

"EPS 1238" – OPSAL SPA & AMENITY ROOM RULES

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

"Resident" means any owner or tenant of Opsal

"Guest" or a resident refers to any visitor, family member, occupant, or employee of a resident

"Pet" refers to any animal, other than designated assistance animals

1. Spa Rules

1. If you are in poor health or pregnant, or if you are suffering from chronic health conditions, an immune disorder, a heart condition, high blood pressure, or are under medical treatment, do not use the steam/ sauna room without first consulting a physician.
2. Do not use the Sauna/Steam room if under the influence of alcohol or drugs.
3. Drink plenty of water to reduce the risk of dehydration.
4. Wear suitable attire and remove all jewelry.
5. Check sauna temperature before entering.
6. Immediately exit Sauna room if you feel dizzy, faint tired or disoriented.
7. Exercise appropriate caution on wet surfaces.
8. Usage is limited to 15 minutes.
9. Use at your own risk. The Opsal Strata Council and Strata Corporation are not liable for any injuries resulting from use.
10. No children under the age of 12 permitted.
11. The Sauna room facility is for the exclusive use of Residents and their guests only.
12. Please wipe down the Sauna with the provided spray bottle.
13. Please shower before you sauna.
14. Please only use unbreakable containers when using the facility.
15. Please towel off after usage.

2. Exercise, Whirlpool, Sauna & Steam Room Rules

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 Opsal and their guests only.
2. Guest of residents using these facilities shall number no more than one (1) and must be accompanied by the resident at all times.
3. The privacy and enjoyment of others using these facilities must be respected at all times.
4. No audible radios or sound-reproducing equipment is permitted. Headphones or similar devices are permissible.
5. Proper footwear and cover-ups shall be worn in the Exercise Room and, when going to and from the room.
6. For security reasons, at no time is the entrance door to the Exercise Room to be propped open.
7. After using the fitness equipment, it must be wiped down with the spray bottle of cleaning solution and paper toweling provided before leaving the Exercise Room.
8. No person(s) under the age of twelve (12) years may use the Exercise Room.
9. No Pets are allowed in the Exercise Room, Hot Tub room, Sauna or Steam Room at any time. Resident(s) who do allow any pets which stain and/or damage any property in these areas will be fined accordingly.
10. No person(s) under the age of twelve (12) years may use the Steam and/or Sauna Rooms.
11. Persons with known medical conditions should seek medical advice prior to use of the exercise equipment, sauna or steam room. The strata corporation is not responsible for any injuries or death resulting from their use.
12. No person with open sores, infectious wounds, communicable diseases or discharges is permitted to use the sauna or steam room.
13. Glassware, glass bottles or other breakable items are not permitted while using the exercise equipment, sauna or steam room.
14. No person is permitted to use the exercise equipment, sauna or steam room under the influence of drugs or alcohol.
15. No person is permitted to eat while in the sauna/steam room.
16. Upon vacating the facility, a resident is responsible to ensure that the door from the exercise room to the exterior courtyard is securely closed.
17. The exercise equipment, sauna and steam room shall be used in a manner for which they were designed. Residents using these facilities do so at their own risk.

18. All persons using the exercise room, sauna, steam room, and adjoining washrooms are expected to cooperate in maintaining maximum cleanliness and tidiness of these facilities.
19. Any and all accidents must be reported immediately to the Resident Caretaker or to the Managing Agent.
20. Any person(s) causing damage to the facilities must immediately report such damage(s) to the Resident Caretaker or Managing Agent.
21. Residents must conform and ensure that any guest(s) conform to the rules established by council from time to time governing use of the exercise equipment, sauna or steam room.
22. Any person(s) noting a breach of these Rules, or abuse of the area, is to immediately report the incident to the Resident Caretaker 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.

3. Pool Table Room

1. Pool Table Room access is between the hours 9:00 a.m. to 10:00 p.m. daily.
2. The Pool Table Room is for the private use of residents and their guests only. Residents are responsible for the conduct their guests.
3. Children under the age of 12 years are not permitted in the Pool Table Room. Children between the ages of 12 to 16 years must be accompanied by a parent or guardian at all times.
4. Pets are not permitted in the Pool Table Room.
5. Smoking is not permitted in the Pool Table Room.
6. Food or beverages (including alcoholic beverages) are not permitted in the Pool Table room.
7. The Pool Table Room shall not be used for the purpose of business or business – type functions or gambling.
8. Loud music is not permitted in the Pool Table Room.
9. Theft or damage costs will be assessed to the resident using the Pool Table Room.
10. Shoes and appropriate clothing must be worn at all times.
11. Personal belongings are to be removed after each use.
12. Use of the equipment is at the risk of the user. The Strata Corporation shall not be held responsible for any loss, damage, injury, actions, claims demands, liabilities or expense of any kind, including attorney fees, which may result by reason of use of the facility.

13. Residents are asked to observe a 2 hour game time limit if other residents are waiting to use the Pool Table. Please use the sign-up sheet to indicate the time frame for your use.
14. Residents are reminded that the strata corporation may deny an owner, tenant, occupant or visitor recreational use of the Pool Table Room for the contravention of the Rules or Bylaws relating to the Pool Table Room.
15. If you are found to disrespect the facilities your fob access will be revoked.

4. Exercise Room

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2. Guest of residents using these facilities shall number no more than one (1) and must be accompanied by the resident at all times.
4. The privacy and enjoyment of others using these facilities must be respected at all times.
5. No audible radios or sound-reproducing equipment is permitted. Headphones or similar devices are permissible.
6. Proper footwear and cover-ups shall be worn in the Exercise Room and, when going to and from the room.
7. For security reasons, at no time is the entrance door to the Exercise Room to be propped open.
8. After using the fitness equipment, it must be wiped down with the spray bottle of cleaning solution and paper toweling provided before leaving the Exercise Room.
9. No person(s) under the age of twelve (12) years may use the Exercise Room.
10. No Pets are allowed in the Exercise Room, Hot Tub room, Sauna or Steam Room at any time. Resident(s) who do allow any pets which stain and/or damage any property in these areas will be fined accordingly.
11. No person(s) under the age of twelve (12) years may use the Steam and/or Sauna Rooms.
12. Persons with known medical conditions should seek medical advice prior to use of the exercise equipment, sauna or steam room. The strata corporation is not responsible for any injuries or death resulting from their use.
13. Glassware, glass bottles or other breakable items are not permitted while using the exercise equipment.
14. No person is permitted to use the exercise equipment under the influence of drugs or alcohol.
15. Upon vacating the facility, a resident is responsible to ensure that the door from the exercise room to the exterior courtyard is securely closed.

16. The exercise equipment room shall be used in a manner for which they were designed. Residents using these facilities do so at their own risk.
17. All persons using the exercise room and adjoining washrooms are expected to cooperate in maintaining maximum cleanliness and tidiness of these facilities
18. Any and all accidents must be reported immediately to the Resident Caretaker or to the Managing Agent.
19. Any person(s) causing damage to the facilities must immediately report such damage(s) to the Resident Caretaker or Managing Agent.
20. Residents must conform and ensure that any guest(s) conform to the rules established by council from time to time governing use of the exercise equipment, sauna or steam room.

Any person(s) noting a breach of these Rules, or abuse of the area, is to immediately report the incident to the Resident Caretaker 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.