

STRATA PLAN VR 839 – CENTURY HOUSE

RULES

Unless otherwise stated, all terms have the meanings prescribed in the *Strata Property Act*, S.B.C. 1998, c. 43. For the purposes of these Rules, a “Resident” means collectively, an Owner, Tenant and Occupant and includes a Non-resident Owner. Balconies, patios, parking stalls and lockers are Common Property, unless otherwise indicated on the Strata Plan.

1. Storage Lockers

- 1.1 A Resident must not store any hazardous or flammable materials in storage lockers.
- 1.2 Any change in storage locker assignment must have the prior approval of both Owners involved and the Council. Said approval will not be unreasonably withheld.

2. Bicycle Storage

- 2.1 A Resident must store bicycles only in the bicycle rooms, basement parking areas, and storage lockers. A bicycle stored in the bicycle rooms must be identified with the suite number.
- 2.2 A Resident must not store a bicycle in the Visitors’ bike racks at the entrance to the building if the Resident already has a place in one of the bicycle rooms.
- 2.3 A Resident must not bring a bicycle into the lobby or interior basement of the building.
- 2.4 If an Owner has rented his / her Strata Lot, the Owner may not store a bicycle in the bicycle rooms.

3. Parking

- 3.1 A Resident must not permit any oversized, commercial or recreational vehicles including, but not limited to, boats, trailers and campers to enter or be parked or stored on Common, Limited Common Property or land that is a Common Asset.
- 3.2 A Resident must not park uninsured vehicles on the Common, Limited Common Property or on land that is Common Asset.
- 3.3 A Resident storing a vehicle on the Common, Limited Common Property or on land that is a Common Asset must maintain storage insurance valid in B.C. on the vehicle and provide proof of this insurance to the Strata Corporation on request.
- 3.4 An Owner must not lease or licence a parking stall to any person other than a Resident.

- 3.5 Any change in parking stall assignment must have the prior approval of both Owners involved and the Council. Said approval will not be unreasonably withheld.
- 3.6 A Resident must park only in the parking stall assigned or leased to the Resident.
- 3.7 A Resident or Visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, access lanes or no parking zones.
- 3.8 Any vehicle parked in violation of Rule 3.7 may be towed from this area without further notice and at the vehicle Owner's expense.
- 3.9 A Resident or Visitor driving into the parking garage must stop and insure that the gate closes behind them before proceeding, unless a vehicle is waiting to exit the garage.
- 3.10 A Resident or Visitor must not use any parking area as a work area for carpentry, renovations, or repairs.
- 3.11 A Resident may wash a vehicle in the location designated for vehicle washing only. While washing, a Resident must keep audio volume low.
- 3.12 A Resident must not park or store any vehicle that drips oil or gasoline. A Resident must remove any dripped oil, gasoline or other automotive residue. If the Resident fails to remove such residue, the Strata Corporation will arrange for appropriate cleanup and charge the cost to the Resident.
- 3.13 The Visitors' parking lot is for Visitors' vehicles only; Resident parking is not allowed in this area. A Resident's vehicle may be towed from this area without further notice and at the Resident's expense.

4. Moving In / Out Procedures

- 4.1 An Owner must conform and ensure that any Tenants conform to the Move In and Move Out Rules established by Council.
- 4.2 A Resident must provide notice in writing to the Caretaker of all moving arrangements, including delivery or pick-up of furniture or major appliances, at least 48 hours before the moving date. All moves must take place between 9:00 a.m. and 6:00 p.m., unless the prior written consent of Council is obtained.
- 4.3 A Resident using the elevator during a move must ensure that the ELEVATOR SERVICE KEY is used to control the elevator and the doors not jammed open in any manner.
- 4.4 A Resident must ensure that the lobby doors are not left open and unattended *for any reason*.

- 4.5 A Resident must ensure that all Common Areas are left damage free and clean immediately upon completion of the move.
- 4.6 When a Resident moves into the building, the Owner of the Strata Lot moved into must pay a \$150 move-in fee.
- 4.7 A resident, guest, employee, agent, or a member of the owner's family is required, prior to moving any items that may have the potential to damage the interior of the elevator, to have the elevator padding installed.

5. Visitors & Children

Century House is an adult-oriented building. Residents and Visitors with children are requested to respect this objective.

- 5.1 A Resident is liable and responsible for the conduct of his or her Visitors including the children of Visitors, and shall ensure that noise is kept at a level that will not disturb others.
- 5.2 A Resident is liable and responsible for the conduct of any children in his or her care, and shall ensure that noise is kept at a level that will not disturb others.

6. Swimming Pool

- 6.1 Pool hours are from 7:00 a.m. to 11:00 p.m. The hours of 7:00 a.m. to 9:00 a.m. and 9:00 p.m. to 11:00 p.m. are considered quiet hours. Residents who wish to swim during these quiet hours must make as little noise as possible.
- 6.2 Persons under 16 using the pool area must be supervised at all times by an adult.
- 6.3 Glass containers must not be used at or near the pool.
- 6.4 A Building Resident shall not provide Recreation Area Keys, including pool and exercise room keys to any Visitors.

7. Tennis Court

- 7.1 Tennis court hours are from 8:00 a.m. to 10:00 p.m., all year around.
- 7.2 A registration system is located across from Unit #104. Players are permitted to book for 1 hour at a time. Once they have played, they may reserve for a further hour.
- 7.3 Court time is forfeited if two players are not on the court by 10 minutes after the hour.
- 7.4 Visitors must be accompanied by a playing Resident.
- 7.5 Persons under 16 must be accompanied by a playing adult Resident.

- 7.6 Non-marking “court” type shoes only are allowed. Black soled or “jogging” shoes are not permitted.

8. Miscellaneous

- 8.1 A Resident or Visitor must not smoke on Common Property inside the building. Smoking is permitted in the garage.
- 8.2 A Resident or Visitor must not cook or barbecue on Common Property, which includes balconies and patios.
- 8.3 A Resident or Visitor must not hinder or restrict sidewalks, entrances, exits, halls, passageways, stairways and other parts of the Common Property. Hindrance and restriction includes the keeping of a personal items and garbage.
- 8.4 A Resident or Visitor must not wear or use inline skates, skateboards and scooters anywhere on Common Property.
- 8.5 A Resident must not permit any person to play in the garden areas.
- 8.6 A Resident, Visitor or Resident’s Tradesperson must not use Common Property electricity except in the Strata workshop or for temporary use of power tools, vacuuming a vehicle or charging a battery.
- 8.7 A Resident must not erect or display or permit to be erected or displayed any signs, fences, billboards, placards, advertising, notices or other fixtures of any kind on the Common Property, unless authorized by the Council. This shall include exterior painting and the addition of wood, ironwork, concrete or other materials. Real Estate signs may be displayed on Common Property, in the location designated by the Strata Corporation, on those days that the suite for sale has an open house.
- 8.8 A Resident may post notices on the designated bulletin board, subject to being removed if posted for longer than one week. All notices must include the name, suite number or telephone number of the Resident.
- 8.9 A Resident must ensure that all entrance doors to the Resident’s own Strata Lot are kept closed.
- 8.10 A Resident must not display or erect fixtures, poles, trellises, clotheslines, racks, storage sheds and similar structures on Limited Common Property, Common Property or land that is a Common Asset. The placing of items on the balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories.
- 8.11 Despite Bylaw 9.4, a Resident may perform renovations on the first Saturday of the month from 10:00 a.m. to 5:00 p.m., or as otherwise specified by Council.

- 8.12 A Resident must not permit a Real Estate Agent or Tradesperson to attach to the building a “lock box” containing a building entrance key.
- 8.13 Use of the laundry machines and exercise equipment is limited to Occupants of the building and Visitors staying with them.
- 8.14 The Strata Corporation may charge Residents for use of the laundry machines at rates set by the Strata Corporation from time to time.
- 8.15 No Yard or Garage Sales will be permitted on Strata Corporation Common Property.

- Rules ratified – April 21, 2005 AGM
- Rule 6.4 ratified as amended – April 20, 2006 AGM
- Rule 4.6 amended September 27, 2007 Council Meeting – ratified May 15, 2008 AGM
- Rule 4.7 added February 8, 2010 Council Meeting – ratified at April 27, 2011 AGM