



STRATA PLAN EPS 2215 CONNECT

RULES

NOTICE TO ALL RESIDENTS

STRATA PLAN EPS 2215 - CONNECT NEW RULES



Dear Residents:

You are kindly referred to the enclosed Rules as recently approved by your Strata Council, EPS 2215, Connect at the March 16, 2015, council meeting.

These rules were produced to govern the use, safety and condition of the common property and common assets.

Please be advised that the attached Rules are in effect immediately. In accordance with the *Strata Property Act*, rules must be ratified by a majority vote at a general meeting, otherwise they cease to have effect at the first Annual General Meeting held after the rules were made.

Residents are kindly asked to ensure that at all times the enclosed Rules are followed.

Any infractions must be reported to the Strata Council via the Property Manager in writing so they can be addressed professionally and appropriately pursuant to the *Strata Property Act*.

Your Strata Council believes that the enclosed Rules will only ensure that property value within the building is upheld and maintained, and will also make Connect a more enjoyable place to reside.

Once again, your Strata Council thanks you for your review and adherence to the enclosed.

CONNECT STRATA PLAN EPS 2215

APPROVED RULES

Please remember that as a strata lot owner, each of you have a vested interest in properly maintaining the common areas which includes the Amenity Room, Exercise Room, underground parking, landscaped areas, road and virtually all areas not within the confines of your suite.

To protect your investment, the philosophy of taking responsibility for the use, safety and condition of the common property is conveyed in the Rules that follow. Any consent, approval or permission given under these Rules must be given by the Strata Council, or the managing agent acting upon the instructions of the Strata Council, and must be in writing.

Any reference in the Rules to "Owners" applies to all residents.

SECURITY

1. **Overhead Gate** to underground parking in P1: To help prevent unauthorized entry to the building, all drivers must wait until the gate is closed behind their car before proceeding to their parking stall. The drivers in any subsequent cars must wait until the gate is starting to close before pressing the garage button on their key fob to re-open the gate. This indicates to the preceding driver that the following driver is a resident of Connect.
2. **Entrance Door:** When entering through the front entrance, do not allow followers into the building unless they are known to you.
3. **Restricted Common Areas:** No owner or visitor is permitted in any part of the restricted common areas of the building such as the roof, electrical rooms, mechanical rooms and locked rooms other than their own, except with the express permission of the Strata Council.
4. **Guests in Amenity Room:** For security reasons, all guests to the Amenity Room must be met at the entrance door. At no time is the entrance door to be propped open allowing unrestricted access to the building.
5. **Moves In/Out:** During a move into or out of the building, a resident must not leave the front entrance doors unattended. Also, vehicles used for moving purposes and parked in front of the building must be removed from the front area as soon as the move has been completed.
6. **Solicitations:** Solicitation is not permitted anywhere in or about the building or common property for any cause, except as required by the Election Act (Canada) and similar provincial registration.

PARKING

1. A resident owner shall use the parking space(s) which have been specifically assigned to the strata lot. Owners shall not park on the common property.
2. The underground parking area is for the sole use of permanent residents of Connect. Visitors shall adhere to the Visitor Parking rules listed below.
3. Parking spaces assigned to a strata lot shall not be rented or leased to non-residents.
4. No other motor vehicle, bicycles, trailer, boat, equipment or items of any kind shall be parked or placed on any common property without the prior written approval of the Strata Council.
5. No vehicle shall be parked in a manner which reduces the width of your neighbour's parking space.
6. Excessive speeds and dangerous driving are prohibited in all the parking areas. The speed limit is 10 km/hr in the common areas and will be strictly enforced.
7. No person(s) is/are allowed to camp overnight in any type of vehicle in common areas.
8. No vehicle shall be parked in the loading zone in front of the building for a period longer than the time reasonably required for the loading or unloading of the vehicle.
9. Any vehicle, trailer, boat or equipment parked in contravention of the foregoing will be removed at its owner's sole risk and expense.
10. A resident must not store an uninsured vehicle on the common, limited common property, or on land that is a common asset.
11. A resident storing a vehicle must provide proof of valid insurance to the strata corporation on the commencement date of the storage, and also be displayed on the vehicle.
12. Only one vehicle may park in a designated parking space. In addition to one vehicle, a motorcycle may also be parked in a designated parking space, so long as it does not allow the accompanying vehicle to protrude beyond the parking space boundaries.
13. A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds), or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical parts.

VISITOR PARKING

1. No owner may permit a vehicle to drip excessive oil or gasoline on the common property or limited common property. An owner, whose vehicle is dripping excessive oil or gasoline must immediately remove and repair the vehicle and the owner must pay the cost of clean up of the common property in addition to any fine. This rule also applies to visitors of residents parking in the Visitors Parking spaces.

2. No basket carts, or shopping carts, from stores are permitted in the underground parking area, passageways, locker rooms or any other common property space. This is against the Fire Department Standards and could result in a fine levied against the Strata Corporation. Violators will be fined.
3. Bicycles brought in to common areas must be clean and dry.
4. The existing laminated visitor parking passes will be void after the customized passes are issued to each unit on a scheduled date.
5. Each unit will be issued one customized visitor parking pass without a charge. The cost for a replacement is \$100.00.
6. An Owner, resident is allowed to rent for extra passes when necessary by paying a refundable deposit \$100.00.
7. Visitor parking pass has to be displayed at all times. Failure to display a visitor parking pass may result in towing without notice.

MOVES IN AND/OR OUT

1. Owners are required to contact the site manager to arrange for a move. The site manager will arrange to lock off the elevator and hang the protective coverings in the elevator.
2. Owners are required to give the site manager a minimum of one week's notice of a move. If this does not occur and an owner gives less than one week's notice, or does not give notice, the owner is subject to a \$50.00 fine.
3. There will be a \$100.00 moving fee payable to the Strata Corporation EPS 2215, Connect care of FirstService Residential. This fee will be used towards repairing any damage caused by the moves. Any damage to the front lobby or passageways in excess of the \$100.00 fee will be assessed to the strata lot and/or billed to the owner responsible. The moving fee does not apply to first-time buyers who purchased from the developer. All other rules do apply to these new owners/residents.
4. When selling a strata lot, owners must make the new incoming owners aware of the Connect Rule regarding Moves in and/or Out rule # 3 pertaining to a \$100 moving fee to cover damages. Failure to do so will result in a fine.
5. The hours that the site manager is available for moves is between 8:00 a.m. and 4:00 p.m. Monday to Friday. Any owners that wish to move outside of these hours will be subject to a \$25 / hour charge. This charge is the Strata Corporation's cost to have a staff member onsite during the after hours time. This fee will be payable to the Strata Corporation EPS 2215, Connect care of FirstService Residential.
6. Owners are to pay due care and attention to the elevator, surrounding walls, carpets and doors when moving furniture.
7. Residents are directly responsible for moving personnel and/or friends/relatives who are assisting with their move. All must adhere to the Bylaws and Rules of the Strata

Corporation. At no time should the front entrance doors be left unattended. Any violations may result in fines to the resident.

EXERCISE ROOM

The Exercise Room is for the exclusive use of residents and their invited guests. In the interests of safety and enjoyment, the following Rules have been prepared and must be adhered to at all times:

1. Use of the facilities is for the residents of Connect and their guests only. Guests must be accompanied by the owner or resident at all times.
2. No person(s) under the age of sixteen (16) years may use the Exercise Room, unless accompanied by an adult.
3. The privacy and enjoyment of others using these facilities must be respected at all times.
4. No animals are permitted in these facilities.
5. Any and all accidents must be reported immediately to the site manager or to the Managing Agent.
6. Any person(s) causing damage to the facilities must immediately report such damage(s) to the site manager or Managing Agent.
7. Any person(s) noting a breach of these Rules, or abuse of the area, is to immediately report the incident to the site manager or Managing Agent. Any breach of the above Rules may be subject to fine(s) being levied against their strata lot in accordance with the Strata Corporation's Bylaws and/or the removal of privileges regarding use of the facilities. Additional charges may be levied for the repair or replacement of equipment that shows evidence of willful damage.
8. No food or alcoholic beverages are permitted in the Exercise Room.
9. After using the equipment, it must be wiped down.

ANY PERSON(S) USING THESE FACILITIES DO SO AT THEIR OWN RISK, AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENT FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THESE FACILITIES.

AMENITY ROOM

In compliance with the Rules adopted by the Strata Corporation, the following Rules and Procedures apply to the Amenity Room:

CONDITIONAL USE

1. Use of the Amenity Room is for **OWNERS/RESIDENTS** of EPS 2215, Connect **AND THEIR GUESTS ONLY**.

2. Guests of residents using these facilities must **AT ALL TIMES** be accompanied by the residents.
3. A \$100.00 refundable CASH deposit is required of residents for each booking of a **PRIVATE FUNCTION** and is due and payable at the time of booking. The deposit is to be submitted to the site manager and will be refunded when the room, equipment and contents are left in a clean and undamaged condition.
4. In addition to the cash deposit, a non-refundable rental fee of **fifty dollars (\$50.00)** per day (payable by cash) is to be submitted to the site manager.
5. All bookings of the Amenity Room must have prior approval and must be made with the site manager during regular business hours, i.e., 8:00 a.m. – 4:00 p.m. Monday to Friday.
6. Bookings made for events held by the Strata Corporation and/or Strata Council meetings do not require a deposit or rental fee.
7. No pets or animals are permitted in the Amenity Room, under any circumstances.
8. No person(s) under the age of 16 years may use the Amenity Room unless accompanied by an adult at all times.
9. The Amenity Room hours are: Sunday through Thursday between the hours of 9:00 a.m. and 10:00 p.m. and Fridays and Saturdays from 9:00 a.m. to 1:00 a.m. Thursdays before a holiday Friday, and Sundays before a holiday Monday, the common room will close at 1:00 a.m.

SECURITY

10. For security reasons, all guests must be met at the entrance door. AT NO TIME is the ENTRANCE DOOR to be propped open allowing unrestricted access to the building.
11. Sound reproduction is allowed within reason. Owners/residents are reminded that there are adjoining homes to the Amenity Room and the owners/residents of those homes are entitled to quiet enjoyment.

EQUIPMENT USAGE/DAMAGE

12. Any and all Amenity Room equipment (including tables, chairs, coffee urn, etc.) **USED FOR PRIVATE FUNCTIONS** by individual residents is not to be removed from the Amenity Room and taken outdoors, nor is it to be borrowed for private purposes.
13. Persons either causing damage or noting damage to the Amenity Room facilities, furnishings and/or equipment therein shall immediately report such damage to the site manager (who in turn is to report this to the Managing Agent) or directly to the Managing Agent.
14. Those using tape on the walls do so at their own risk. Should paint damage occur, those causing the damage must either repair it or be assessed accordingly for it to be repaired by the Strata Corporation. Repair inspection is at the discretion of the Strata Council.

15. Anyone found to deface, destroy or otherwise ruin any Strata property is liable for the damage(s) and/or loss of common room privileges and/or a fine.

CLEAN-UP

16. Following ALL events, whether for the entire Strata Corporation or for private functions held by individual residents, the Amenity Room is to be returned to the condition in which it was found and ready for the next users. Furniture and equipment are to be returned to their original positions. All garbage is to be removed from the Amenity Room; and the carpet is to be vacuumed.

PROCEDURE REGARDING DAMAGE DEPOSIT REFUND

17. Both prior to, and after a booked event, the site manager will inspect the Amenity Room in the presence of the booking applicant to determine the condition of the Room, equipment and contents.
18. After the end-of-event inspection, the decision as to whether to return the \$100.00 deposit refund, in whole or in part, or whether the levying of any additional assessment is necessary, will be at the discretion of the site manager and/or the Strata Council. Damage and the ultimate repairs will be at the sole discretion of the Strata Council.
19. The procedure for refunding the \$100.00 deposit will be as follows:
 - Following a SATISFACTORY end-of-event inspection whereby it is determined that no damage has occurred and that the foregoing clean-up criteria has been met, the site manager will immediately return the CASH \$100.00 deposit in full.
 - Following an UNSATISFACTORY end-of-event inspection, the \$100.00 CASH deposit will be retained until such time as is necessary and appropriate to ascertain the funds needed for required repairs, replacement or clean-up time. If no liability value is deemed to be in excess of the \$100.00 CASH deposit, the applicant will be assessed for any overage of this deposit

PATIOS/DECKS

1. No items other than what is permitted by the Rules shall be kept on patios, balconies or common property, unless express permission by Council has been granted. If items are kept in violation of the Rules, and are not removed within 10 days after formal notification, fines will be assessed.
2. Items which **ARE** acceptable and **MAY** be kept on a patio or balcony are:
 - gas or electric barbecues
 - patio style furniture (no upholstered living room sofas, chairs, bookcases, etc.)
3. Samples of items which **ARE NOT** acceptable, and may **NOT** be kept on a patio or balcony are:
 - freezers
 - clothes lines/racks
 - storage units or items (unless with written approval given by Council)
 - sports equipment such as skis, exercise machines, dart boards, punching bags, weights, etc.
 - lighting other than which was installed as an original permanent fixture, i.e. no torches, Christmas lights before December 1st or after January 31st, no strings of patio lanterns
 - free standing trellises
 - anything that is considered gaudy or obtrusive by Council, e.g., no statues, pink flamingos or like decorations
 - birdfeeders, or dog/cat houses. Animals are not to be housed on patios or balconies
 - cleaning supplies such as mops, garbage cans/bags
 - storage of empty boxes, cans, bottles, tires or general refuse.

4. **Planters on Patios**

Residents are permitted to have planters and flower boxes on their patios with the following instructions:

- (a) Small shrubs and flowers are permitted; no vegetable gardens are allowed.
- (b) No plantings shall be made that attach themselves to the building areas, such as ivy.
- (c) The planters and flower boxes must be on the patio, not the common area around them. Any planters/flower boxes must be in appropriate containers on balconies.
- (d) Residents are responsible for keeping these planters and flower boxes neat and tidy in appearance at all times year-round, and must have trays below them to catch water run-off.
- (e) Planters and flower boxes must be of a neutral color.

5. Cleaning of Patios/Balconies

- (a) Cleaning of the patio or balcony decks should be done in the same manner as would be used to clean any floor surface inside the strata unit, i.e., no water is permitted to be poured over the edge of the balcony decks. Any water, soap, or other debris allowed over the balcony may result in the defacement of the exterior of the building and/or other common areas including the decks immediately below your unit.
- (b) Any defacement of the exterior of the building and/or other common areas attributable to improper draining of liquid material from balcony will result in fines assessed to the violator in accordance with the Bylaws. In addition, the violator may be assessed additional charges for any work or material needed to clean the common area affected.

6. Exterior Appearance

- (a) No resident shall change the current window treatments that are visible from the exterior of the building.
- (b) The *Strata Property Act* requires that all exterior alterations must receive prior approval of the Strata Council in writing. This includes attaching anything to the building or common areas.

PETS

- 1. All pets must be leashed to a maximum of six (6) feet when on the common property. All animals must not be tethered unattended.
- 2. All roaming or unattended pets will be handed over to the City of Surrey.
- 3. No pet shall be permitted to urinate or defecate or otherwise foul the common property. In the event that an owner's pet so fouls the common property, the owner shall immediately and completely remove the offending waste from the common property and dispose of it in a waste container or by some other sanitary means. In addition, any soiling, or marks or discoloration of Common Property caused by a pet fouling an area, is to be cleaned and put back to its former condition.
- 4. Owners must take responsibility for the repair of any damage caused by their pet(s) to the common property. Failing prompt repair action by the owner, the Strata Council will affect such repairs by contracted services and invoice the pet owner.
- 5. Owners must not feed nuisance birds such as pigeons, seagulls, crows and starlings, nor feed squirrels, rodents or other animals on the common property.
- 6. Owners must ensure that their pet(s) are kept quiet, under reasonable control, clean, and not a nuisance to other residents

GARBAGE/REYCLING

1. No refuse, garbage or empty beverage containers may be kept or stored in corridors or common areas or on strata lot patios or balconies.
2. No area of common property or any limited common property shall be used for the personal erection, placing or maintenance of incinerators, or garbage disposal equipment, recreation or athletic equipment, fencing or gardens.
3. Recycle bins should be properly used whenever possible. All residents should take the time to familiarize themselves with the materials acceptable for recycling in each designated bin, i.e., cardboard, mixed paper, newsprint, and mixed containers. If there is any uncertainty about how to use the recycle bins, please ask the site manager for instructions.

GENERAL

1. No owner shall use any part of the common property for storage except as permitted in writing by the Council. No owner shall keep floor mats, furniture, shoes, strollers, plants, etc., outside their door in the hallways.
2. Bicycles locked or unlocked will not be kept in any common areas, hallways or lobby area except in areas specifically designated. Bicycles taken through any common areas must be clean and dry.
3. Each owner and/or resident shall endeavor to avoid damaging the plumbing and/or electrical systems of the building. Any damage to any of these systems caused by the wrongful act(s) or neglect of any owner or guest, shall be repaired at the expense of such owner and/or resident. No owner and/or resident shall permit a condition to exist within his/her strata lot which will result in wasting, or excessive consumption of, the cold or hot water supply.
4. No owner and/or resident shall:
 - do anything, or permit anything to be done, that will increase the risk of fire or the rate of fire insurance on the building of any part thereof, or
 - do anything, or permit anything to be done, that is contrary to any of the provisions, rules or ordinances of any statute or municipal bylaw.
5. The sidewalks, walkways, passages and driveways of the common property shall not be obstructed or used for any purpose other than entering or exiting from the building, the strata lots and parking areas within the common property. No access doors or common area doors are to be propped open or left in an unlocked position at any time.
6. All garbage shall be plastic bagged and tied before depositing. Any materials other than household refuse and garbage shall be removed from the strata plan by, or at the expense of, the individual owner/resident.

7. No owners of a strata lot, or their guests, shall do anything on common property likely to damage the plants, bushes, flowers or lawns; and shall not place objects on the lawns so as to damage them or prevent their reasonable growth.
8. Realtors are not allowed to have lock boxes attached to the common area.

CHRISTMAS DECORATIONS

1. Keep Christmas lights up other than after November 30th of the year approaching Christmas and must remove them before January 31st of the year following Christmas.
2. Live Christmas trees are not permitted on the common property or in a strata lot.