

# **Strata Corporation EPS5579**

## **“PRIME ON THE PLAZA”**

### **RULES**

**SECTION A** - Contains some general Rules and information to assist the reader with the terminology and understanding of the Rules.

**SECTION B** - Outlines the various amenities and additional Rules which pertain specifically to each amenity **and should be read in conjunction with all the Rules in “Section A”**.

**IMPORTANT:** If you have any issues, concerns or are unsure about the interpretation of a “Rule” please contact the Concierge who will either resolve your request or refer to the appropriate person.

## **SECTION A**

1. A “**Resident**” is either an Owner of a Strata Lot or the Tenant who rents from the Owner.
2. An “**Owner**” is the name registered on the Strata Lot title.
3. A “**Tenant**” rents/leases from the Owner.
4. “**Common Property**” is comprised of the Amenities (see Rule #7) plus all other areas within the Prime On The Plaza complex with the only exceptions being the Strata Lots registered to Owners.
5. The “**Strata Corporation**” is an entity whose main assets are comprised of the Common Property (See Rule #4) including all furniture, fixtures and equipment therein. The Strata Corporation is owned by the Strata Lot Owners.
6. The “**Strata Council**” is made up of representatives elected by the Owners to serve as the governing body of the “Strata Corporation”.
7. An “**Amenity**” is the for the use of the residents and their guests. They are listed under **Section B** and are specifically:

AMENITIES & ROOMS	LOCATION
Meeting Room - Main Lobby Area	1st floor - Lobby
Entertainment rooms - Dining 1 & 2	2nd floor
Exercise Room (Gym)	3rd floor
Wellness yoga studio	3rd floor
Massage room	3rd floor
Sauna & steam room	3rd floor
Study room	4th floor
Business center	4th floor
Music Room	4th floor
Meeting/Group Study Room	4th floor
Kids Play Area	5th floor
Dining 3 & 4	38 <sup>th</sup> floor (entertainment rooms)
Podium & Rooftop Garden	38 <sup>th</sup> floor (entertainment rooms)

8. **“Strata Agent”** is the representative of the management company hired by the Strata Corporation to oversee and manage/assist with the functionality of the Prime On The Plaza complex.
9. **“Concierge”** is hired by the Strata Corporation to attend to the daily operational duties of the Prime On The Plaza complex and among other things manage each Amenity, attend to the concerns/requests of the Residents and report as required to the Strata Agent.
10. Only an Owner or a Tenant with the authorization of the Owner can book an amenity. Please contact the Concierge for details.
11. Commercial activity is not permitted in any of the amenities.
12. Pets are not permitted in any of the amenity areas nor the grass area(s) within the Common Property.
13. For the hours of operation of an Amenity please refer to the respective amenity under **Section B**.
14. “Exclusive use” means booked by a Resident for their use only and is required for the **Entertainment rooms, Music Room and Meeting Rooms**. No booking is required for the **Exercise room, Yoga room, Steam room and Sauna**. Prior booking arrangements must be made with the Concierge and must be booked by the Owner of a strata lot or in the case of a Tenant with the written consent of the Owner. A refundable damage deposit may be required. Please note the booking of multiple amenities will still require the applicable damage deposit for each.

**IMPORTANT:** Please read the Rules under the respective Amenity in Section B **in conjunction** with the Rules under Section A.

15. Any damages to the Common Property will be the ultimate responsibility of the Resident.
16. **Damage Deposit Refund** - The Concierge will inspect the relevant facility prior to and after the booked time and make a written report if damage is found. Any assessment made by the Concierge will be for the account of the person making the booking and/or the Owner. Any refund forthcoming will be made within 48 hours after use of the facility pending the Concierge's final inspection and report. Should the refund require the authorization of the Strata Council the refund will not be released until authorization is received. Please note Owners are fully responsible for damage caused to an Amenity or any other Common Property whether incurred by themselves or their Tenants &/or guests. Should the cost of repairs to fix any damage and resulting clean-up exceed the Damage Deposit the Owner will be billed for these costs.
17. To book an Amenity proof of residency and a rental agreement form must be completed and submitted to the Concierge together with the appropriate damage deposit.

**IMPORTANT:** Anyone in violation of a Rule is to be reported to the Concierge with the time and date so proper steps can be taken to resolve the situation. Please note the Violation of any Rule by a resident or guest may be subject to a fine of \$50 per incident and will be the responsibility of the Owner and/or Tenant to pay.
18. All Common Property may be used by Residents and their respective guests.
19. Residents are ultimately responsible for the acts of their guests/visitors using the Common Property. This includes complete liability for any damage, fine, cost or fee due to misuse to the Common Property. All Residents must sign and file with the Strata Corporation a Consent form (designed and approved by the Strata Council from time to time) and provide the required damage deposit before they are entitled to use the amenities.
20. Anyone using the Common Property does so at their own risk. The Strata Corporation is not responsible for any acts, claims, demands, liabilities, loss, damage, injury or expense, including lawyer's fees, which results from use of the Common Property. Security and safety are always the responsibility of the user.
21. Anyone using the Common Property shall take care not to damage the Common Property and ensure it is left in a clean & tidy condition. Also, be considerate of all others, not create excessive noise or unreasonable behaviour and follow any instructions given by the Concierge or Strata Agent.
22. Smoking is prohibited on all Common Property.
23. Any persons fourteen (14) and under must be supervised by an adult at all times. The exceptions being in the **Exercise Room** where no persons sixteen (16) and under are allowed unless accompanied by an adult.
24. Suitable attire must be worn at all times in the Common Property and nudity is prohibited.

25. Clean footwear must be worn at all times in the Common Property. No wet or soiled clothing is allowed.
26. The consumption of alcoholic beverages is not permitted on Common Property with the following exceptions: Dining Room 1 & 2, Dining Room 3 & 4, Podium, Rooftop Garden areas. When booking please let the Concierge know of your intentions regarding the use of liquor.
27. Any person using the Common Property must clean the same immediately after their use. Any cleaning required because of a user's failure to comply with this requirement will be charged for cleaning at \$50 per hour.
28. Anyone booking an Amenity must check in with the Concierge both before and after use. The Concierge will inspect the booked Amenity before & after to determine the condition in which it is left. **Please read Rule #16 above.**
29. The Strata Council representing the Strata Corporation reserves the right to refuse and/or cancel any bookings if the Resident responsible for the booking has any unpaid fees, fines or other arrears.
30. The Strata Council representing the Strata Corporation reserves the right to revoke or suspend the use of any Amenity by anyone who breaks a Rule or behaves inappropriately.

## **SECTION B**

### **Exercise & Yoga Room (3<sup>rd</sup> Floor)**

**Hours for each**

**5:00AM to 11:00PM – Daily**

**Damage Deposit or Fees**

None

**Cancellation/Refund**

N/A

1. The Exercise, Yoga rooms are for the use of Residents only unless otherwise stated in this rule.
2. No one shall make loud noises in the Exercise and Yoga rooms so as to disturb the quiet enjoyment of the users and people in adjacent or near-by Strata Lots. If anyone wishes to listen to music, etc. please use earbuds. The Concierge and Strata Agent are hereby authorized to expel from the Exercise or Yoga rooms anyone who, in the sole opinion of the Strata Agent/Concierge, is in violation of this Rule, other Rules or By-Laws of the Strata Corporation.
3. No one sixteen (16) and under shall be allowed in the Exercise or Yoga Rooms unless accompanied by an adult.
4. The equipment provided in the Exercise and Yoga rooms should be used with care. Users should remember to turn off the equipment after each use.
5. Anyone who enters the Exercise or Yoga rooms to perform exercise activities should be suitably dressed and wearing the appropriate footwear for each Amenity.
6. All personal belongings are to be removed after each use of the Amenity.
7. No food or drinks are allowed with the exception of water which must be in a plastic, vinyl or metal container.
8. Twenty (20) minute limit on the cardiovascular equipment when there are users waiting.
9. Do not bang dumbbell plates together.
10. There will be a maximum of one guest allowed per resident at any given time.
11. All guests for the Exercise or Yoga rooms must sign in with a name and unit number of their host. The Concierge reserves the right to ask guests for identification.
12. The Exercise Room and equipment is to be used at the user's risk. The Strata Corporation will not be responsible for any personal injury.
13. Exercise equipment must be wiped down after use.

## Steam Room, Sauna & Massage Room (3<sup>rd</sup> Floor)

<u>Hours for each:</u>	<u>Damage Deposit or Fees</u>	<u>Cancellation/Refund</u>
<b>5:00AM to 11:00PM – Daily</b>	None	N/A

1. The lockers are available for day use only while using the amenities within the prescribed times. All personal belongings must be removed upon leaving for the day. Overnight use is not permitted.
2. Appropriate swimwear must be worn in the Steam Room and Sauna.
3. For health and safety reasons, it is recommended that persons with heart problems, diabetes, low blood pressure or a tendency to dizzy spells or fainting do not use the Steam Room and Sauna and that all others **limit their use of the Steam Room and Sauna to 10 minutes.**
4. No lotions of any sort are permitted in the Steam Room and Sauna.
5. No paper products such as a newspaper or magazine are permitted in the Steam Room and Sauna,
6. Remove all jewellery when using the steam room and sauna.
7. Persons with any communicable diseases, including but not limited to colds, flu, open sores, nasal or ear discharge, are not permitted to use the Steam Room or Sauna.

## Entertainment Rooms 1 & 2

### Hours:

**9:00AM to 10:00PM – Mon. through Thurs.**

**9:00AM to Midnight – Fri. through Sun.**

### Damage Deposit or Fees

\$200 – Damage Deposit to be paid at time of booking

### Cancellation/Refund

See Section A - Rule #16

1. If the Entertainment area has not been properly cleaned a fee of \$50/Hour may be assessed to cover the cost of a professional cleaning service. This assessment may be in excess of the damage deposit. Please read in conjunction with Section A Rule #16 (Damage Deposit refund) and Rule #8 below.
2. Guests must be accompanied by a Resident when using the facility. The Entertainment area is available for casual use by Residents during times when it is not formally booked. Please advise the Concierge when using casually.
3. Maximum of 2 booking slots per day.
4. No more than 2 bookings per month, maximum 12 bookings per year per strata lot.
5. Bookings cannot be made more than 6 months in advance.
6. No pets are allowed in the Entertainment area.
7. Residents and their guests making excessive noise during the use of the room, could forfeit their entire Damage Deposit.
8. Out of respect for subsequent bookings it is incumbent upon Residents to vacate the room with all clean-up completed to the Concierge's satisfaction before the end of the booking time. Failure to do so will result in forfeiture of the Damage Deposit.
9. There is a \$25.00 user fee (non-refundable) for the booking.
10. Notwithstanding Rule #9 above, each Strata Lot will receive one (1) booking per calendar year at no charge/fee. The damage deposit still applies.
11. Written cancellation of a booking is required and the rental fee will be refundable on the following basis:
  - Up to eight (8) days prior to the first day of reservation – Full refund
  - Up to seven (7) days prior to the first day of reservation – \$50 refund
  - Up to two (2) days prior to the first day of reservation – No refund

**EXCEPTION:** Cancellation for a December booking requires 30 days' notice.

Dining 3 & 4	38th floor
Podium & Rooftop Garden	38th floor

**Hours:**

**9:00AM to 10:00PM – Mon. through Thurs.**

**9:00AM to Midnight – Fri. through Sun.**

**Damage Deposit or Fees**

\$200 – Damage Deposit to be paid at time of booking

**Cancellation/Refund**

See Section A - Rule #16

1. If the Entertainment area has not been properly cleaned a fee of \$50/Hour may be assessed to cover the cost of a professional cleaning service. This assessment may be in excess of the damage deposit. Please read in conjunction with Section A Rule #16 (Damage Deposit refund) and Rule #8 below.
2. Guests must be accompanied by a Resident when using the facility. The Entertainment area is available for casual use by Residents during times when it is not formally booked. Please advise the Concierge when using casually.
3. Maximum of 2 booking slots per day.
4. No more than 2 bookings per month, maximum 12 bookings per year per strata lot.
5. Bookings cannot be made more than 6 months in advance.
6. No pets are allowed in the Entertainment area.
7. Residents and their guests making excessive noise during the use of the room, could forfeit their entire Damage Deposit.
8. Out of respect for subsequent bookings it is incumbent upon Residents to vacate the room with all clean-up completed to the Concierge's satisfaction before the end of the booking time. Failure to do so will result in forfeiture of the Damage Deposit.
9. There is a \$35.00 user fee (non-refundable) for the booking.
10. Notwithstanding Rule #9 above, each Strata Lot will receive one (1) booking per calendar year at no charge/fee. The damage deposit still applies.
11. Written cancellation of a booking is required and the rental fee will be refundable on the following basis:
  - Up to eight (8) days prior to the first day of reservation – Full refund
  - Up to seven (7) days prior to the first day of reservation – \$50 refund
  - Up to two (2) days prior to the first day of reservation – No refund

**EXCEPTION:** Cancellation for a December booking requires 30 days' notice.

12. These amenities are for the use of Residents only in strata lots 298-398.



## **Meeting Room (1<sup>st</sup> Floor), Business Centre (4<sup>th</sup> Floor), Meeting/Group Study Room (4<sup>th</sup> Floor)**

### **Hours:**

**9:00AM to 10:00PM – Daily**

### **Damage Deposit or Fees**

\$200 Damage deposit to be paid at the time of booking

### **Cancellation/Refund**

See Section A – Rule #16

1. Bookings are for a maximum of two (2) hours.
2. The Strata Council will consider bookings greater than two (2) hours, if submitted in writing within two weeks in advance of the booking date.
3. Only clean footwear allowed (no bare feet).
4. If the room has not been properly cleaned a cleaning fee of \$50.00 per hour may be assessed. Please read in conjunction with Section A, Rule #16 (Damage Deposit refund).

## **Music Room (4<sup>th</sup> Floor)**

### **Hours:**

**9:00Am to 10:00PM – Mon. through Thurs.  
9:00AM to Midnight – Fri. through Sun.**

### **Damage Deposit or Fees**

\$200 Damage Deposit to be paid at time of booking

### **Cancellation Policy**

See Section A - Rule #16

1. Maximum booking time of three (3) hours.
2. Children sixteen (16) and under must be supervised by an adult.
3. Users shall turn off all media equipment after use (e.g. DVD player and TV).
4. Users shall clean the rooms and remove all garbage immediately after use.
5. Users shall close and lock doors, windows, lower all blinds and turn off lights before leaving.
6. If the room has not been properly cleaned a cleaning fee of \$50 per hour may be assessed. Please read in conjunction with Section A Rule #16 (Damage Deposit refund).

## **SECTION C**

### **Lobbies, Hallways & All Other Common Areas**

1. Alcohol is not permitted in the Common Property.
2. Commercial activity is not permitted in any of the Common Property.
3. Any holiday decorations shall be removed from all publicly visible areas (including balconies) within two weeks of the holiday in question.
4. Pets must be on a leash at all times when on Common Property, all Residents are responsible for cleaning up after their pets.
5. A maximum of 3 active FOBS will be assigned to studio Strata Lots and 5 maximum to all other Strata Lots unless prior approval has been obtained from the Strata Council. Replacement FOBS can be purchased from the Concierge during their business hours at a cost of \$100 each for remotes and \$50.00 each for non-remote fobs. FOBS will not be sold to Tenants.
6. Walking in hallways wrapped in a towel &/or barefoot is strictly prohibited.
7. No signs, billboards, notices, placards or other advertising matter shall be placed on any part of the Strata Lot or on the Common Property. Signs allowable under Federal, Provincial, or Municipal election regulations shall be permitted **only** with the written approval of the Strata Council.
8. No laundry, washing, clothing, bedding, or other articles shall be hung or displayed from windows, balconies, or other parts of the Strata Lot or the Common Property.
9. No personal items such as doormats, toys, bicycles, walkers, shoes, etc. shall be left or stored on the common property.
10. No Resident, their guest or visitor is to place chairs, tables or other objects on the landscaping that may hinder growth and/or damage plants, bushes, flowers, lights &/or fountains on the Common Property.

### **Balconies, Patios and Roof Top Decks**

Hot tubs, freezers or sheds are not permitted on patios, balconies or roof top decks with the exception of those originally installed by the Developer, unless written approval is obtained from the Strata Council.

During the holiday season, Christmas lights are permitted on balconies or patios and wreaths are permitted to be hung on a Strata Lot's entry door. These decorations are not to go up prior to December 1<sup>st</sup> and must be taken down the month following i.e. by January 15<sup>th</sup>.

## **Storage Lockers**

All Residents are responsible for the cleaning and good appearance of their storage lockers.

## **Motor Vehicles and Parking**

1. A Resident shall park in parking stalls which have been assigned to his/ her Strata Lot. One motor vehicle and one motorcycle may be parked in one parking stall.
2. The parking stalls assigned to a Strata Lot are not permitted to be rented or leased to non-Residents.
3. Motor vehicles are not permitted to be parked in a manner that will reduce the width of the garage roadway or adjacent parking stalls nor the access to stairwells and/or walkways.
4. Parking stalls are not permitted to be used for storage of any items, unless otherwise approved in writing by the Strata Agent.
5. Repairs or adjustments to motor vehicles are not permitted to be carried out in the parking area or on Common Property due to the potential spillage of fluid or contaminants which could cause inconvenience to others and/or damage to property.
6. Oil stains and exhaust pollution stains are the responsibility of the Resident and must be cleaned up. Upon notification by the Strata Agent, Owners shall clean up all stains within seven (7) days. Should such clean up not occur, the Strata Agent will have the stain cleaned up and a minimum clean up charge of \$100.00 will be assessed to the Strata Lot.
7. All motor vehicles and motorcycles in the parking area must display valid license plates or provide a copy to the Concierge. Vehicles not displaying valid license plates must clearly display in the vehicle a copy of valid storage insurance (for a minimum of \$1,000,000.00 liability).
8. A Resident who finds an unauthorized vehicle parked in his/ her assigned parking stall must contact the Concierge or Strata Agent.
9. The speed limit within the common parking area is 10 kilometers per hour.
10. For security protection of property, Residents entering or leaving the parking garage must wait until the security gate has fully closed before proceeding. If more than one vehicle is entering or leaving the parking area, it is the responsibility of the driver of the trailing vehicle to wait until the security gate has fully closed before proceeding.
11. Only operable street legal vehicles can be stored or parked in parking stalls (i.e. no boats, trailer, etc.).
12. No honking or other nuisance noise is to come from the user's vehicle.

**Owners found in violation of the above rules will be subject to a fine of \$50.00.**

**Please report any vehicle that is in violation of the above rules to the Property Manager; please include a description of the vehicle, license plate number, date and time of violation. Vehicles in violation could be towed.**

## **Moving In/Out**

1. A Resident intending to move in or move out shall make an appointment with the Concierge having regard for the convenience of all concerned and noise abatement.
2. A minimum of 72 hours advance notice shall be given to the Concierge about any move in or move out, and full instructions for the operation of a move shall be obtained from the Concierge.
3. Moves are restricted to the hours between 9:00AM through 4:00PM on Mondays to Fridays and between 10:00AM through 4:00PM on Saturdays, except by special arrangement with the Concierge. Moves will be allocated a maximum three (3) hour time slot per move.
4. An elevator without floor mats and wall pads installed to protect the elevator floor and walls shall not be allowed to be used for moving.
5. The moving party shall allocate one person to attend to the lobby door (or back lobby door) at all time, or the moving party shall keep all lobby doors closed and locked when unattended.
6. A Resident is responsible for all moves in or out of their Strata Lot and the cost to repair any damage to Common Property resulting from a move. Any damage occurring because of a move, will be assessed by the Strata Agent along with the moving party and will be charged to the Resident. The Concierge will conduct an inspection before and after the move and will report to the Strata Agent for further assessment if damages occur.
7. A Damage Deposit fee of \$300.00 in cash shall be deposited with the Concierge before a move in or move out can proceed. The deposit will be returned after the move is complete subject to Section A Rule #16.
8. A non-refundable move-in fee of \$200.00 must be paid by the Owner (except the first owner moving into the unit) to the Strata Corporation before a move in can proceed. The \$200.00 move-in fee includes the use of an elevator for move-out purposes as well.
9. All moves in or out shall be through the nearest entrance door.

## **Building Security**

1. No one shall leave open or unlock any outside entrance or exterior and interior fire exit door.
2. Do not allow strangers to enter the building anytime. Do not allow unidentified persons to follow you through the door when you enter. If a person will not identify themselves or show their key-fob, notify the Concierge immediately.
3. Residents should report to the Concierge, Management Company or the police any suspicious person(s) in or around the building.
4. All keys to locks on the Common Property will be made and issued only with the authority of the Strata Council.
5. All fobs lost or stolen shall be reported to the Concierge immediately.
6. No soliciting will be permitted on/in any part of the Common Property under any circumstances.
7. Following a fob audit conducted by the Strata Corporation, any unreported fobs that need to be reactivated after the deadline date set by the Strata Corporation will be subject to a \$25.00 reactivation administration fee for each fob.

## **Bicycles, Rollerblades, Roller-skating & Skateboards**

1. Bicycles must be kept in the designated bicycle storage area located on Level P1. No bicycles are permitted on Common Property, Strata Lots, balconies or patios. The underground parking area is to be utilized for entry to and from the Bicycle storage locker to 13<sup>th</sup> Street.
2. Bicycles found on Common Property outside of the designated storage rooms will be removed and impounded. Bicycles not claimed after 30 days may be sold at the Strata Corporation's discretion. A fine of \$50.00 will be paid to the Strata Corporation for the return of an impounded bicycle.
3. Skateboarding, rollerblading or roller skating is not permitted on any Common Property of the Prime On The Plaza Complex.

## **Storage**

1. No part of the Common Property except areas designated by the Strata Corporation will be used for storage without the prior written consent of the Strata Council.
2. A Resident shall not leave or store personal items, including without limitation, toys, bicycles, door mats or walkers, etc. in any hallway, walkway, lobby or landing at any time because such items detract from the overall appearance of the Common Property and Building and pose a safety hazard and breach the fire code. No part of the Common Property, except areas designated by the Strata Corporation, will be used for storage without the prior written consent of the Strata Council.

## **Garbage Room**

1. Garbage and recycling is to be disposed of properly by using utilizing the receptacles found in the garbage room.
2. Ordinary household refuse and garbage is to be removed from each Strata Lot by the Resident and deposited in the garbage receptacles provided for that purpose. Any materials other than ordinary household refuse and garbage such as discarded furniture, etc. is the sole responsibility of the Resident who will remove such items from the Prime On The Plaza complex at the their expense.
3. All garbage shall be properly bagged and securely tied in plastic bags before being placed in the garbage compactor. Empty cardboard boxes are to be collapsed before they are placed into the recycling container specifically for cardboard.
4. All recycling must be disposed into the correct recycling bins.
5. Litter and garbage which is spilled or dropped anywhere on Common Property will be the responsibility of the Resident and must be tidied up as soon as possible.
6. At no time will rubbish, garbage, boxes, packing cases, batteries, fenders or the like be left in parkade doorways or any other part of the Common Property.
7. No garbage is to be thrown, left and/or deposited anywhere on Common Property which includes stairwells and fire exits.
8. Any unwanted furniture, materials, junk or garbage left openly in the garbage room or any Common Property is subject to a disposal fee of a minimum of \$150, as well as an applicable fine.

## **Bicycle Storage Lockers**

1. Bicycles must be kept in designated storage lockers. **Please read Rule #1 under Bicycles, Rollerblades, Roller-Skating and Skateboards.**
2. The Strata Corporation assumes no responsibility for bicycles stored in any of the designated bicycle storage locker and bicycle racks.

## **Visitor's Parking**

1. Visitor parking in the designated EPS5579 visitor's parking lot shall be on a first come, first serve basis.
2. Parking permits issued by the Strata Corporation must be placed on the dashboard or hung on the rearview mirror of the visiting motor vehicle with the pass number visible.

3. The visitor parking spaces are intended for the exclusive use of individuals who are visiting a Resident of EPS5579, or by tradespeople who are providing a service to a Resident or the Strata Corporation. Any other use including use by the Resident contravenes this Bylaw.
4. Visitors will not park a motor home, trailer, tractor, boat or equipment of any kind in a visitor parking space.
5. Visitor's pets must not be left in vehicles at any time and must be leashed at all times while on Common Property.
6. Visitor parking shall be limited to a maximum duration of 18 hours unless prior approval is arranged with the Concierge. Under no circumstances may a motor vehicle make use of visitor parking for more than seven (7) consecutive days or portion thereof without an extended visitor parking pass. Furthermore, no motor vehicle may make use of visitor's parking for more than fourteen (14) days or portion thereof in a calendar month.
7. An extended visitor parking pass may be obtained from the Concierge on a space available basis. Extended visitor's parking passes are provided at the sole discretion of Strata Council. The strata lot's parking permit must be displayed in addition to the extended parking permit at all times.
8. No overnight parking is permitted in the visitor's parking area i.e. from **12:00 a.m. (Midnight) through 6:00 a.m.** daily. Any visitor that requires to be parked between the hours of **12:00 a.m. (Midnight) through 6:00 a.m.** will require a special permit which will be given by the Concierge. Any vehicle parked in the visitor's parking during these times will be towed immediately without further notice at the vehicle owner's risk and expense.
9. Residents who abuse their visitor's parking privileges will have these privileges revoked for a period of ninety (90) days on first offence and for one (1) year for each subsequent offence.
10. Vehicles not permitted in visitor's parking will be towed at the vehicle owner's expense.
11. All vehicles parked in the visitor's parking stalls shall be solely at the risk of the vehicle owner. The Strata Corporation is not responsible for any loss or damage.
12. The Concierge has a limited supply of "temporary" parking passes that may be borrowed on a first come first serve basis. Passes may not be reserved in advance and can only be borrowed at the time of the guest's arrival and returned upon their departure the same day. The parking use of these permits is dependent upon availability of a Visitor Parking Stall. – please refer to Rules #1 and #8.

## **Deliveries**

1. Deliveries are permitted daily from 8:00AM through 9:00PM to ensure that elevator pads are placed accordingly.
2. Any Resident that has deliveries at other times are advised to submit a written request to the Strata Agent for approval so that the elevator pads will be placed accordingly.

3. Elevator pads are required to be placed for all deliveries.
4. A minimum of 72 hours advance notice shall be given to the Concierge to book the elevator for any deliveries to ensure that the floor mats, wall pads, and elevator pads are installed accordingly.