



STRATA PLAN LMS 1043 MICHAUD GARDENS

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APPROVED RULES

GENERAL

1. An additional front door access key to a resident's building, if required, is available for a \$50 deposit. Refundable when the key is returned.
2. The Activity Room in Phase I is accessible through the parkade door for Phase I residents and through the glass patio doors from the courtyard for Phase II & III residents using the front door key to their own buildings.
3. The Club Room in Phase II is restricted access and is available to be rented by residents only.
4. The Wood Workshop in Phase III on the first floor is accessible from the outside door on the north side of the building by the fire exit door. Access is restricted. An access key is available for a \$20 deposit, refundable when the key is returned.

ACTIVITY ROOM – PHASE I

1. Regular activities will be noted, by a representative of council, on the calendar in the Activity Room (example card nights etc.)
2. Activities must be open and available to all residents who want to participate. No private functions are permitted.
3. Times for use shall be between the hours of 9:00 AM and 11:00 PM.
4. Maximum capacity is 25 persons.
5. No smoking or selling of alcoholic beverages.
6. The rear exterior doors from the Activity Room are for ingress/egress purposes only. No congregating, loitering or other activity in the area of the adjacent stairs or landing. No undue noise or disturbance is permitted at any time.
7. Any visitors must be accompanied by the host resident while within the recreation facility. All persons under nineteen (19) years of age must be accompanied by a resident adult. The hosting party shall be fully responsible for the conduct of all in attendance. The host is responsible for arranging to have any visitors greeted at the door/gate and escorted out of the building.
8. Host resident is responsible for clean up immediately after the activity and the room must be put back as it was found. All equipment is to be returned to storage.

9. Persons using the Activity Room are fully responsible for any & all damages or theft during usage. Such person(s) shall immediately report any/all damages/theft to the Property Manager or a representative of council.
10. Book Lending Library, maintained by the social committee, accepts paperback novels only. Please put donated or returned books in the bin provided. Do not leave any books in the lobby area of any building.

NOTE: Use of the Activity Room may be forfeited, as determined by Council, to those residents failing to observe any of the above rules.

CLUB ROOM – PHASE II

1. Residents of Phase I, II and III may rent the Club Room for a private function.
2. The room will normally be available from 9:00 am until 11:00 pm.
3. A deposit of \$100.00 will be required upon booking to cover:
 - Reserving the date.
 - Replacement of breakage or missing items.
 - Damage.
 - Additional clean-up, if required.
4. Deposit is refundable if no damage/loss or above costs incurred.
5. Rental Fee is \$25.00 to be paid not less than 7 days prior to rental date. There will be no rental fee for receptions in memory of deceased residents.
6. Renters will be expected to set up the room as required with the furnishings available and restore the room to the same condition it was prior to the function. This is to be done on the same day as the rental or by prior arrangement with the Property Manager or representative of council.
7. Reservations, deposit/rental payments and final inspection for refund of deposit will be made with a Representative of Council.
8. No smoking or selling of alcoholic beverages permitted.
9. Maximum capacity is 55 persons.
10. Visitors must be accompanied by the host resident(s) while within the recreational facility. Such hosting party shall be fully responsible for the conduct of all in attendance. The host must arrange to have guests greeted at the door and escorted out of the building.

11. Persons using the Club Room are fully responsible for any and all damages or theft during usage. Such person(s) shall immediately report any and all damage/theft to the Property Manager or Representative of Council.

WOOD WORKSHOP PHASE III

1. The Wood Workshop in Phase III is available to RESIDENTS ONLY of Phase I, II and III. An orientation meeting with a representative of council is required before receiving an access key.
2. Hours of use: 8:00 am to 8:00 pm Monday to Friday, 8:00am to 5:00 pm Saturday, Sunday and Stat holidays.
3. Smoking & alcoholic beverages are not permitted.
4. Projects undertaken in the workshop are expected to be completed in thirty (30) days. Projects of a longer duration will be considered when reasonable space is available and must receive Council approval.
5. Power tools and other equipment in the workshop is made available, and in working order, for everyone's use. Users must provide their own blades, drills, sanding belts etc. and hand tools. Breakage of any tools and/or equipment will be at the expense of the user.
6. Cabinet space, when made available, may be used to store hand tools. The use of cabinets will be reviewed annually by Council. Cabinets or shelves under work benches will not be permitted as this space will be used to store lumber and other project material. Personal tools left will be at the owner's risk.
7. A thorough clean-up is required after each use. Oily material must be disposed of properly.
8. No spray painting is permitted.
9. The Strata Corporation is not liable for any injuries.

NOTE: Use of the Wood Workshop may be forfeited, as determined by Council, to those residents failing to observe any of the above rules.