hospitality Room.
4. Alcohol is not permitted.
5. Report any damages to the Building Manager immediately.
6. Residents are not permitted to remove furniture from the 4th floor hospitality room and common garden area.

Rules of the Tower 1 Main Floor Lounge

1. Hours of operation: 8:00 am to 12:00 midnight.

2. Use of the Main Floor Lounge is for residents of Yaletown Park, and a maximum of fifty (50) guests, by reservation only with the Concierge. Guests of residents using the Main Floor Lounge must at all times be accompanied by the resident.
3. A resident who books the Main Floor Lounge is responsible for ensuring that the Lounge has been cleaned and is vacated by the end of the booking time.
4. Without limiting the generality of bylaw 4(1), City of Vancouver bylaw requires minimum noise disruption between the hours of 10:00 pm and 7:00 am Monday to Saturday and 10:00 pm to 10:00 am Sundays and holidays.
5. The Main Floor Lounge must be booked with the Concierge, a booking form must be completed and a fee of \$100 (payable by cheque or money order) must be paid in advance within 24 hours of booking for rental of the Main Floor Lounge. If payment is not received by the Concierge within 24hrs of booking the room will not be guaranteed for rental and will be available on a first come first serve basis to another resident. A refundable deposit of \$250.00 must be provided, to be paid by cheque or money order. The resident must return the key to the Concierge (no later than 8:00 am the following morning if renting in the evening after 5:00 pm, and immediately after the Main Floor Lounge has been vacated if renting during the day between 8:00 am and 5:00 pm and must accompany the Concierge who will inspect for damage or required cleaning. Upon inspection and confirmation by the Concierge and resident of Yaletown Park that there is no damage and the Main Floor Lounge has been vacuumed and cleaned and is in satisfactory condition, the deposit will be returned. In the event of any damage or cleaning that is required, all costs related to the clean up and/or repair of the Main Floor Lounge will be deducted from the \$250 deposit and all costs in excess of the \$250.00 deposit will be billed directly to the applicable strata lot.
6. The Main Floor Lounge can be booked in a six (6) hour block only, up to a maximum of two (2) times a month per resident. Exceptions apply to last minute bookings on availability for same day.
7. The Main Floor Lounge is not available for rent on New Year's Eve.
8. The Main Floor Lounge is not available for any commercial venture, charity event or similar event or for profit.
9. No pets or other animals are allowed in the Main Floor Lounge.
10. Food preparation is not permitted.
11. Candles and sparklers are not permitted and balloons and other items are not to be attached with tape to walls or furniture. Balloons may be tied with string to chairs.
12. If a resident who has booked the Main Floor Lounge for the evening has not vacated the Main Floor Lounge by the closing time of 12:00 pm, the deposit will be forfeited.
13. The emergency exit must be used only for emergencies and residents and guests are not to exit to the courtyard unless in case of emergency.

14. Report immediately to the Building Manager of any damage occurring to the Main Floor Lounge.

Rules of the Fitness Areas – Tower 1 & Tower 2

1. Hours of operation: Tower 1 - 6:00 am to 12:00 midnight and Tower 2 – 6:00 am to 12:00 midnight.
2. Free weights must not be dropped on the floor as sound travels through the building and disturbs residents, especially early in the morning and late in the evening.
3. The fitness areas are for use of residents of Yaletown Park, and a maximum of one (1) guest per resident, only. Guests of residents using the fitness areas must at all times be accompanied by the resident.
4. Residents are not permitted to use the fitness areas for commercial purposes.
5. No persons under the age of fourteen (14) are permitted in the fitness areas, unless accompanied by an adult nineteen (19) years or older. For safety reasons, no children under the age of ten (10) are allowed on the gym equipment.
6. No pets or other animals are allowed in the fitness areas.
7. Proper footwear must be worn at all times.
8. Wipe down and return equipment to its proper location after use.
9. No equipment may be removed from the fitness areas.
10. Personal audio devices only. No stereos permitted.
11. Alcohol is not permitted.
12. Food is not permitted.
13. Report any fitness equipment malfunctions and/or damage to the Building Manager immediately.

Rules of the Media Room – 3rd Floor in Tower 1

1. Hours of operation: 9:00 am to 12:00 midnight.
2. A resident who books the 3rd Floor Media Room is responsible for ensuring that the Room has been cleaned and is vacated by the end of the booking time.
3. Use of the Media Room is for residents of Yaletown Park, and a maximum of eighteen (18) guests, by reservation only with the Concierge 48 hours in advance. Guests of residents using the Media Room must at all times be accompanied by the resident. This room is for media related functions only.
4. Refundable deposit of \$250.00, payable by cheque or money order, must be paid in advance, within 24 hrs of booking. Upon inspection and confirmation by the Building

Manager and the resident of Yaletown Park that there is no damage and the area is clean and in satisfactory condition, the deposit will be returned. In the event of any damage or cleaning that is required, all costs related to the clean up and/or repair of the Media Room will be deducted from the \$250 deposit and all costs in excess of the \$250.00 deposit, will be billed directly to the applicable strata lot. The media room can be booked for a six (6) hour block only, up to a maximum of two (2) times a month per resident. Exceptions apply to last minute bookings on availability for same day.

5. The Resident must return the key and/or fob to the Concierge (no later than 8:00 am the following morning if renting in the evening after 5:00 pm, and immediately after the Media Room has been vacated if renting during the day between 8:00 am and 5:00 pm and the resident must accompany the Building Manager who will inspect for damage or required cleaning.
6. No pets are allowed in the Media Room.
7. Alcohol is not permitted.
8. Food preparation is not permitted.
9. Candles and Sparklers are not permitted and balloons and other items are not to be attached to walls or furniture.
10. Report any damage to the Building Manager immediately.

Rules of the 3rd Floor Library Room – Tower 1

1. Hours of operation: 7:00 am to 12:00 midnight.
2. Use of the 3rd Floor Library and adjacent Patio is for residents of Yaletown Park 1 & 2 and is not to be used for functions, commercial use or private parties.
3. No pets or other animals are allowed in the 3rd Floor Library Room.
4. Alcohol is not permitted.
5. Report any damages to the Building Manager immediately.
6. Residents are not permitted to remove the furniture from the 3rd floor library room, Tower 1.

Garden Patios – 4th Floor Tower 1 and Lobby Level – Tower 1

1. Hours of access: 8:00 am to 12:00 midnight
2. No pet or other animals are allowed on the garden patios
3. No alcohol is permitted

Rules of the Garbage & Recycling Rooms

1. Hours of operation: 24 hours

2. Use of the disposal area is for residents of Yaletown Park and their personal waste only.
3. Only materials designated as “recyclable” are to be deposited in the recycling bins. Please ensure that all materials are sorted properly.
4. Garbage for disposal in the compactor must be securely bagged.
5. No construction materials are allowed to be placed within the compactor.
6. Cardboard boxes are to be flattened and put in the containers marked for their disposal.
7. **The garbage & recycling room will be monitored and any resident who has left items in this room, such as personal and household articles and furniture, etc. may be subject to a fine in addition to the costs of removal and disposal of such items.** Please contact the Building Manager for alternate means of disposal of these items.
8. Report any compactor malfunctions and/or damage to the Building Manager immediately.

Rules of the Storage Locker Rooms

1. Hours of Operation: 7:00 am to 12:00 midnight.
2. Between the hours of 12:00 midnight - 7:00 am, residents in need of access to storage lockers can gain entry by contacting Security/Concierge.
3. Fire regulations prohibit the storage of items on top of a locker.
4. Do not store perishable, volatile, or valuable items in a locker.
5. All items must be stored within a storage locker. Any items found stored outside of the enclosed storage locker will be removed and disposed of immediately.
6. Report any theft and/or suspicious activity to the Police, or damage to the Building Manager immediately.

Use of Pool Table and Games Room – Tower 2

1. Hours of operation: 8:00 am – 12:00 midnight.
2. Room bookings are for two (2) hour time blocks.
3. Booking of the room is conditional upon a \$250.00 damage deposit payable in advance by cheque or money order to the Concierge. The damage deposit will be refunded following inspection of the room and return of key fob to the Concierge.
4. Signing out of the key fob is conditional to the resident presenting picture ID and verification of address confirming residency in Yaletown Park 1 & 2 buildings.
5. Those residents booking the room for the last two (2) hours of the day, will have possession of the key fob and must return it to the Concierge by 8:00 am the next morning.
6. No food, alcohol or drinks are allowed in this room.

Guest Suite Rentals

1. Rental of the guest suite by a resident is \$85.00 per night payable in advance, by cheque or money order,
2. Payment must be made within 24 hours of booking, together with a \$250.00 refundable damage deposit.
3. Residents may rent the guest suite for a maximum of seven (7) days in any one calendar month.
4. Residents must book the guest suite via the online booking process with the Concierge
5. In the event the guest suite is not rented at the end of the seven (7) day period, the reservation may be extended upon confirmation with the Concierge, and upon receipt of payment for the extra night(s) at the time of reserving, the booking will be guaranteed.
6. Reservations are on a first come first serve basis.
7. If after 24 hours of booking the Guest Suite, the full payment for rental, together with the \$250 refundable damage deposit has not been received by the Concierge, the reservation will not be held and will be available for another resident on a first come, first serve basis.
8. Residents will be required to provide their own linens, pillow, duvet, bedding for their guests.
9. Residents may only book the guest suite 12 months in advance.
10. The resident must return the guest suite key to the Concierge no later than 11:00 am the following morning and must accompany the Concierge who will inspect the guest suite for damage or required cleaning.
11. Upon inspection and confirmation by the Concierge and resident of Yaletown Park 1 & 2 that there is no damage to the guest suite, the deposit will be returned.
12. In the event of any damage or cleaning that is required, all costs related to cleaning and/or repair of the guest suite will be deducted from the \$250 deposit and all costs in excess of the \$250.00 deposit will be billed directly to the applicable strata lot.
13. Any No-Shows will forfeit the entire user fee for the booking.
14. A cancellation must take place within 5 days prior to the day of the booking in order to obtain a refund for the guest room booking user fee.

Security

1. A resident must use his or her own fob when entering or exiting the parkade.
2. A resident must pause after entering or exiting the parkade until the gate closes fully.
3. Lost keys and/or fobs must be reported to the Building Manager immediately after discovering any such loss.

4. Suspicious activities should be reported to the Police and/or Building Manager immediately.

Camera Locations

1. Further to bylaw 47, closed circuit television and video surveillance are installed in the following locations:
 - (a) Elevators 1-6: Elevator interiors, doors, key pads and digital floor readout
T1: 1-3 Cam / car
T2: 4-5 Cam / car;
 - (b) **P2 Resident Gate:** facing toward P2 gate from parkade showing partial ramp and ingress to Easy Park Parkade;
 - (c) **Hamilton St. Gate:** Facing toward Hamilton Street from inside parkade showing gate and partial view of Hamilton street;
 - (d) **Mainland St. Gate:** Facing Mainland St. Gate from inside parkade with partial view of courtyard;
 - (e) **P1 Resident Gate:** Facing P1 resident Gate from inside parkade with partial view of parkade ingress and P1 ingress;
 - (f) **Tower B- Concierge Desk:** Facing concierge desk at 909 Mainland tower showing partial view of desk, main entrance lobby;
 - (g) **Tower B- Front Door Intercom:** Camera located inside Enterphone with partial view of Mainland Street and front entrance of 909 Mainland tower;
 - (h) **Tower B- Court Yard Intercom:** Camera located inside Enterphone with partial view of courtyard and courtyard entrance;
 - (i) **Tower B- Main Lobby Front:** Facing front entrance 909 Mainland tower showing partial view of lobby and Mainland Street;
 - (j) **Tower B-Main Lobby Rear:** Facing rear/Courtyard entrance showing partial view of courtyard entrance;
 - (k) **Tower B- Elevator Lobby:** Facing elevators of 909 Mainland towers showing partial view of main entrance lobby and mailroom entrance;
 - (l) **Tower A- Front Door Intercom:** Showing 928 Homer street tower intercom, front doors and partial view of 928 Homer street;
 - (m) **Tower A- Back Door Intercom:** Camera located inside enterphone showing back entrance to 928 Homer street tower;
 - (n) **Tower A-Main Entrance Lobby Front:** Facing front doors, lobby and concierge desk of 928 Homer street tower;

- (o) **Tower A- Main Lobby Rear:** Facing rear entrance of 928 Homer street tower showing partial view of main lobby, mailroom entrance, and back doors;
- (p) **Tower A- Elevator Lobby:** Facing elevators of 928 Homer street tower showing elevators lobby and entrance to mailroom;
- (q) **P1 Garbage room:** facing Entrance of P1 Garbage room showing partial view of recycling bins, compactor and full view of entrance door;
- (r) **Tower C-Storage:** Facing hallway for bike storage in 977- Mainland tower; and
- (s) **P2 Easy Park #15:** facing stairwell lobby of Easy Park P2 level, partial view of stairs and 977 Mainland tower bike room entrance.

Access Fobs

1. Replacement fobs are available at a cost of **\$80.00 per 3 button remote fob**.
2. The number of fobs permitted to be assigned to individual units is limited to a **maximum of four (4) fobs** for studio units and one-bedroom units, five (5) fobs for two-bedroom units and six (6) fobs for three-bedroom units. *(revised on November 21, 2023 CM)*
3. An owner/resident can obtain a key for the stairwell and access to their floor, upon a \$25.00 damage deposit payable in advance by cheque or money order payable to Strata Plan BCS2103 to the Concierge. The damage deposit will be refunded following the return of the key to the Concierge. *(ratified June 10, 2025, AGM)*

General

1. No mats, **umbrellas** or other items are to be placed or left in common area hallways.

Parking Garage – Speed Limit

1. Residents and visitors are required to observe a speed limit of a maximum of 10k per hour in the parking garage.

Amenity Rooms Opening – COVID

1. The onus of risk is upon you and that you have agreed to release the Strata Plan BCS2103 – Yaletown Park 1 & 2 from any liability.
2. Any one exhibiting symptoms of illness (sore throat, sneezing, fever etc.) must not enter the amenities.
3. Only Residents may use the amenities.
4. Everyone **MUST** clean-up, disinfect equipment and any of their touch points after use. Cleaning supplies (Sanitizer) will be available in the gym. It is mandatory to sanitize the equipment you intend to use both before and after use as an extra precaution.
5. Maintain a 2-meter distance for other users of the facilities unless within same household.

6. Occupancy limits for each room will be posted at the entrance of those facilities

Rid Room

1. A resident or visitor must make arrangements with the Concierge to dispose of an item(s) in the rid room and such arrangements must be made at least 24 hours in advance of such use of the rid room.
2. A resident or visitor must pay a fee to use the rid room to dispose of an item(s) as follows:
 - (a) \$25.00 for a single small item (measuring less than 2' x 3' and/or weighing less than 25 lbs) or a group of small items not exceeding 5 small items, including, not exhaustively, small appliances, small furniture, and other similar items;
 - (b) \$50.00 per large item (measuring more than 2' x 3' and/or weighing more than 25 lbs), including, not exhaustively, large furniture (e.g. a dresser), a mattress, a bed frame, large appliance (e.g. a dishwasher), and other similar items.
3. The applicable fee(s) as set out in bylaw 49(2) must be paid to the strata corporation, via the Concierge, at the time of making arrangements with the Concierge to dispose of items in the rid room.
4. A resident or visitor must not leave, dump or place any of the following in the rid room:
 - (a) ordinary household refuse, garbage or recyclable material. For clarity, ordinary household refuse, garbage and recyclable material must be deposited in the garbage/compactor rooms;
 - (b) oil;
 - (c) any item banned from disposal at a disposal facility, such as a landfill.

END OF RULES