

ESPRIT CITY CLUB

Exclusively for Residents and Guests of COOPERS QUAY:
COOPERS LOOKOUT, COOPERS POINTE, FLAGSHIP &
MARINER

RULES



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ESPRIT CITY CLUBExercise your options!

ENJOY EXCLUSIVE MEMBERSHIP



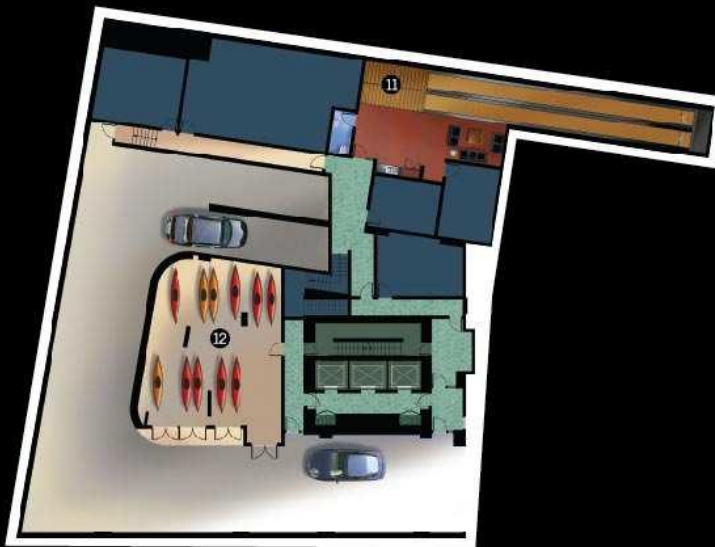
- 01. 60' Indoor Swimming Pool and Whirlpool
- 02. Steam Room and Sauna
- 03. Men's and Women's Change Rooms
- 04. Fully Equipped Fitness Room

ALL ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION OF THE PROJECT.



- 05. Billiards and Sports Lounge
- 06. Multi-Purpose Room with Kitchen
- 07. Hollywood-Style Screening Room
- 08. Esprit Lounge
- 09. Massage and Spa Room
- 10. Yoga/Pilates Studio

ALL ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION OF THE PROJECT.



- 11. 2 Lane 10 Pin Bowling Alley with Lounge
- 12. Fleet of Kayaks

ALL ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION OF THE PROJECT.

ESPRIT CITY CLUB CONTACT

ADDRESS: 33 Smithe Street Vancouver. V6B 0B5

PHONE: 604-899-9497

EMAIL: espritcityclub@ranchogroup.com

WEB: <https://www.rservice.ca> (Strata RService)

(RService is a convenient online tool for residents [owners and residents] to book Esprit City Club amenities)

WELCOME to ESPRIT CITY CLUB

The Strata Corporation and Esprit City Club Management invite you to enjoy the premium facilities of Esprit City Club.

Please review the regularly updated Facility Notices and Rules that are posted on the Esprit City Club Bulletin and Notice Boards.

The Notices and Rules are intended to help everyone **enjoy the safe use** of the Club facilities. **Your cooperation is recognized and sincerely appreciated.**

Please contact the Club Concierge with any questions about the use of the Club facilities.

DEFINITION SECTION

MEMBER

A person who is an owner or permanent resident at Coopers Pointe, Flagship, Mariner or Coopers Lookout.

GUEST

A person who is accompanied by a member and who is not a permanent resident at Coopers Pointe, Flagship, Mariner or Coopers Lookout.

DIVISION 1 – AMENITY FACILITIES - GENERAL CONDITIONS

A. General Liability Waiver

In consideration of the use of Esprit City Club facilities, members (owners/tenants) and guests will release the Strata Corporation (BCS3127, BCS3202 and BCS2646) and owners, members, agents, employees, landlord, successors or assigns, from any and all liability, claims demands, actions, and causes of action whatsoever, whether foreseen, arising out of, or related in any way to the use of Esprit City Club facilities that may result in injury, death, property damage or loss, or other damages to members and/or guests, estate, heirs, or assigns, and further to save and hold harmless the Strata Corporation and owners, members, agents, employees, landlord, successors or assigns, from all liability whatsoever for personal injury, property damage or loss, or wrongful death caused by its negligence.

B. Registration

1. Members and guests **MUST** sign a waiver acknowledging they have both read, understood and accept the Rules prior to use of the Esprit City Club facilities.
2. The Waiver Form **MUST** be completed in **FULL**.
3. Confirmation of residency (Occupant Profile) is required prior to approval of Registration and access to the Esprit City Club.
4. Confirmation and approval of Registration will **ONLY** be completed during normal business hours.
5. Members **MUST** complete an Occupant Profile and submit it to their respective Concierge, prior to registration.
6. Tenants **MUST** present a completed Form 'K' to obtain Registration approval.

C. Alcohol

1. Alcohol is **ONLY** permitted in the multi-purpose rooms 1 & 2, and the bowling alley.

D. Cancellations

1. Must be arranged through the Esprit City Club Concierge either in person, in writing or by email sent to espritcityclub@ranchogroup.com.
2. Except for Multi-purpose rooms 1 and 2 and Kitchen where separate rules apply, any cancellation within 24 hours before the reserved date will result in a cancellation fee of \$25 charged to the Strata Lot of the member responsible for the reservation.
3. Cancellation fees are charged based on the date and time booking was received and the date and time cancellation was received.
4. Reservation No-Shows will result in a \$50 fee being charged to the booking Strata lot member.

E. Children

1. All children under the age of 14 **MUST** be supervised by an adult 19 years of age or older.

F. Cleaning

1. At the end of each reservation, the member responsible for the reservation **MUST** ensure the reserved Club space is cleaned with all furniture returned to its original position.
2. The Esprit City Club Concierge will complete a post clean-up inspection.
3. A fee of \$50/hour (two hour minimum) **WILL** be charged to the respective Strata Lot account for any cleaning that is needed.

G. Commercial Use

1. Esprit City Club facilities CANNOT be used for commercial purposes UNLESS prior approval is granted by the Strata Corporation and/or the Esprit City Club Management.
2. If approved for commercial use a fee of \$150 for 2 hours and \$250 for 4 hours will be charged for use of the bowling alley, theatre, multi-purpose rooms, gym, yoga room, massage room, or swimming pool area.
3. Bookings longer than four hours will be charged a fee of \$75 per hour.

H. Decorations

1. Are ALLOWED ONLY IF the Esprit City Club Concierge grants approval prior to use.
2. MAY be ATTACHED to the wall, windows or ceiling USING ONLY green painter's tape (available at the Esprit City Club concierge desk).
3. Are NOT to be attached to Sprinkler Heads or their protective covers.
4. ANY CONTACT WITH THE SPRINKLER HEADS AND THEIR PROTECTIVE COVERS IS STRICTLY PROHIBITED.

I. Fines

1. Any damage or contravention of any rule(s) caused by the members and/or their guests MAY result in fines being charged to the respective Strata lot as well as reimbursement to the club for the cost of repair or replacement of any damage that occurs as a result of the members and/or their guests misuse of club amenities.
2. A fine of \$200 MAY be charged to the respective Strata Lot account in the event of an infraction or violation of Esprit City Club rules.
3. Fines must be paid before membership and access to the Esprit city Club is reinstated
4. Any activity or lack of activity that constitutes a contravention of a rule that continues without interruption for longer than seven days MAY result in a fine being charged every seven days.

J. FOBS

1. Maximum number of FOBS allowed to be registered at the Esprit City Club:
 - a. Two FOBS per one-bedroom and two-bedroom suites. (As defined by the Strata Plan).
 - b. Three FOBS per three or more bedrooms. (As defined by the Strata Plan).
 - c. Additional FOBS above the maximum allowed can be rented for \$50/month, for access to the Club.

K. Guests

1. Guests MUST be accompanied by the registered FOB user at all times.
2. A fine WILL be charged to the member's Strata Lot account in the event a FOB is used to access the Esprit City Club facilities by an unregistered user.
3. The maximum "number" of guests allowed per strata lot for the various Club areas are specified in the individual divisions of this booklet.
4. Members are responsible for the conduct of their guests using the Esprit City Club facilities.

L. Lost and Found

1. Any items left behind by members and guests, after the use of the amenities of the Esprit City Club will be considered as 'Lost and Found' and will ONLY be held for a period of 30 days. Following the 30 day period, any unclaimed items will be considered as trash and disposed without further notice.

M. Medical Advice

1. It is recommended that members and guests obtain medical advice prior to beginning any physical exercise program or before using any equipment at the Esprit City Club.

N. Use of Club

1. The use of the Esprit City Club is for members and guests of the Coopers Quay Development only.
2. Real estate agents and leasing managers are NOT PERMITTED use of the facilities.

O. Pets

1. Pets are NOT allowed on Esprit City Club property, including the courtyard/patio areas.

P. Realtor Tours

1. All realtors MUST sign-in at the Club concierge desk.
2. The Club Concierge will accompany realtors and their respective clients for Club tours. Any occupied Club spaces/rooms MUST be respected as a 'DO NOT DISTURB' area.
3. Access to the pool deck area WILL BE at the discretion of the Club Concierge. Outside footwear is NOT allowed to be worn in the pool area.
4. A Realtor may activate a FOB for a strata lot, to the maximum number of FOBs permissible, upon completion of a 'Realtor Waiver' Form, provided by the Esprit City Club Concierge.

Q. Reservations

1. Only one amenity room per Strata Lot can be reserved for the same time. Provisions may be made at the discretion of the Esprit City Club concierge to include additional amenity rooms.
2. Provisions may be made to include an additional multi-purpose room to accommodate large groups. This is at the discretion of the Esprit City Club Concierge.
3. ONLY adult owners or residents - minimum 19 years of age - are allowed to reserve and use amenities.
4. All reservations are to be made through the Rancho website: www.rservice.ca. Confirmation by phone or in-person is also recommended.
5. The time period of your reservation MUST be respected as others may be waiting to use the facilities.
6. The reservation WILL be forfeited if the room remains unoccupied 30 minutes into the reservation; at this time, the room will be made available for another reservation. It is the member's responsibility to contact the Esprit City Club Concierge to update the reservation in the event of a delay in honouring the time of reservation.
7. Reservations for the multi-purpose rooms/games room/theatre/bowling alley DO NOT include access to the fitness area and pool area.

R. Signing In

1. All members and guests MUST sign in at the Club concierge desk prior to use of the Esprit City Club facilities.

S. Smoking

1. Smoking is NOT permitted inside the Esprit City Club or outside on balconies and courtyard/patio areas.

T. Suspension of Actions or Privileges

1. The Strata Corporation and/or the Esprit City Club Management and/or the Esprit City Club Concierge reserve the following rights:
 - a. To advise users of the Esprit City Club to stop performing any exercises, routines, or movements that are deemed unsafe to other Club patrons or that may cause damage to Club equipment or property.
 - b. To suspend or revoke use of Club facilities to members and/or guests who fail to abide by Club rules.
 - c. To cancel any reservation without notice.

DIVISION 2 – GAMES ROOM (Lounge, Billiards, Foosball & Ping-Pong)

HOURS: 10:00 a.m. - 11:30 p.m.

1. General

- a. Maximum of 8 people per suite.
- b. No Bare feet.
- c. No wet exercise/swim wear.
- d. No Alcohol.

2. Reservations

- a. Two hour maximum for each session if there is a member waiting.

3. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I

DIVISION 3 – MULTI-PURPOSE ROOMS 1 & 2 and KITCHEN

HOURS: 10:00 a.m. - 11:30 p.m.

1. Reservations

- a. MUST be received by an Esprit City Club Concierge.
- b. MUST state what type of event is planned and if alcohol will be served.
- c. MUST not exceed a maximum of 30 people.
- d. Can be submitted up to three months in advance.
- e. Are limited to two reservations per month, per Strata Lot.
- f. MUST begin no earlier than 10:00 a.m. and end no later than 11:30 p.m.

2. Clean-up after Reservations

- a. Clean-up is mandatory. A fee of \$50 per hour (minimum 2 hour charge) will be charged to the respective Strata Lot for failing to comply with this requirement.

- b. Clean-up **MUST** be completed at the end of the reservation.
- c. Exemption: if it is the last reservation of the day, clean-up must be completed by 10:00 a.m. the following day.
- d. The rooms **MUST** be left in the same condition as prior to reservation, with all furniture and items returned to their original place.
- e. The rooms **WILL BE** inspected by the Esprit City Club Concierge.

3. Decorations

- a. Are **ALLOWED ONLY IF** the Esprit City Club Concierge grants approval prior to use.
- b. **MAY** be **ATTACHED** to the wall, windows or ceiling **USING ONLY** green painter's tape (available at the Esprit City Club concierge desk).
- c. Hanging or taping anything to light fixtures, television, vents, or sprinkler heads and their protective covers is **NOT ALLOWED**.
- d. Are **NOT** to be attached to Sprinkler Heads or their protective covers. **ANY CONTACT WITH THE SPRINKLER HEADS AND THEIR PROTECTIVE COVERS IS STRICTLY PROHIBITED.**

4. Cancellations

- a. **MUST** be arranged through the Esprit City Club Concierge.
- b. **MUST** be received at least eight days prior to the reservation date, otherwise a \$25.00 Cancellation fee will apply.
- c. **MUST** be **received** at least 48 hours prior to the reservation date or **WILL** be subject to a \$50 fee.
- d. **MUST** be sent by email to espritcityclub@ranchogroup.com.
- e. Are best confirmed by phone or in-person in addition to email.
- f. Reservation No-Shows:
 - i. **WILL** result in a \$50 fee being charged to the Strata Lot.

5. Live music/Band or disk jockey (DJ)

- a. Is **NOT ALLOWED**.

6. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I.

DIVISION 4 – SWIMMING POOL / JACUZZI / STEAM ROOM / SAUNA

HOURS: 6:00 a.m. - 11:45 p.m.

Possible closures due to daily cleaning or maintenance.

1. Number of Guests

- a. Maximum number of guests permitted per Strata Lot is 4.

2. No Lifeguard

- a. All members and guests using the swimming pool, Jacuzzi, steam room, and sauna accept that there is no lifeguard on duty and that the use of the facility is at their own risk. Refer to Division 1 (General Liability Waiver).

3. Adult Supervision

- a. No one under the age of 14 years is permitted in the pool unless accompanied by an adult 19 years or older.

4. Children

- a. Between four (4) and six (6) Years of Age:
 - i. MUST be within arm's-reach of an adult supervisor when in the swimming pool or Jacuzzi.
For safety and sanitary reasons, all children using the facilities must be completely toilet-trained or use swimming diapers.
- b. Under four (4) Years of Age:
 - i. Are NOT allowed in the Jacuzzi, steam room, or sauna.

5. Maximum Recommended Stay

- a. Maximum stay in the Jacuzzi, steam room, or sauna should not exceed 15 minutes.

6. Medical Conditions

- a. People with the following conditions SHOULD NOT use the Jacuzzi, steam room, or sauna:
 - i. Heart problems
 - ii. Diabetes
 - iii. High or low blood pressure
 - iv. Faintness or dizziness

7. Approved Devices

- a. Only C.S.A. approved life safety devices, goggles, and kick boards, if used properly, are permitted in the pool.

8. Not Permitted

- a. The following **items** are NOT PERMITTED in the swimming pool or pool area:
 - i. Strollers
 - ii. Outside footwear
 - iii. Food
 - iv. Glass or cans (only plastic water bottles are permitted)
 - v. Alcohol
 - vi. Shorts, cut-offs, or t-shirts
 - vii. Toys, fins, masks, snorkels, inflatable items, mats/rafts, tubes or similar items
 - viii. Radios or other music playing devices
 - ix. Chemicals, shampoos or soaps

- b. The following **activities** are NOT PERMITTED in the swimming pool or pool area:
 - i. Running
 - ii. Diving
 - iii. Jumping
 - iv. Boisterous behaviour or rough play
 - v. Unnecessary noise or disturbance
 - vi. Nudity or other offensive behavior

9. Use of Shower

- a. All persons **MUST SHOWER**:
 - i. Before entering the swimming pool, Jacuzzi, steam room and sauna.
 - ii. After using the sauna or steam room - before re-entering the swimming pool or Jacuzzi.

10. Long Hair

- a. Persons with long hair **MUST** wear a bathing cap or have their hair tied in a 'tight bun'.

11. Infectious and/or Communicable Diseases

- a. Persons with infectious or communicable diseases are NOT PERMITTED in the pool, Jacuzzi, steam room, or sauna; this includes but is not limited to the following conditions:
 - i. Open sores with or without bandages
 - ii. Head colds
 - iii. Ear/nasal discharges
 - iv. Inflamed eyes
 - v. Herpes

12. Leave Pool Area

- a. All persons **MUST** dry-off before leaving the pool area.

13. Instructor/Trainers

- a. The use of swimming instructors/trainers is allowed for members only, and only for one-on-one training.

14. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I

DIVISION 5 – MASSAGE ROOM & YOGA ROOM

HOURS: 6:00 a.m. -10:30 p.m.

1. Maximum Occupancy

- a. A maximum two (2) persons permitted in the massage room and a maximum of five (5) persons permitted in the yoga room, at a time.

2. Not Permitted

- a. Kickboxing, martial arts, sparring, wrestling, contact sports, weapons and weapon-sports etc. are NOT permitted.
WEAPON: Any object (sharp or dull) capable of inflicting bodily harm or physical damage; and/or used within the context of a sporting activity [E.g.: Sword fighting, fencing, weapons retention/removal etc.]

3. Equipment

- a. ONLY equipment intended for yoga is allowed to be brought into the yoga room. All equipment brought in MUST be removed at the end of the reservation. Any items left behind will be forfeited and clean-up or disposal fees WILL be charged to the member's Strata Lot.

4. Reservations

- a. Must be received by an Esprit City Club Concierge.
- b. Must not exceed a maximum of two hours.
- c. The Esprit City Club Concierge may approve use of the yoga room without a reservation, if the room is available.

5. Cancellations

- a. MUST be arranged through the Esprit City Club Concierge.
- b. MUST be sent by email to espritcityclub@ranchogroup.com.
- c. Are best confirmed by phone or in-person in addition to email.
- d. Reservation No-Shows:
 - i. WILL result in a \$50 fee being charged to the Strata Lot.

6. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I

DIVISION 6 – CHANGING ROOMS

HOURS: 6:00 a.m. - 10:45 p.m.

1. Use of Room

- a. Changing rooms must be left clean and dry after use. Do not leave hair or excess water on the floor, sink or counter top areas.
- b. Dry off before leaving the shower area.

2. Hair Treatments

- a. No hair dyeing or bleaching permitted in the changing rooms.

3. Lockers

- a. Lockers are for use only while using the Club facilities.
- b. Lockers are for day use only. Locks left on longer than 24 hours will be removed and contents of locker will be emptied and disposed of.

4. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I

DIVISION 7 – EXERCISE (FITNESS) AREA

HOURS: Open 24 hours

WILL be closed for cleaning: Weight Room from 11:00 a.m. to 11:15 a.m. each day, Cardio Room from 11:15 a.m. to 11:30 a.m. each day.

1. Equipment

- a. Cardio equipment is subject to a time limit of 30 minutes when others are waiting.
- b. Use sign-up sheet on clipboard to secure time for cardio equipment.
- c. Record start and end time on clipboard when using cardio equipment.
- d. Wipe equipment down after each use.
- e. Report any broken equipment to the Esprit City Club Concierge immediately.
- f. Weights must be put away after each use.
- g. Refrain from dropping or banging weights together.
- h. No holding equipment for a series of sets while others are waiting.
- i. No contact of equipment (exercise balls, mats, etc.) with mirrored surfaces is permitted.
- j. Weights, equipment and accessories from the fitness area are to remain in the fitness area at all times and are NOT to be removed for use in any other part of the Club.

2. Conduct

- a. Exercise clothing and running shoes MUST be worn at all times. No street shoes or bare feet allowed.
- b. Personal belongings MUST be removed after use.
- c. No swearing or boisterous behavior.
- d. No leaning on mirrored surfaces.
- e. Keep all cell phones in silent mode and refrain from use in fitness area.
- f. Radios and audio devices MUST be used with headsets or earphones.
- g. TVs must be kept on LOW volume.
- h. No food.
- i. No glass or cans (only plastic water bottles are permitted).

3. Guests

- a. Guests must be accompanied by a member at all times. Limit of two guests per suite.
- b. Limit of one guest per suite during peak hours: 4:00 p.m. - 7:00 p.m.

4. Children

- a. No infants or young children permitted in fitness areas.
- b. Children under the age of 14 must be supervised by an adult 19 years or older.

5. Personal Trainers

- a. ONLY members may use a personal trainer.

- b. Personal trainers **MUST NOT** cause disruption to other fitness area users. (In the event of persistent disruptive behaviour, a fine of \$50 will be levied against the member's Strata Lot account.)
- c. A maximum of a two to one (Trainer) ratio is allowed.

6. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I

DIVISION 8 – BOWLING ALLEY

HOURS: 10:00 a.m. - 10:00 p.m.

1. Rules

- a. The Esprit City Club Concierge will read out posted Bowling Alley Rules to ALL users prior to any balls being thrown.

2. General

- a. Bowling shoes (provided) **MUST** be worn at all times.
- b. Food and alcohol permitted in seating area.
- c. **NO** food or drinks in the lane area.
- d. **NO** walking onto the lanes or along the right wall toward the pins.
- e. Bowling alley shoes **MUST** be sprayed after use with Club supplied anti-bacterial spray located in the bowling alley.

3. Reservations

- a. May be made on the hour and half-hour only.
- b. **MUST** be arranged through the Esprit City Club Concierge.
- c. \$5 User fee (effective October 1, 2011).
- d. Maximum reservation time: two hours.
- e. Maximum of two reservations per week per suite.
- f. Maximum of 12 people allowed.

4. Cancellations

- a. **MUST** be confirmed with the Esprit City Club Concierge.
- b. **MUST** be received at least 24 hours prior to the reservation or a \$25 cancellation fee will be charged to the Strata Lot owner.
- c. Must be sent by email to espritcityclub@ranchogroup.com.
- d. Are best confirmed by phone or in-person in addition to email.
- e. Reservation No-Shows:
 - i. **WILL** result in a \$50 fee being charged to the Strata Lot.

5. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I

DIVISION 9 – THEATER

HOURS: 10:00 a.m. - 10:30 p.m.

1. General

- a. NO alcohol.
- b. NO using the theatre for commercial purposes without prior approval from the Strata Corporation and/or the Esprit City Club Management.
- c. Theft or damage will be assessed to the member renting the room and billed to the respective Strata Lot account.

2. Reservations

- a. Must be arranged through the Esprit City Club Concierge.
- b. Maximum of two reservations per week per suite.
- c. Maximum 25 persons allowed.

3. Cancellations

- a. MUST be arranged through the Esprit City Club Concierge.
- b. MUST be received at least 24 hours prior to the reservation or a \$25 cancellation fee will be charged to the Strata Lot of the person responsible for the reservation.
- c. Must be sent by email to espritcityclub@ranchogroup.com.
- d. Are best confirmed by phone or in-person in addition to email.
- e. Reservation No-Shows:
 - i. WILL result in a \$50 fee being charged to the Strata Lot.

4. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I

DIVISION 10 – KAYAKS

HOURS: 8:00 a.m. – 1 hour before Sunset

Weather and/or Water conditions permitting. Use at own risk.

1. Last Reservation

- a. Last kayak reservation WILL BE 3 hours before sunset.

2. Kayak Course

- a. Proof of successful completion of a certified Introduction to Kayaking Course is required prior to reserving/using kayaks.

3. Reservations

- a. Must be arranged through the Esprit City Club Concierge.
- b. A personal liability and damage waiver **MUST** be signed before each use.
- c. Maximum use: four (4) hours.

4. Cancellations

- a. **MUST** be arranged through the Esprit City Club Concierge.
- b. **MUST** be received at least 24 hours prior to the reservation or a \$25 cancellation fee will be charged to the Strata Lot owner.
- c. Must be sent by email to espritcityclub@ranchogroup.com.
- d. Are best confirmed by phone or in-person in addition to email.
- e. Reservation No-Shows:
 - i. **WILL** result in a \$50 fee being charged to the Strata Lot.

5. Pets

- a. Pets are **PROHIBITED** in kayaks.

6. Kayak Return

- a. Kayaks and all equipment that is supplied **MUST** be returned to the kayak storage area after use and **WILL BE** subject to inspection by the Esprit City Club Concierge, when returned.
- b. Kayak users **MUST** hose down and wipe kayaks clean after use, before return.

7. Contravention of Rules (Fines & Fees)

- a. See Division 1: Section D, F & I