

188 KEEFER – EPS3444
RULES AND REGULATIONS

Updated January 15, 2019

AMENITY RULES – 10TH FLOOR:

1. The Amenity Room is open between 9:00 am to 11:00 pm.
2. All Visitors must be accompanied by an Owner
3. Guests are limited to four (4) adults per strata lot unless for exclusive bookings.
4. Minors (under 16 years) must be accompanied at all times by an adult (over 19 years).
5. No pets or animals allowed, with exception of certified assistance dogs.
6. Smoking is not permitted.
7. Any damage to the premises must be reported to Gateway Property Management immediately.
8. Anyone not complying with these regulations may be denied the use of the facilities and/or fined. The first offence is subject to suspension of fob for a period of four (4) weeks for the first offense and a period of eight (8) weeks for the second offense.
9. The Owners of 188 Keefer - EPS 3444 and the Strata Council for 188 Keefer - EPS 3444 are not liable for accidents or any injury while using the Amenities at the 188 Keefer.
10. The 188 Keefer - EPS 3444 is for the use and enjoyment of all Owners and Residents therefore no commercial or business activity is permitted.
11. Owners are responsible for ensuring that there is no illegal activity taking place by the Owner or their guests. All illegal activity must be reported to Gateway Property Management immediately.
12. A maximum of two (2) fobs per unit is permitted for the use of the Amenity Room.

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AMENITY ROOM BOOKING POLICY:

The 188 Keefer - EPS 3444 is designated for the use and enjoyment of all Owners and residents. In order to ensure access to all facilities for the Owners, exclusive use booking will be limited as outlined below.

1. No commercial type activities are permitted.
2. No room rental bookings will be accepted more than sixty (60) days in advance.
3. Owners are permitted one active booking at a time.
4. No individual booking is allowed for any rooms on Statutory Holidays, Dec 24, and Dec 31.
5. No booking of Outdoor Facilities is permitted.

BOOKING PROCEDURES & FEES:

Booking Procedures: Facility rooms must be booked a minimum of 30 days in advance. A form accepting responsibilities and understanding of facilities rules must be signed at the time of booking. Cheques for both the damage deposit and booking fees must be received a minimum of two weeks prior to the reservation.

Booking Fees: A \$400.00 refundable damage deposit is required and will be returned after the event and upon completion of a satisfactory inspection by the Caretaker. If additional cleaning or repairs are needed, the balance of the costs will be taken out of the \$400.00 damage deposit. Payment must be made in cash or cheque to the Caretaker at the time of booking. All cheques are to be made payable to the “**188 Keefer - EPS 3444**”.

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AMENITY ROOM & KITCHEN APPLICATION

Anyone wishing to rent the Amenity Room & Kitchen must adhere to the following:

1. Application:
 - a. An application for the use of Amenity Room & Kitchen may be made by an Owner of 188 Keefer - EPS 3444.
 - b. Owners are required to pay \$400.00 refundable damage deposit at the time of booking. The \$400.00 will be refunded if there is no damage.
 - c. A cheque must be delivered to the Caretaker for \$400.00 for the refundable (pending there is no damage) damage deposit.
 - e. Owners wishing exclusive use of the Amenity Room & Kitchen must book the room with the resident manager.
 - f. Owners must sign the application form for the use of Amenity Room & Kitchen which includes a waiver of liability.

2. Attendance at Function:
 - a. The Owner must be in attendance at the function, unless approved by the Strata Council for 188 Keefer - EPS 3444.

3. Guest Responsibility:
 - a. The Owner is personally responsible for the conduct of the guests attending their function.
 - b. This responsibility is acknowledged and accepted by signature to the contents of this application.

4. Clean-Up:
 - a. Any damage or extra cleaning required as a result of a booking will be charged back to the Owner of the unit renting the Amenity Room & Kitchen.

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FITNESS FACILITIES RULES

1. The Fitness Room is open between 6:00 am and 10:00 pm.
2. Children under the age of twelve (12) are NOT permitted in the exercise room. Children between the age of twelve (12) and the age of sixteen (16) must be accompanied by adult, who shall remain in attendance at all times.
3. Be courteous to others wishing to use the fitness equipment. Use of the equipment is limited to a maximum of 30 minutes if others are waiting. Please wipe equipment off after use.
4. No food or alcoholic beverages allowed, non-alcoholic beverages are permitted in plastic containers only.
5. Music, radio, or any sound equipment is permitted only if earphones are used.
6. Gym clothing and soft-soled shoes must be worn at all times.
7. The Owners and residents of 188 Keefer - EPS 3444 and the Strata Council for 188 Keefer - EPS 3444 are not liable for any injury as a result of using or miss-using the equipment.
8. Residents are to report any damage to the Building Manager and/or Strata Agent.
9. Do not put the weights on the floor.

ADDITIONAL RULES:

1. Security
 - a. An owner, tenant, occupant or resident must stop and watch until parking gates have closed. Owners, tenants, occupants and residents must ensure that all gates and doors leading to secured common areas are closed firmly before proceeding.
2. Smoking:
 - a. Smoking is not permitted in common areas to include the parkade and the front entrance of the building.
3. Bicycles
No bicycles are to be brought through the front doors of the building. All bikes need to be brought into the building via the parking area.

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PARKING RULES

1. All vehicles parked at 188 Keefer, EPS3444, must be parked within a unit's designated stall such that it does not interfere with access to neighboring stalls, or travel of other vehicles. All vehicles must be licensed and insured. Vehicles must not have any fuel, oil, or other fluid leaks; owners will be responsible for the clean-up of any leaks. Parking of trailers/ recreational vehicles is not permitted. (SCM, Jan 15, 2019)
2. A Resident must not store uninsured motor vehicles on the common property, limited common property, or on land that is a common asset. A Resident storing a motor vehicle must provide proof of valid insurance to the Strata Corporation on the commencement date of the storage and on request thereafter. (SCM, Jan 15, 2019)