

# RULES

## STRATA PLAN EPS 4123 – LOTUS

---

### **Rule 1 – Move In/Out**

1. All owners and/or tenants must provide a minimum of 7 days written notice of a move in or out. Said notice can be sent with an elevator booking through the portal or sending an email to Strata Council through the management company.
2. Upon approval of said request a \$100.00 fee will be required by cheque or written approval to take the additional amount from the auto-debit information previously provided. All units are required to pay the fee regardless of location within the property.
3. Move In/Out can take place between the hours of 9:00am to 9:00pm.
4. A Council member will make contact with mover and arrange for the elevator key. There will be a \$100 refundable deposit for the elevator key.

### **Rule 2 – Use of Amenity Room**

1. Hours – Sunday to Thursday 8:00am to 10:00pm with Friday and Saturday 8:00am to 11:00pm.
2. No Alcohol Permitted
3. Secure Room - when leaving by ensuring all windows and doors are locked
4. Cleanliness:
  - a. All surfaces are wiped and clean
  - b. Garbage is disposed of
  - c. All chairs and tables are moved back to their original positions.
  - d. Any items placed in fridge have been removed
  - e. No children under the age of 12 can be left unattended. Parental supervision is required at all times.
  - f. No smoking inside the amenity room.
  - g. Noise must be kept to a minimum as there are homes next to and above the amenity room.
5. Private Use – Anyone who would like to book the room for a private function can do so by emailing The Wynford Group. These bookings will appear on the Wynford's Client Portal Calendar. For private bookings, there will be a fee of \$25.00 and a damage/cleaning deposit of \$100.00 that will be required.

### **Rule 3 – Visitor Parking**

1. Visitor Parking is for visitors only. Should an owner be observed parking in the designated stalls for visitors they may be fined and/or towed at their expense.

### **Rule 4 – Storage \***

1. **Storage Lockers** – All items being stored in a storage locker must be inside the locker. No items are to be stored on top of or beside, or outside of the locker. \*
2. **Parking Stalls** – Parking stalls are for insured vehicles only. No miscellaneous items are to be stored within your parking stall. \*

3. **Balconies / Patios** – At no time can refuse (garbage / recycling) be left on balconies / patios. Bird feeders cannot be hung as these can attract rodents. \*

**Rule 5 – Vehicle Repairs & Maintenance \***

1. *Vehicle Repairs & Maintenance: All residents, tenants or guests on strata property are prohibited from performing any car repairs and/or maintenance. Any damage or clean-up costs associated with these activities will be charged back to the strata lot. Additional fines up to \$50.00 per incident may also be charged to the strata lot. \**

- Rule 1 (1) to (4) added – September 13, 2018 AGM
- Rule 2 (1) to (5) added – September 13, 2018 AGM
- Rule 3 (1) added – September 13, 2018 AGM
- \* Rule 4 (1), (2) & (3) added – October 9, 2018 Council Meeting – to be ratified at next General Meeting
- \* Rule 5 (1) added – January 9, 2019 Council Meeting (later amended after CM by Council) – to be ratified at next General Meeting