

# STRATA PLAN VR 2443 – CAMBRIDGE GARDENS

## RULES

### 1. Bicycle Storage

- 1.1 Owners / Residents wishing to rent a stall in the bike room must contact the Building Manager to make arrangements to complete the necessary paperwork and provide a method for payment.
- 1.2 A Resident must not bring a bicycle through the lobbies or elevators.
- 1.3 Bicycles, motorbikes, skateboards and other such recreational equipment must be stored in the bicycle rooms, storage lockers or within your parking stall. Items must be stored so as not to create a nuisance or hazard for Residents, e.g., bicycles should be attached to the racks provided for that purpose and bicycles stored in the parkade must be kept out of the drive area.
- 1.4 A bicycle stored in the bicycle rooms must be identified. Any bicycle not properly identified or left by a prior Owner will be removed after one month.
- 1.5 Due to space limitations, all bicycles in the bike room must be registered by filling a bike room rental form.
- 1.6 Bicycles are stored at the Owner's risk. The doors to the bike rooms are to be kept locked at all times.
- 1.7 Owners who do not reside in the building may not store a bicycle in the bicycle room.

### 2. Real Estate Inspection

- 2.1 A prospective buyer of a strata lot who wishes to have the building inspected must notify the Property manager at least 48 hours before the inspection, so the Caretaker's schedule can be coordinated to provide access to requested areas during the inspection.
- 2.2 Real estate inspections are to be conducted during business hours, from 9 a.m. to 4 p.m., Monday to Friday, except statutory holidays. The building inspector must be properly licensed and have third party liability insurance and WCB coverage. Evidence of such insurance and coverage must be presented before an inspection commences.
- 2.3 The base fee for a building inspection of no longer than **ONE** hour in duration is \$100, payable in advance to VR 2443 (c/o the Property Manger) by the prospective buyer. Inspections that require additional time will require a fee of \$100 per extra hour, to be paid by the prospective buyer before the inspection time is extended.
- 2.4 The Caretaker must be in attendance at all times during a building inspection. Any damage to the building will be assessed and will be charged to the current owner.

### **3. Moving**

- 3.1 Residents are required to stage their moves, which involve moving items from their truck inside the back gate to Long Life Place, and then securing the back gate to Long Life Place prior to moving furniture and items to their unit. Staging of moves is required in order to avoid keeping exterior doors open and not secured. Any breach of Rules or Bylaws governing moves will result in the loss of the deposit.
- 3.2 Furniture, renovation material and other deliveries that require use of the elevator for more than one hour will be charged at a rate of \$100.00 for every four-hour period or portion thereof, and must be booked a minimum of 48 hours in advance.

### **4. Storage Lockers**

- 4.1 Access to the storage lockers is restricted between 12:00 a.m. and 5:00 a.m. daily.

### **5. Bike Storage Racks**

- 5.1 An Owner may install one bike rack within their designated parking stall/s. The bike rack must be installed on the wall in front of the vehicle and not on the floor, post, pillar, side wall or ceiling of the garage. The bike rack must be of a make and design pre-approved by the Strata Council, must be black and may not hold more than two bicycles. The Owner must submit a written request for this purpose to the Strata Council including detailed specification and exact installation location. The Owner must sign a bike rack installation agreement prior to installing the bike rack.

### **6. Dumpster-diving / Binning**

- 6.1 Due to the possible health risks to the community at VR 2443, dumpster-diving, or binning, with the express purpose of removing materials from the recycling or garbage bins on the property is strictly prohibited.

### **7. Vehicle Washing**

- 7.1 No vehicles or equipment are to be washed or rinsed in the garage, including parking stalls assigned to Strata Lots.

## **8. Courtyard Use**

### **8.1**

1. Children under the age of 12 must be supervised at all times by a responsible adult.
2. For safety purposes no bicycles, skateboards, rollerblades, scooters or other similar items are to be used in the courtyard.
3. Items such as balls and Frisbees or other similar items that are thrown or tossed are not permitted to be used in the courtyard.
4. Children are not to play in the water features.
5. Running through the flower beds, climbing over shrubs and in trees is prohibited.
6. Parents and guardians are required to make reasonable efforts to keep the noise to a minimum.
7. Use of the courtyard after 9:00 p.m. by children is strictly prohibited.

## **9. Emergency Keys**

### **9.1 Emergency Keys Being Held in Strata Office**

The strata corporation will no longer maintain emergency keys for owners on site. In the event of an emergency where the owner or resident is not able to be reached or provide access in a timely manner a locksmith will be brought in if deemed necessary to mitigate further damage to a strata lot or common property.

### **9.2 Keys Collected to Facilitate Access for Specific Multi-Unit Project (Single Use)**

Whenever possible, owners are expected to be home themselves or to make a private arrangement with a friend, relative or neighbor to unlock unit doors, maintain a presence throughout the in-suite work and to lock the door at completion. If not possible, exceptions may be made as stipulated below:

1. Keys will only be accepted from owners / residents on a per-project basis as a last resort, when no other options are available and only when coordination of access to several suites is essential to completion of the specific project. Owners will be advised in advance if this option is available for a specific scheduled project.
2. Strata staff will provide access only – they will not remain in the suite while the work is being done and will not supervise the work and / or the workers inside the suite.
3. If necessary to facilitate suite access, strata staff may turn over collected keys to authorized project staff at the beginning of the day and retrieve them at the end of the day.
4. When dropping off their keys, owners will be required to sign a waiver form or provide alternative written authorization, confirming the understanding that the strata staff will be providing suite access only and will not be supervising and / or taking any responsibility for events that occur within their suites.
5. An owner / resident wishing to assign a key for this purpose will be responsible for getting the key to – and retrieving it from – the staff at times to be announced in advance of the project.

- Rules ratified at February 17, 2009 AGM
- Section 2 Real Estate Inspection added June 24, 2009 Council Meeting – ratified at March 17, 2010 AGM
- Rule 2.3 amended at August 19, 2009 Council Meeting – ratified at March 17, 2010 AGM
- Rule 3.1 added at August 19, 2009 Council Meeting – ratified at February 28, 2012 AGM
- Rule 4.1 added at July 21, 2011 Council Meeting – ratified at February 28, 2012 AGM
- Rule 3.2 added at October 19, 2011 Council Meeting – ratified at February 28, 2012 AGM
- Rule 5.1 added at April 15, 2014 Council Meeting – ratified at February 26, 2015 AGM
- Rule 6.1 added at the August 19, 2014 Council Meeting – ratified at February 26, 2015 AGM
- Rule 7.1 added at the April 21, 2015 Council Meeting – ratified at July 22, 2015 SGM
- Rule 8.1 added at the May 19, 2015 Council Meeting – ratified at July 22, 2015 SGM
- Rules 9.1 & 9.2 added at the July 20, 2016 Council Meeting – ratified at March 14, 2017 AGM
- Rule 9.1 deleted in its entirety & replaced at July 18, 2017 Council Meeting – ratified at February 27, 2018 AGM

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