



QUARTET RULES

1. User Fees – Access Devices

1. Access devices can be purchased at a cost of \$45.00 each for the smaller, “teardrop” fob and \$75.00 each for the larger, transmitter fob.
2. The number of fobs assigned to individual units is limited to one fob per bedroom, plus one (1) additional fob for the strata lot. Additional requests will be reviewed on a case-by-case basis.

2. User Fees – Moves

1. All moves in and out must be scheduled with the Concierge and booked through the AWM Alliance website. A non-refundable move fee is to be collected at the time of move-in (Move out fee is included in this amount).
2. A \$200.00 refundable deposit must be paid to the Concierge on the day of the move. Deposit is returned after move is complete and inspection done by the Concierge.
3. Rates for move-ins fees are as follows:
 - a) For moves taking place Monday to Friday, 8:00 am to 4:00 pm: \$300.00
 - b) For moves taking place outside of Monday to Friday, 8:00 am to 4:00 pm, and on weekends and statutory holidays: \$100.00 per hour, 4 hour minimum to be paid in advance of the move.

3. User Fees – Guest Suites (min 2-night rental)

1. Only registered owners on title allowed to book Guest Suites.
2. \$125 per night up to a maximum of 7 nights for the one-bed suite
3. \$165 per night up to a maximum of 7 nights for the two-bed suite
4. Bookings lasting longer than 7 night must be pre-approved by the Quartet Council.
5. A \$200 refundable deposit is required at time of booking made through the Square Payment System with the Building Manager. The deposit will be refunded **less** any damages or cleaning that may arise after inspection. In the event that additional cleaning or repairs exceed the \$200 deposit, the balance will be charged back to the Registered Owner.
6. Bookings must be submitted through the AWM – Quartet Website at least seventy-two (72) hours prior to the requested date and time.
7. A non-refundable Administration fee of \$100.00 will be deducted from the deposit if the booking is cancelled within 48 hours of the event.
8. No pets allowed in guest suites.
9. No smoking allowed in guest suites.



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10. All guests must abide by Strata rules & policy. Any infractions will be subject to fines which will be charged back to the Registered Owner.
11. Residents are responsible for providing their guest with bed sheets, pillows, blankets & towels.
12. One (1) parking pass will be provided at check in and room inspection. Lost parking passes subject to a \$50.00 fee.
13. Owners will be limited to only 2 guest suite bookings (or 14 days total) per calendar year.

4. User Fees – Mezzanine (Opus), Banquet Hall and Lounge (Encore), Banquet Kitchen (Encore)

1. Only registered owners on title allowed to book Amenity Rooms.
2. Bookings must be submitted through the AWM – Quartet Website at least seventy-two (72) hours prior to the requested date and time.
3. Bookings will include access from 10 AM to 10 PM per day. Please note that access to the Courtyard from the Banquet Hall and Lounge during booked times will only be available via the courtyard entrance of Opus (midrise).
4. A \$200 refundable deposit is required at time of booking made through the Square Payment System with the Building Manager. The deposit will be refunded less any damages or cleaning that may arise after inspection.
5. Rental rate \$200 daily per room Sunday-Thursday
6. Rental rate \$300 per room daily Friday, Saturday, and any Statutory Holidays
7. A non-refundable Administration fee of \$100.00 will be deducted from the deposit if the booking is cancelled within 48 hours of the event.
8. No pets allowed in amenity rooms.
9. No smoking allowed in amenity rooms.
10. Up to five (5) visitor parking passes provided on the day of room rental from building manager after checking in and room inspection. Lost parking passes subject to a \$50.00 fee per pass.
11. Room must be returned in same condition as on inspection day. If additional cleaning or repairs are needed, the cost will be taken out of the \$200 deposit. Any damage beyond the \$200 deposit will be charged back to the Registered Owner.
12. All guests must abide by Strata rules & policy. Any infractions will be subject to fines which will be charged back to the Registered Owner.

5. Electrical Outlets

1. Any Owner making use of the common area parkade electrical outlets will be charged a fee of \$25.00 per month.



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6. Quiet Time

1. Quiet time at the strata is from 11:00PM to 7:00AM. Owners, tenants and occupants shall refrain from making excessive noise during the designated quiet time.

7. Renovations

Approving the Renovation Request

1. The renovation must not compromise the Developer's future commitment or warranty;
2. The renovation must not negatively impact the Strata's overall well-being (function and form);
3. The renovation must not negatively impact the applicant's neighbour (up, down, left and right);
4. Owner must not have any outstanding funds owing to the Strata Corporation including but not limited to maintenance fees, special levies, fines, gas charges, locker charges or any other chargebacks;
5. Owner to submit a renovation request via the AWM Alliance website;
6. Council to review initial request for consideration of project;
7. Council approves the renovation request;
8. Council advises owner that they may require to have performed or inspected by a strata preferred trade;
9. Council advises Owner that they can begin the process of obtaining building permits, project plans, and contractor information including insurance and all necessary coverage, and any other project-specific documentation, and come back to Council to obtain **Permission to Undertake the Renovation**. The Owner is obliged to explicitly bring to Council's attention any changes the city has made to the plans approved by Council.
10. For Air Conditioning Renovations, the following will take place:
 - a) The Owner must provide complete information regarding the unit's design;
 - b) The Owner must provide a complete installation plan (how, where, how long is the procedure);
 - c) The Owner must pay for a post-project engineering review to ensure the building envelope has not been compromised;
 - d) The application will be presented to the developer to obtain written confirmation that this will not compromise the warranty;
 - e) The Owner will need to verify that the installation of the A/C unit and ducts will not significantly alter the Strata's external aesthetics (i.e. paint the unit and ducts to match Quartet's walls);
 - f) The Owner will need to verify that the unit is installed where it does not impact the applicants' neighbours (or at least reduce the impact).



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Permission to Undertake the Renovation

1. Owner submits plan to Council as to how the renovation will be completed within the 90-day window as per the Bylaws;
2. Owner submits all permits as required including but not limited to the City, plumbers and fire technicians;
3. Council to perform pre-renovation inspection of the suite; this may include in-suite access with a strata preferred trade;
4. Once inspection complete, renovation agreement with binding conditions is signed off by Owner and Owner may proceed;
5. Renovation project;
6. If owner determines the project cannot be completed within 90-days, they must stop work and submit a new plan
7. Upon completion of project, Owner must present to Council a post-renovation document from a licensed trade advising that all renovations have been completed to applicable codes and standards;
8. Once final sign off form trade is obtained, Council will perform a post-renovation inspection of the suite; this may include in-suite access with a strata preferred trade;
9. Any additional fire sprinkler installations must include the installation of a fire sprinkler cage for the purpose of preventing accidental water losses.

8. Speed Limit on Parkade Driveways

1. A maximum speed of 10km/h will apply within the common property parkade driveways

9. Cleanliness and Patio Use

1. A resident must not allow a strata lot to become unsanitary or untidy. Rubbish, dust, garbage, boxes, packing cases and other similar refuse must not be thrown, piled or stored in the strata lot, on a patio or balcony, limited common property or on common property. Any expenses incurred by the strata corporation to remove such refuse will be charged to the strata lot owner.
2. A resident must not permit at any time household refuse and garbage to be stored on patios or balconies, or in hallways or stairwells of the common property.
3. A resident or visitor must not shake rugs, carpets, mops or dusters of any kind from any balcony, patio, window, door, stairway or other part of a strata lot or common property.



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4. A resident must ensure that no laundry, clothing, bedding or other articles are hung or displayed from windows, balconies, patios or other parts of the building so that they are visible from the outside of the building.
5. Other than rainwater, a resident must not allow fluids to drain, spill, or be thrown over railings or similar structures that enclose a patio or balcony, or to be emptied through a balcony drain or scupper. Such occurrence of this includes, but is not limited to, the washing or cleaning of floors, walls, glass and railings of a balcony or any permitted items allowed in accordance with these bylaws, and the watering of potted plants.
6. A resident must use a plant tray under all pots or containers to capture any run-off water caused by watering.

10. Parking

1. A resident must use parking stalls only for the parking of **licensed and insured** motor vehicles and motorcycles and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the council. Valid licenses and insurance information must be visibly displayed at all times on the motor vehicle.
2. Any resident's vehicle parked in violation of the Bylaws and Rules **may be subject to immediate removal** by a towing company authorized by Council and all costs and risks associated with such removal will become the responsibility of the Owner of the Strata Lot.

11. Holiday Decorations

1. For the purpose of safety and cleanliness, holiday trees are to be false trees only. Any damages to the common property following the move of a holiday tree will be repaired by the Strata Corporation and billed back to the unit responsible.
2. Holiday decor including but not limited to Christmas lights is permitted from November 15th to January 15th annually.