

RULES

EPS6882

WATERFALL AND STARLING



EPS6882 – WATERFALL AND STARLING Parking Rules

Visitor Parking Rules

1. The guest parking areas are solely and exclusively for the use of guests of Residents of Waterfall and Starling. Any Resident of Waterfall and Starling allowing their guest parking pass to be used in any manner other than for the sole and exclusive use of a guest visiting them in their strata lot will be a violation of these Rules. Improper use of the guest parking area passes may result in the Strata Council revoking the guest parking pass issued to the strata lot in question.
2. All vehicles in the guest parking areas must have clearly displayed a “Waterfall and Starling Visitor Parking Pass”. Failure to properly display the “Waterfall and Starling Visitor Parking Pass” will result in the vehicle being towed without warning at the sole cost of the Owner.
3. Each strata lot will be issued one (1) visitor parking pass by the Strata Council that will bear an identification number so that the strata lot to which they were issued can be determined. Guest parking passes issued to a strata lot will remain the property of the Strata Corporation and will only be used in accordance with these Regulations.
4. A lost visitor parking pass may be replaced for a fee of \$100.00 as set by the Strata Council by contacting the Waterfall and Starling Strata Council. The replacement parking pass will have a different identification number than the parking pass being replaced. The parking pass that was replaced will be recorded as “invalid” and any vehicle using it will be towed without warning at the sole cost of the Owner.
5. No vehicle will be parked in such a manner that interferes with the use of a different parking stall or any area marked as a restricted parking area.
6. Any vehicle that constitutes a hazard, in the opinion of the Strata Council or a person authorized to so act on its behalf or is leaking fluid in the guest parking area will be towed without warning at the sole expense of the Owner.
7. When a Resident of Waterfall and Starling has the care and control or use of a vehicle, whether registered in his or her name or in the name of any other person or a corporation, all such vehicles will, for the purposes of these Regulations, be considered as a “resident’s vehicle”. All such Resident’s vehicle(s) will not be eligible for parking in any guest parking area with or without a guest parking pass. All “resident’s vehicles” parked in any guest parking area will be towed.
8. Visitor are Electric Vehicle Charging Stations are for the use of all Residents and guests for a maximum of 4 hours per use. Residents or guest exceeding 4 hours of use will be towed without warning at the sole expense of the Owner.
9. Visitors and Residents who park their vehicles in the garage and visitor parking area do so at their own risk. The Strata Corporation of Strata Plan EPS6882 is not responsible for any bodily injury and/or damages, theft, loss to their vehicles and personal property.

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Amenity Room Rules

1. Unless the Amenity Room(s) are required for an event/private booking or meeting organized by the Strata Council in order to conduct Strata business, the room will be available for reservation and use on a first-come-first-serve basis.
2. The Amenity Rooms are open for reservation between 9:00 a.m. to 11:00 p.m. on Sundays to Thursdays and 7:00 a.m. to 11:00 pm on Fridays and Saturdays.
3. All Visitors must be accompanied by the Owner or the Resident of the Strata Lot. The Owner or Resident who arranges the reservation must be in attendance at all times and will be directly responsible for any necessary repairs/replacement (broken/damaged items, cleaning soiled carpet/walls, etc.)
4. A refundable \$300.00 Security Deposit will be charged to the account at the time of the reservation. This money will be reversed and/or collected, whether in partial or in full, depending on any damages or cleaning identified that was resulting from the reservation.
5. Reservations for the Amenity Rooms at Waterfall and Starling are only permitted for strata lots with account ledgers in good standing.
6. All requests for reservations must be accompanied by the “Waiver for Amenity Room Use” form completed.
7. The Amenity Room is for the use and enjoyment of all Owners and Residents therefore no commercial or business activity is permitted. Owners and Residents are responsible for ensuring that there is no illegal activity taking place by themselves or their guests. All illegal activity must be reported to the Property Management Company immediately.
8. The Owner or the Resident is responsible for the clean-up of the Amenity Room immediately after the reservation. The Owner or the Resident is also responsible to ensure all doors and windows have been closed and locked, and all lights have been turned off prior to exiting the premises. The Amenity Room must also be cleaned and left in the condition it was received in.
9. Exclusive use of the Amenity Room can be booked for a maximum of five (5) hours at a time, with a total of up to two (2) back to back bookings at one time to a maximum of ten (10) hours; except on Civic Holidays when only one booking will be permitted. Only one reservation may be held at one time. All changes or revisions to these requirements must be approved by the Strata Council.
10. Guests are limited to thirty (30) adults and/or children. Minors (under 19 years) must be accompanied at all times by an adult (over 19 years).
11. No pets or animals allowed, with exception of certified assistance dogs.
12. No smoking is permitted in the amenity room or on the exterior patio.
13. Any damage to the premises must be reported to the Property Management Company immediately.
14. Music is allowed, provided it does not cause a disturbance or nuisance to the other Residents.
15. Any serving of alcohol must comply with City of Burnaby bylaw regulations and require the written permission of the Strata Council.
16. The furniture, fixtures, appliances, etc. must not be moved from its original position.
17. Any use of the exterior area at the Amenity to barbeque or gather requires that all food items and garbage be removed. The exterior area must also be cleaned and left in the condition it was received in.

WAIVER FOR AMENITY ROOM USE

I, _____, and _____, of unit number _____, agree that Strata Corporation EPS6882 will not be held responsible for any actions, claims, demands, liabilities, negligence, loss, damages, injury or expense of any kind; including lawyer's fees, which may result by reason of the use of the amenities facility by any person. I also agree that all facilities and equipment used are at my or my guest's own risk.

I have read and understand the Bylaws, Rules and Regulations. I also understand that any contravention of such may be subject to fines or result in suspension of use of the facility.

I, _____, as an owner hereby give Strata Plan EPS6882 – Waterfall and Starling, the authority to charge my account \$300.00 as a refundable damage deposit, to be withheld either in partial or in full, for any damages that I or my tenants and their guests may have caused in the Amenity Room. I also understand that this charge will be posted on my account at the time of the reservation being confirmed.

I hereby agree to the above.

Unit# _____ Signature: _____

FOR OFFICE/STRATA COUNCIL USE

\$300.00 Damage Deposit Charged

\$_____ Damage Deposit Withheld

\$_____ Damage Deposit Returned

Initials _____

EPS6882 – WATERFALL AND STARLING

Gym Rules

Dress Code

1. All users should wear appropriate apparel and footwear to comply with the requirements of the Gym, otherwise the access to and use of such facilities will be refused.

Gym Access and Hours

1. The Gym is for the entry and use of persons of the age of 16 or above only. Persons under 16 years of age must be accompanied by an adult to use the gym. Presence in the Fitness area is those limited using to the equipment. People who are not making use of the gym are not allowed in the area.
2. The Gym will be open 24 hours per day, however extra consideration should be made for noise between 11:00 p.m. and 7:00 a.m.

General Rules and Regulations

1. The Gym is for residents and their guests only. All guests shall be accompanied by a resident.
2. Persons using the facility do so at their own risk and are responsible for their own property and safety.
3. Smoking, eating and drinking (except water) is prohibited in the Gym at all times.
4. For the safety of all users, please refrain from preventing or interfering with others' use of the equipment in the Gym.
5. Use of the cardio equipment is limited to 30 minutes per piece of equipment if others are waiting.
6. All equipment shall be cleaned/wiped down and returned to its original place after each use (eg. mats and free weights).
7. No commercial or religious activities are allowed in the Gym.
8. Private coaching, assessments and any related activities are not allowed in the gym.
9. Please mute/silence mobile phones and pagers while in the Gym.
10. Please do not speak loudly inside the Gym.
11. Please handle the equipment in the Gym with care. Persons noting any damage to equipment shall report such items to the Property Manager immediately.
12. Users are responsible for any damage to the facilities or equipment. Damage to property will result in replacement at current market rates with the cost charged back to the user or the users Strata Lot.
13. Ensure to lock any windows and doors when leaving the Gym. Theft due to negligence caused by not locking windows and doors will result in replacement at current market rates with the cost charged back to the user or the users Strata Lot.
14. Failure to comply with the above rules may result in a fine and loss of Gym privileges.
15. The Strata Corporation reserves the right to amend these rules and regulations without prior notice.