

STRATA PLAN EPS1235 – THE VERSATILE BUILDING

RULES AND REGULATIONS

RESIDENTIAL SECTION

1. RULE - MOVE IN/OUT

- a. Any change in a unit occupancy will result in one move in, and one move out;
- b. A non-refundable fee will be charged for every move in, and every move out, as per following schedule:

Move Type	Move Time	Fee	Fee
		First 4 hours	Each additional hour or portion
Unfurnished suite	Mon-Sun 9:00 am - 8:00 pm (no statutory holidays)	\$200	\$50
Fully furnished suite	Mon-Sun 9:00 am - 8:00 pm	\$75	

- c. A refundable Damage Deposit of \$250.00 is required for a move in/out from an unfurnished suite and it is payable on the day of the move. If there is no damage at the end of the move, the security deposit will be returned to the Owner the same day;
- d. A Damage Deposit is not required for moves in/out from a fully furnished suite;
- e. All moves are to be scheduled through the Property Manager, at least **two weeks** (effective August 1, 2018) in advance;
- f. Moves are permitted only between 9:00 am and 8:00 pm. Moves in/out of an unfurnished suite are not permitted on statutory holidays;
- g. If a move is booked, residents must provide 48 hours if the move is to be rescheduled, otherwise they will be charged the \$200 fee and charged an addition \$200 fee for the rescheduled date;
- h. Occupants moving in/out of a fully furnished suite are expected to carry in/out of the suite only their personal effects (suitcases, and/or 2-3 small boxes per person), and no furniture. In case of any dispute, the move in/out fee shall be assessed against the strata lot;
- i. Owners must advise the Property Manager in advance of a move in/out from a fully furnished rental unit and Form K is required with the change of each tenant;
- j. Only the Front Lobby Entrance (on 3rd Street) will be used for a move;
- k. To avoid damage to the elevator systems, the elevator doors must not be kept open, except by key locking procedure;
- l. The elevator must not be locked off except during loading and unloading the elevator.

(Ratified at AGM October 18, 2018)

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2. RULE - FURNITURE MOVE IN/OUT

- a. A furniture move is any situation where an item is brought in, or taken out of a unit, and the item cannot be easily carried by one person, or it does not easily fit through the doors of the building, elevator or unit;
- b. A minimum of 72 hours’ notice is required to be given to the Property Manager before a furniture move;
- c. A non-refundable fee will be charged for any furniture move of two or more pieces of furniture, including furniture move for staging a unit, as per following schedule:
- d. Furniture moves are permitted only between 9:00am and 8:00pm;

Move time	Fee
Mon-Sun 9:00 am - 8:00 pm	\$50 per each hour or portion

- e. Only the Front Lobby Entrance will be used for a furniture move;
- f. To avoid damage to the elevator systems, the elevator doors must not be kept open, except by key locking procedure;
- g. The elevator must not be locked off except during loading and unloading the elevator.

(Amended at Executive Meeting – Residential on February 20, 2019)

3. RULE - VISITOR PARKING

- a. The Visitor Parking is for Residential guests only.
- b. No Residents are allowed to park in Visitor Parking.
- c. No visitors are allowed to use the Visitor Parking for more than five (5) hours per day between 9:00 a.m. and 9:00 p.m.
- d. No visitor can park in the Visitor Parking for more than three (3) consecutive days.
- e. Guests using the Residential Visitor Parking must display the yellow Visitor Parking hang tag, or risk getting towed.
- f. Only one Visitor Parking pass per unit is allowed. Replacement fee is \$50.

(Amended at Executive Meeting – Residential on February 20, 2019)

4. RULE - BARBECUING

- a. Barbecuing is permitted only with the use of electric, natural gas or propane fired barbecue. Charcoal type barbecues and burning off grease residue are strictly prohibited.
- b. The use of hydrocarbon started is forbidden.
- c. Outdoor cooking is permitted providing that the practice does not comprise a fire hazard or create a nuisance for other residents and must be attended at all times while switched on.
- d. Barbecue must be placed from at least 50 cm from the wooden wall of the building and 50 cm from the edge of the balcony or patio.
- e. Barbecuing is not permitted between 10:00p.m. and 8:00am.

(Ratified at AGM October 24, 2016)

5. RULE – BUILDING ACCESS

- a. Cost for a new key fob is \$75.

(Added at Executive Meeting – Residential on February 20, 2019)

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COMMERCIAL SECTION

1. **RULE - CUSTOMER PARKING**

- a) Stall # 1 (30-minute stall) and Stall #2 - #5 (2 hour stalls)
- b) The Commercial Customer Parking stalls are for The Versatile Building commercial **clients / customers** only.
- c) Owners, tenants or their employees are not permitted to park in Commercial Customer parking at any time.
- d) Trades for commercial units may **not** park in Commercial Visitor parking stalls at any time.
- e) Overnight parking in the Commercial Customer parking stalls is not permitted.
- f) The handicapped stalls may only be used by those displaying a valid handicapped hang tag. All others will be towed.
- g) The Commercial Customer parking will be strictly enforced and monitored 24/7 by a towing company of the Strata Corporation's choice; their phone number and impound lot address will be prominently displayed.
- h) Any vehicle found in violation of these rules may be towed, and all costs will be at the expense of the owner of the unauthorized vehicle.

(Ratified at AGM October 24, 2016)

STRATA CORPORATION SECTION

1. **RULE – HOSE BIBS in Common Areas**

- a) Hose bibs in common areas are not allowed for use by residential owners, tenants, guests or contractors; or commercial owners, tenants, their employees, or contractors for any purpose unless authorized by the Strata Corporation Executive unless noted for a specific use such as the Bike Wash Station in the Parkade.

2. **RULE - ELECTRICAL OUTLETS IN PARAKDES or Common Areas**

- (a) Residential owners, Commercial owners and or their tenants, guests, employees or contractors may not use electrical outlets in parkade for any purpose, including to charge electric vehicles of any type unless authorized by the Strata Corporation executive.

(Ratified at AGM October 23, 2017)