

BCS 2012 - CIRCA

FITNESS ROOM

RULES and REGULATIONS

1. Use equipment at own risk.
2. The number of persons per unit allowed in the fitness room is limited to four (4). A resident adult must accompany guest(s) at all times.
3. Smoking is not permitted.
4. Users must take turns with the equipment when others are waiting.
5. Animals are not permitted in the fitness room except guide dogs for the disabled.
6. Food and open (uncapped) beverages are not permitted.
7. Fitness room hours are 6:00 a.m. to 10:00 p.m. The fitness room must be vacated by 10:00 p.m.
8. Music is not allowed except when used with earphones.
9. All personal belongings and garbage are to be removed after each use.
10. Soft-soled non-marking shoes must be worn at all times.
11. Children under the age of 12 years old are not permitted in the fitness room.
12. Users are required to clean the equipment after each use, and to report any damaged equipment and mess to the resident manager.
13. Users of the facility must take care not to cause unreasonable noise nor do anything that will interfere with the rights of all owners and residents to the peaceful enjoyment of their strata units.
14. Users must neither slam nor drop weights.
15. Users are not allowed to remove any exercise equipment from the fitness room.
16. Use of the fitness room for any business or commercial purpose is prohibited.
17. Personal training activities—in which a personal trainer brings non-resident clients to Circa to use either the fitness room or gym equipment—are prohibited.
18. Failure to follow rules may result in fines and/or denial of privileges to the fitness room.

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PARKING

RULES and REGULATIONS

Visitor's Parking:

- In designated stalls (marked 'Visitor') only.
- Vehicles must display a guest parking pass. (Secure from resident manager during business hours).
- Is on a First come – First serve basis.
- Spots are for guests visiting residents living *in* the CIRCA ONLY.
- Permitted to a maximum 3 days per month and NOT EXCEEDING 24 hours on any one occasion.
- Vehicles with leaks (e.g. oil, antifreeze) are prohibited. Owners will be charged for clean up.
- Residents are prohibited from parking in Visitor's Parking.

Violators will be towed without notice at the owner's expense.

Accessible Parking Stall (Visitor's Parking Section):

- Vehicles must display both a valid parking permit for people with disabilities and a Circa guest parking pass.
- Residents are prohibited from parking in the accessible parking stall in the visitor's parking section.

Violators will be towed without notice at the owner's expense.

Resident's Parking:

- Stalls must be kept clean of fluids, stains and spills. Clean up is an Owner's responsibility. Owners will be charged back for the cost the strata corporation will incur for cleaning this on his/her behalf.
- Items must not be stored in parking stalls.
- Vehicles must be licensed and insured.
- Double-parking (if not your own stall) is prohibited. You will be towed.
- Park only in your designated parking stall.

Violators will be fined and/or towed at the owner's expense without notification.

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#### PARKADE CLEANING RULES

All vehicles must be removed from the parkade during the time and dates that this is scheduled to be cleaned and power washed. The owner, tenant and occupant of the strata lot to which a parking stall is assigned, who is in violation of this rule will be fined \$50.00.

# BCS 2012 - CIRCA

## MOVE IN / MOVE OUT

### RULES and REGULATIONS

- (1) The strata corporation may regulate the times and manner in which any person moves into or out of strata lots requires that such moves be coordinated with the resident manager at least 7 days in advance of such moves, or such lesser periods as the council may, in its sole discretion, permit, provided that if an owner or tenant carries out any move into or out of a strata lot otherwise, other than in accordance with such prior arrangements made with the resident manager, the owner and tenant will be subject to a fine of \$100.00. Such fine is to be paid on or before the due date of the next monthly strata fees.
- (2) A \$150.00 refundable deposit is to be given to the resident manager for every move-in and move-out, including any moving of furniture, major appliances or any large objects that will require the use of an elevator, to or from a strata lot. The cost of repairs to any damage to common property or common assets will be subtracted from this deposit automatically. Damage costs not recovered from the moving party shall be assessed to the owner and tenant of the strata unit and is payable forthwith.
- (3) A non-refundable assessment of \$100.00 will be levied to the owner and tenant of any unit for every move-in and move-out of the building, including move-in and move-out to or from a strata lot to strata lot conducted between Mondays and Fridays except Statutory Holidays within the CIRCA to defray the costs to the strata corporation, which includes, but is not limited to, wear and tear of the common areas, administration, security access coding, the installation of elevator pads, issuance of the elevator control key, etc. **Additional** \$100.00 will be levied to any of the aforementioned moves conducted on Saturdays, Sundays and Statutory Holidays. The moving party will be responsible for any damage to common property.
- (4) All move-in and move-out can only be conducted between 9:00 a.m. to 5:00 p.m. and shall be up to a maximum of two (2) hours if the elevators will be used.
- (5) All common area building entrance doors including the garage door must be monitored at all times during your move.
- (6) Owners, whose Tenants are moving in must sign a Form K prior to move-in.
- (7) Owners must also provide their Tenants an orientation to his/her strata unit within one week of the Tenant's moving in date. A written declaration that this orientation was conducted signed by both the Owners and the Tenants is also required.

# **BCS 2012 - CIRCA**

## **AMENITY ROOM**

### **RULES AND REGULATIONS**

1. Amenity room hours are 6:00 a.m. to 10:00 p.m. The amenity room must be vacated by 10:00 p.m.
2. Children under the age of 12 must be accompanied by an adult.
3. Equipment and furniture must not be removed from the amenity room.
4. Smoking is not permitted.
5. The amenity room can be booked for exclusive use between the hours of 6:00 a.m. and 10:00 p.m. for a fee of \$15 per hour. A refundable \$250 damage deposit is required with each booking. Please note that the fitness room will remain open to residents.
6. The amenity room must be booked when it is occupied by groups of 6 people or more. The associated fee and damage deposit must be paid.
7. Animals are not permitted in the amenity room except guide dogs for the disabled.
8. Users of the facility must not cause unreasonable noise nor do anything that will interfere with the rights of all owners and residents to the peaceful enjoyment of their strata units.
9. Use of the amenity room for any business or commercial purpose is prohibited.
10. Users are required to clean the amenity room, and restore placement of furniture and fixtures after each use. Users must report any damage and mess to the resident manager. All personal items are to be removed after use.
11. Failure to follow rules may result in fines and / or privileges to the amenity room being denied.

For booking inquiries please contact the resident manager at 604-219-0403 between 8:00 a.m. and 4:00 p.m., Mondays through Fridays.

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## SCHEDULE OF FEES

### RULES AND REGULATIONS

1. Residents are advised that the Strata Corporation will charge the following fees:

Fob: \$75.00  
Access card: \$25.00  
Visitor parking pass: \$30.00  
Storage room key: \$20.00  
Stairway key: \$20.00  
Common area key: \$20.00  
Bike room key: \$20.00

### GENERAL RULES

1. *An owner, tenant, occupant or visitor must not use or permit any electrical outlet within a strata lot or on common property (including limited common property) to be used to charge any vehicle. \**

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- All rules repealed and replaced per amendments made at September 19, 2018 Council Meeting – ratified at February 13, 2019 AGM
  - Schedule of Fees Rule #1 added at September 9, 2019 Council Meeting – ratified at February 24, 2020 AGM
  - General Rules #1 added at September 9, 2019 Council Meeting – ratified at February 24, 2020 AGM
  - Parking Rule - Accessible Parking Stall (Visitor's Parking Section) added at January 20, 2020 Council Meeting – ratified at February 24, 2020 AGM
  - *General Rules #1 amended at May 13, 2020 Council Meeting – to be ratified at next General Meeting \**

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