

KINGSLEY ESTATES - EPS 3645

RULES

A. AMENITY ROOM RULES

1. General

1. The Kingsley Estates amenity facilities is for the use of Owners or Tenants of Owners and their guests only:
 - a) All **Visitors** must be accompanied by an Owner.
 - b) Minors (under the age of 16 years) must be accompanied at all times by an adult (over 19 years of age).
 - c) No pets or animals allowed, with the exception of certified assistance dogs.
 - d) Smoking is not permitted.
 - e) Consumption of alcohol by Owners, Tenants and/or their Guests is not permitted.
 - f) No bikes, rollerblades, roller skates, skateboards or other such equipment is permitted.
2. An Owner, Tenant, Occupant or Visitor must not use the common property or common assets in a way that:
 - a) Causes nuisance or hazard to another person,
 - b) Causes unreasonable noise,
 - c) Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - d) Is illegal, or
 - e) Is contrary to the purpose for which the common property is intended as shown expressly or by necessary implication on or by the strata plan.
3. An Owner, Tenant, Occupant or Visitor must not cause damage, other than reasonable wear and tear, to the common property or common assets.
4. The Strata Corporation reserves the right to recover any costs associated with maintenance, repair or replacement necessary to the common property by the Owner's act, omission, negligence, carelessness or by that of any member of the Owner's family, guests, relation, agent, or Tenant.
5. General Consideration and Cleanliness:
 - a) All counters, tables, and kitchen areas must be cleaned after use.
 - b) All personal garbage must be removed from the amenity facility after use.
 - c) No thumbtacks or tape of any kind are to be used on the walls, ceilings or other surfaces.
6. Any damage to the premises must be reported to the Caretaker and/or Strata Agent immediately.
7. Anyone not complying with these Rules & Regulations, as implemented by the Kingsley Estates Strata Council from time to time, may be denied the use of the facilities and/or fined. The bylaws and Rules & Regulations apply to **ALL** Residents and their Guests.
8. The Strata Corporation is not liable for accidents or injury while using the facilities.
9. Residents are responsible for ensuring that there is no illegal activity taking place. All illegal activity must be reported to the Strata Agent and/or Caretaker immediately.

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10. No commercial activity is permitted on the premises at any time.
11. Facilities are not to be used outside of the operating hours. Use of the facilities during non-operational hours may constitute trespassing.
12. The Kingsley Estates Strata Council reserves the right to deny access to the amenity facilities for significant and/or frequent breach of any Bylaw or Rule & Regulation.
13. The Kingsley Estates Strata Corporation and contractors/employees are not responsible for personal belongings used within the amenity room. Residents are asked to keep valuable items with them at all times when using the facilities.

2. Booking Policy

1. The Kingsley Estates amenity room is ONLY available for private bookings by Residents;
1. Designated rooms may be used for private parties and/or events for Kingsley Estates Residents only.
2. Only Residents may book amenity rooms.
3. No commercial/business activities are permitted.
4. Operating hours for Amenity room bookings is from 9:00 a.m. to 11:00 p.m. daily.
5. The maximum occupancy of the Amenity room is 24 persons.
6. The Kingsley Estates Strata Council reserves the right not to accept bookings on Statutory holidays, December 24th and December 31st.
7. Booking a private function does not entitle guests to use of the fitness facility, BBQs or any other amenity room within the Kingsley Estates.
8. The Kingsley Estates Strata Council reserves the right to deny use of the facility to any Resident or Guest, to cancel any private bookings and/or to excuse Residents and Guests of a private booking at any time.

3. Booking Procedures

1. All reservation requests are to be made through the online booking calendars available on the Kingsley Estates Community website at www.awmalliance.com (log-in to the individual Strata Corporation page, then select the appropriate link in the "Calendars" tab). For assistance with the online booking calendars please contact AWM-Alliance at 604-685-3227.
2. The reservation will not be confirmed until the damage deposit and booking fee are paid to the Caretaker.
3. Payments are to be made in cheque only. All cheques are to be made payable to "EPS 3645".
4. Reservation requests will not be accepted more than six (6) months in advance.
5. Prior to each booking, Caretaker will complete with the Resident responsible, a pre-event inspection of the facility, noting any pre-existing damage.
6. At the end of a booking, the facilities must be thoroughly cleaned. Garbage is to be removed from the Kingsley Estates Amenity Facility property, floors vacuumed, furniture replaced to the correct position, counters and surfaces wiped, etc.

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7. A post-event inspection will be completed with Caretaker. Should any additional cleaning be required or should any damages be noted, the damage deposit will not be returned to the Resident.

4. Damage Deposits

1. A refundable damage deposit of \$200.00 in cheque is required. Upon satisfactory post-event inspection the deposit will be returned to the Resident. If any cleaning or repairs are required, the damage deposit will be held until such cleaning/repairs are completed and the balance returned to the Resident.

B. EXERCISE ROOM RULES

1. Hours of operation are 6:00am to 11:00pm.
2. Minors under the age of 16 years are not permitted in the Exercise Room or use of the equipment. Minors between the ages of 16 and 18 years of age are permitted in the Exercise Room and use of the equipment, provided they are accompanied and supervised by a Resident 19 years of age or older.
3. Use of the equipment shall be limited to Residents except each Resident shall be permitted to have no more than two (2) guests join them.
4. Use of the equipment shall be at your own risk.
5. Shoes worn outside or for everyday wear are not permitted in the Exercise Room. Residents and guests must change to a clean pair of appropriate shoes.
6. No food or drinks, except water, are permitted in the Exercise Room.
7. No pets shall be permitted in any area of the Exercise Room.
8. Smoking is not permitted in any area of the Exercise Room.
9. The number of Residents making use of the facilities at any one time shall not exceed the number as established by the City of Richmond bylaws.
10. Residents and guests shall conduct themselves in an appropriate manner while making use of the Exercise Room, respecting the peaceful enjoyment of the facilities by others in and around the common area.
11. Residents are responsible for the actions and behaviour of his/her guests. Any individual in violation of the RULES may be subject to fines, suspension and/or privileges revoked.
12. Music/stereo use is not permitted except the use of personal devices with headphones.

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C. VISITOR PARKING RULES

1. Visitor parking areas are for visitors only.
2. All visitors' vehicles must have a valid parking pass visibly displayed at all times.
3. Residents booking Amenity Room for private use may request temporary parking passes for their guests. Temporary parking passes are only valid for the day of the booking and must return to Caretaker after the use of the Amenity Room.
4. Any visitor parked overnight for three (3) consecutive nights or over five (5) nights in any calendar month must apply to the Strata Council for an extended parking permit. Any visitor parked over five (5) nights in any calendar month without prior permission of the Council will be considered a Resident of Kingsley Estates for the purpose of enforcing visitors parking bylaws and Rules & Regulations.
5. Residents must park in the garage or on their designated parking space as outlined in the Disclosure Statement. Vehicles parked in driveways must not overhang the common roadway in any way.
6. All roads in the complex are designated fire lanes and must be kept clear at all times. No parking, stopping or standing of vehicles is permitted in the fire lane at any time (excluding commercial vehicles loading/unloading and leaving 3m of room for vehicle passage).
7. Notwithstanding Rule 6 above, Residents may stop or stand vehicles for the purpose of loading/unloading for a period not to exceed one (1) hour or when the vehicle is being attended to.
8. All vehicles parked on the common property must have valid insurance. Uninsured vehicles will be towed without notice at the owner's expense.
9. Failure to abide by any of the parking Rules & Regulations may result in the vehicle being towed from the property at the Owners sole expense and/or fines being assessed against the strata lot.
10. Overnight parking without valid parking pass will be subject to one warning followed by an immediate towing. All cost associated with the towing will be borne by the vehicle owner.
11. Owners may request a parking rental stall for exclusive use. The number of parking stalls that may be leased at any one time is limited to four.
12. The monthly rent is \$40 and the minimal term is 6 months effective September 1st, 2018. Only Owners are eligible for parking rental stalls.
13. Strata Council reserves the right to retain the parking rental stalls, should the lessee is late in payment for strata fee and rental fee.