

2007 Feb 01 RULES
Strata Plan LMS 2113 – Pilot House

General Notes:

1. Rules deal with the control, management, use and enjoyment of common property.
2. Any reference in the Rules to owners also applies to an owner's tenant, lessee, guest or visitor.
3. The philosophy used in these Rules is to protect your investment, and create a pleasant, co-operative living environment for all. The more each resident maintains the common areas, the less expensive it is for all of us, the Strata Corporation.
4. When a rule states that written permission is needed from the Strata Council, the written request must be received at least ten days prior to the Strata Council meeting, if it is to be addressed at that meeting.

Landscaping

1. Planted foliage of any type in common areas, including ponds, will be subject to approval of the Strata Council.
2. No pets, toys, and/or ornaments are allowed in or around the pond area.
3. No plants may be removed or transplanted by individual owners.
4. Children should not be allowed in the pond area unless supervised by an adult.
5. Do not wade or walk in the pond, bring tools into contact with the liner or do anything that may damage the liner.
6. Do not allow pets in the pond or surrounding area as they will damage the membrane. Any expense incurred because of a pet will be charged to the Strata Lot housing the pet that caused the damage.

Balconies and Patios

1. All owners are responsible for keeping their drains clear of debris to prevent collection of water and flooding problems.
2. Indoor/ Outdoor carpeting (wall to wall) is not allowed on balconies or patios as moisture trapped underneath carpeting will damage the surface membrane or concrete.
3. Owners must be considerate of neighbours below when watering plants or sweeping or washing balconies.

Note: Heavy objects (planters, furniture) left on the balcony will damage the surface membrane over time. Owners are responsible for repairs if membrane separates from wall or becomes damaged.

2007 Feb 01 RULES
Strata Plan LMS 2113 – Pilot House

Security/ Safety

1. No individual shall leave open or unlocked, any entrance door, gate or fire exit unless they are in constant supervision of that entrance/exit.
2. No individual shall allow any person entrance into the building, either by enterphone or directly, unless that person is known to them.
3. An owner must not do anything, or permit anything to be done, to his/her Strata Lot or on the common property, which will or would tend to increase the risk of fire or the rate of fire insurance premiums for the property.

Notes: Please ensure the parking garage gates and entrance doors are fully closed behind you to ensure access is not available to strangers. This will help reduce the possibility of theft. Also please do not leave your garage door remote in your vehicle.

Please remember we live close to the river – food and garbage will attract rodents. Refuse containers along the seawall should not be used for the disposal of household garbage.

Parking

1. An owner will be responsible for damage caused by guest parking either in the guest parking area or in the assigned Strata Lot area.
2. Owners are responsible for damages to all areas caused by oil or other fluids from their vehicle. Failure to clean the affected area(s) within seven days of a written notice from the Strata Council will result in cleaning expenses being charged to the owner.
3. Owners' vehicles shall not be parked in any designated visitor parking area. They will be subject to towing from these areas at the owner's expense.
4. Place note on dash with suite and building number for overnight guests using visitors parkade.

Undue Noises

1. An owner/tenant of a strata lot will not operate or allow others in his/her strata lot to operate household appliances or other equipment that, when in use generates noise levels **that disturbs the residents** in neighboring units; between the hours of 10:00 PM and 8:00 AM (weekdays); 10:00 PM and 9:00 AM (Saturdays, Sundays and statutory holidays).
2. Such appliances and equipment would include but are not limited to, washing machines, dryers, dishwashers, vacuums or musical equipment.

Installation of Hard Surface Flooring

It was moved/seconded to ratify a Rule "Installation of Hard Surface Flooring" as follows:

Strata lot owners must make a request in writing to the Strata Council, c/o the Property Manager, at least (14) days in advance of any plans to install hard surface flooring. Approval for the installation will be granted, once the owner has agreed to, and signed, a letter of agreement which contains the following terms and conditions:

1. The Strata Corporation shall be held harmless for liability and/or any damage to the strata lot, common property or any other strata lot caused by improvements as specified in the proposal. It is further understood that any costs incurred by the Strata Corporation to rectify damage or with respect to liability claims are to be borne in their entirety by the present owner and any subsequent owner.
2. Flooring, must be installed with a sound insulating underlay product, for which the manufacturer guarantees, that the Impact Insulation Class (IIC) rating is 60 or higher.
3. If any complaints are received with respect to increased noise transference, the owner will be responsible to take appropriate/reasonable action (eg. placing of area rugs) to rectify the cause of the complaint.
4. The terms and conditions of the letter of agreement are in effect now and in the future and are binding upon all subsequent purchasers and it becomes the strata lot owner's responsibility to provide the purchaser with a copy.
5. All renovations must be undertaken between 8:00 a.m. and 5:00 p.m. Monday to Friday and 10:00 a.m. to 5:00 p.m. on Saturdays. Work may not be performed on Sundays and statutory holidays.
6. As a courtesy to other residents, the owner must post a notice on the bulletin board located on the ground floor signifying dates and times of work.
7. Owner must ensure all construction debris is removed from common property on a daily basis.