

EPS2001 - The Verve

RULES

1. Visitor Parking

- a) Visitor parking in the designated visitor's parking lot shall be on a first come, first served basis;
- b) Parking permits issued by the Strata Corporation must be placed on the dashboard of the visiting motor vehicle with the pass number visible.
- c) A maximum of two visitor parking permits will be issued to each strata lot. Parking permits remain the property of the Strata Corporation.
- d) Lost or stolen tags must be reported immediately to the Caretaker and a charge of \$50.00 per parking permit will be levied for the replacement of a lost or stolen parking permit. If vehicles are found in visitor stalls with parking permits bearing the same strata lot number, all vehicles will be towed;
- e) The visitor parking spaces are intended for the exclusive use of individuals who are visiting a resident of EPS2001, or by tradespeople who are providing a service to a resident or the strata corporation. Any other use contravenes this bylaw;
- f) Visitors will not park a motor home, trailer, tractor, boat or equipment of any kind in a visitor parking space.
- g) Visitor's pets must not be left in vehicles at any time, and must be leashed at all times while on common property.
- h) A resident's personal vehicle must not be parked in the visitor stalls for any reason at any time; the definition of a resident for this rule is a resident who lives either full time or part time at Verve, Social or Maxx.
- i) Visitor parking shall be limited to a maximum duration of 24 hours, unless prior approval is arranged with the building manager. Under no circumstances may a motor vehicle make use of visitor parking for more than seven (7) consecutive days or portion thereof without an extended visitor parking pass. Furthermore, no motor vehicle may make use of visitor's parking for more than fourteen (14) days or portion thereof in a calendar month.
- j) An extended visitor parking pass may be obtained from the Caretaker on a space available basis. Extended visitor parking passes are provided at the sole discretion of the strata council. The strata lot's parking permit must be displayed in addition to the extended parking permit at all times.
- k) Residents who abuse their visitor parking privileges will have these privileges revoked for a period of 90 days on first offence and for 1 year for each subsequent offence.
- l) Vehicles not permitted in visitor's parking will be towed at the owner's expense.

2. Guest Suite

- a) The guest suite rental rate is \$50.00/day.

- b) Owners/Tenants can book up to fourteen (14) consecutive nights at a time. Additional consecutive nights may be booked on a day-to-day basis if the suite is available, at the discretion of the Property Manager. Under no circumstances can the guest suite be occupied for more than 28 consecutive days.
- c) Owners/Tenants who have registered with the Property Manager by providing a form K, can book the guest suite a maximum of three (3) months in advance. A minimum of 48-hours' notice is required for any bookings. Two cheques are required to hold your reservation (one for the \$200 damage deposit, and another for the complete rental fee).
- d) These cheques must be received no later than 48 hours before the reserved date. Failure to do so may result in the cancellation of your reservation. All bookings should be made through the Caretaker, who will be available weekdays, from 9:00am to 5:00pm.
- e) Two (2) cheques (damage deposit and the rental fee) are required before the access to the suite is to be provided. The deposit will be returned upon final inspection of the suite, by the caretaker, and confirmation that no damage has been made to the suite. If additional nights are being booked, the rental fee must be paid by 12:00 pm on the previous day.
- f) The guest suite will not be stocked with linens, towels, sheets or bedding. It is the individual owner's/tenant's responsibility to provide their guest with the required supplies.
- g) A cleaning fee of \$30 dollars will be charged per stay.
- h) Pets are not allowed in the guest suite.
- i) The Council and/or the Agent may waive the guest suite rental fee, under extenuating circumstances, where an owner and/or a resident has been inconvenienced because of the Strata Corporation conducting repairs and/or maintenance in their suite.

3. Moving & Deliveries

- a) The strata council reserves the right to regulate the times and manner in which any person or persons moves into or out of a strata lot.
- b) An owner or tenant of a strata lot is wholly responsible for the costs to repair any damage, other than normal wear and tear, to any elevator, stairwell, hallway, or any other part of the common property caused by the activities of moving in or moving out of the strata lot, whether that damage is caused by the owner, tenant, visitor or a contracted moving person or company. The duty to perform the repair remains exclusively with the strata corporation.
- c) It will be the express responsibility of the owner to ensure that all moves by a resident conform to this rule and any other rules established by the strata council from time to time.
- d) All deliveries of furniture, appliances and building materials are to be coordinated with the Property Manager. A minimum of two days' notice is required.
- e) A resident must provide notice to the Property Manager of all moving arrangements at least two (2) weeks before the moving date.

- f) All moves must take place between 9:00 a.m. and 5:00 p.m.
- g) The elevators must be padded before they can be used to move goods in or out of the building. Padding can be arranged through the Property Manager.
- h) A resident using the elevator during a move or delivery of furniture, appliances and building materials must ensure that the Elevator Service Key is used to control the elevator and that the doors are not jammed open in any manner.
- i) A resident must ensure that the lobby doors are not left open, ajar or unattended, and that furniture is not left piled in the lobby area.
- j) Each resident is responsible for advising the moving/delivery company of the rules.
- k) A non-refundable move-in charge of \$100.00 will be assessed against every strata lot whenever a move-in takes place and such assessment shall become due and payable at the time of booking.

4. **Lounge Bookings**

- a) The Red Room is open to all Residents and Owners between the hours of 9am and 10pm, Monday to Thursday, unless otherwise booked.
- b) Residents and Owners are provided an opportunity to book the Verve Lounges. Hours of use are between 8am to 10pm, Sunday to Thursday and 8am to 11pm, Friday and Saturday.
- c) Residents and Owners must clean up after themselves before leaving the lounge.
- d) A \$200 refundable deposit is required for all bookings and will be returned upon providing the room in the same manner as it was found.
- e) A completed application is required to be executed and the conditions adhered to before access to the lounge is granted.
- f) Residents and Owners must follow municipal and provincial legislation at all times including the serving of alcohol.
- g) No commercial or religious events are to be permitted in the lounge.

5. **Gym Usage**

- a) windows and doors must be locked and the lights turned off upon exiting the gym.
- b) The gym room must be left in a neat and tidy condition.
- c) Place towels must be used while using the gym equipment.
- d) All equipment must be wiped down after use.
- e) The gym equipment is not to be moved or relocated.
- f) No audio or video will be played aloud. Headphones must be used at all times.
- g) Children under the age of 13 must not use or enter the gym.

- h) Children between the ages of 13 to 16 must be supervised by an adult.
- i) Weights and equipment must be used in a controlled manner, and are not to be dropped.
- j) The Gym Room is open 24 hours a day, 7 days a week.

6. **Realtor Signs**

- a) All realtor signage must be installed on the sign post provided by the Strata for this purpose.
- b) Signage on the sign post provided must not be left on the post for more than 30 days.
- c) Realtors must contact the building caretaker to be shown the location of the sign post.

7. **Other**

- a) Holiday decorations may be displayed on the balconies and windows from December 1st to January 31st.