

RULES

Strata Plan BCS 4118 – Tsawwassen Springs 5099, 5055, 5011 & 4977 Springs Blvd, Delta, BC

Presented for ratification by a majority vote of The Owners, Strata Plan BCS 4118, at the Annual General Meeting held June 24, 2019.

MOVE IN/OUT

1. Arrangements must be made by the owner of the strata lot, at least seven (7) days in advance of any move to ensure that the requested move date is available, elevator protective pads are placed and the janitorial/caretaking company is engaged for the duration of the move. If this does not occur and an owner gives less than one week's notice, or does not give notice, the owner is subject to a fine of Fifty (\$50) dollars.
2. ALL MOVES MUST BE MONITORED by the designated staff member of the janitorial/caretaking company. The caretaker will be responsible for locking the elevator and putting up the elevator protective covers. There is \$25 (twenty-five) per hour charge for the monitoring, payable by the owner or resident moving in or out. The minimum charge for the monitoring of the move is 2 (two) hours. The charge is the Strata Corporation's cost to have a staff member of the janitorial/caretaking company onsite during the move. The monitoring fee will be payable to the Strata Corporation BCS4118.
3. The hours that the building janitorial/caretaking company is available for moves are between 8:00 a.m. and 4:30 p.m. Monday to Friday (except holidays).
4. Each move-in and each move-out shall be assessed a non-refundable moving fee of Two Hundred (\$250.00) Dollars, which shall be due and payable a minimum of five (5) days in advance of the move.

5. Each move-in and/or move-out shall also be assessed a refundable damage deposit of Five Hundred (\$500.00) Dollars, which shall be due and payable a minimum of five (5) days in advance of a move.
6. The fees, as stated above, shall be paid separately for ease of return of the refundable deposit of Five Hundred (\$500.00) Dollars.
7. The refundable deposit shall be returned to the payee, within seven (7) days following the move, if there is no major damage to the elevator or common property.
8. During the move into or out of the building, the ENTRANCE/EXIT door must not be left unlocked or open unless such door is in constant supervision. Violation of this rule may result in the owner being fined.
9. As a courtesy to other residents that may need the elevator, the elevator will be locked only during the loading and unloading. The elevator must not be held locked for extended periods of time when the elevator is not in use.
10. All boxes must be flattened and properly disposed of in the bin for cardboard.
11. Owners are to pay due care and attention to the elevator, surrounding walls, carpets and doors when moving furniture.
12. Residents are directly responsible for moving personnel and/or friends/relatives who are assisting with their move. All must adhere to the Bylaws and Rules of the Strata Corporation.
13. Owners must advise the Strata Corporation of any changes in tenants and complete a Notice of Tenant's Responsibilities ("Form K") within two (2) weeks of renting (Section 146 of the Act).
14. Any moves that take place without the proper notice and/or without deposits in place in accordance with the Strata Corporation Bylaws and Rules shall be subject to a fine of Fifty (\$50.00) Dollars in addition to the non-refundable move-in fee (see #4), which shall be assessed against the strata lot and is due and payable immediately upon assessment.

BICYCLES

1. No bicycles are permitted to enter or exit the lobby areas at any time even if you are on the first floor.
2. No bicycles are permitted to be ridden or carried through common hallways.
3. All residents must make sure bicycles are stored in the provided bike rooms.
4. Bicycles, locked or unlocked, will not be kept in any common areas, such as parkade, hallways or lobby, except in areas designated for bike storage.
5. Residents with bicycles shall not use the parkade as an in-door riding area. Due care shall be taken when and using the car ramp to enter and exit the parking garage.
6. Any person leaving a bike or motorized scooter in the designated bike room does so at their own risk. The Strata Council does not accept any responsibility for loss or damage to bikes and motorized scooters in this area. The designated bike room is for bicycles and motorized scooters only, unless approval has been granted by Council.

PLAYGROUND

1. Use of the playground is for the residents' children and their invited guests only.
2. Children must be **supervised by an adult** while at the playground.
3. Please respect your neighbors and keep noise to a reasonable level. The hours of operation are from 8:00am until 8:00pm.
4. No dogs are permitted in the playground.
5. No smoking or drinking is permitted in the playground area.
6. Any person(s) using the playground and equipment do so at their own risk, and release and indemnify the Strata Corporation and the managing agent from any and all claims arising from the use of these facilities.
7. Any and all accidents must be reported immediately to the strata management.
8. Any damaged observed in the playground should be reported to the Strata Council and/or Strata Manager, as soon as possible.

PARKING

1. An owner or resident shall use the parking space(s) which have been specifically assigned to the strata lot, except for private, temporary arrangements with other owners/ residents for the use of their parking stalls.
2. Owners are permitted to rent or lease their parking stalls but only to current residents.
3. Owners renting or leasing their parking stalls are still responsible for their parking stalls and must ensure that their 'renters' adhere to these rules at all times.
4. No resident, nor visitor of a resident, shall park a vehicle on the common property or limited common property except in a designated parking area.
5. No other motor vehicle, bicycles, trailer, boat, equipment or items of any kind shall be parked or placed on any common property without the prior written approval of the Strata Council.
6. No resident, nor visitor of a resident, shall permit their vehicles to block a driveway or a parking area entry on the common property or to park in such a manner so as to reduce the width of an adjacent parking space or walkway.
7. Excessive speeds and dangerous driving are prohibited in all the parking areas.
8. No person(s) is/are allowed to camp overnight in any type of vehicle in common areas.
9. No vehicle shall be parked in the "round-about" in front of the building for a period longer than the time reasonably required for the loading or unloading of the vehicle.
10. Any vehicle, trailer, boat or equipment parked in contravention of the foregoing will be removed at its owner's sole risk and expense.
11. A resident must not store an uninsured vehicle anywhere on the property.
12. A resident storing a vehicle must provide proof of valid insurance to the strata corporation on the commencement date of the storage, and also be displayed on the vehicle.
13. Only one vehicle may park in a designated parking space. In addition to one vehicle, a motorcycle may also be parked in a designated parking space, so long as it does not allow the accompanying vehicle to protrude beyond the parking space boundaries.
14. A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use

of any adhesive or hardening compounds), or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical parts.

15. No owner may permit a vehicle to drip gasoline or excessive oil on the common property or limited common property. An owner, whose vehicle is dripping gasoline or excessive oil, must immediately remove the vehicle from the property. The owner must pay the cost of clean-up of the common property in addition to any fine. This rule also applies to visitors of residents parking in any Visitor Parking spaces.
16. Parking stalls are for vehicles only and no boxes, shelves, carts, old furniture or other items are permitted to be stored in the underground parking area, passageways or any other common property space. This is against the Fire Department Standards and could result in a fine levied against the Strata Corporation. Violators will be fined.
17. Garage Gate to underground parking: To help prevent unauthorized entry to the building, all drivers must wait until the gate is closed behind their car before proceeding to their parking stall or out of the parking area. The drivers in any subsequent cars must wait until the gate is starting to close before pressing the garage button on their key fob to re-open the gate. This indicates to the preceding driver that the following driver is a resident of the building.

VISITOR PARKING

1. All visitor parking stalls are for the exclusive use of visitors. No owners/residents may use the visitors parking area at any time. Violators will be fined and/or towed.
 2. Visitors parking underground must put a note with a date, the suite number of the resident they are visiting and the contact information on the windshield or dashboard. The note must be visibly displayed at all times.
 3. A guest vehicle may not use the visitor parking facility for more than three consecutive days or more than a total of ten days per calendar month, unless first approved by Strata Council.
 4. Visitors parking in the visitor lot do so at their own risk and must abide by any and all regulations that apply to the parking stalls in general.
 5. Resident owners are responsible for any damage caused to the common property by their visitors.
 6. Vehicles in violation of these rules will be towed at the liability and expense of the vehicle owner.
 7. No commercial vehicles are permitted to park in the visitors parking area overnight.
 8. No overnight guest is permitted to park in the upper/ outside visitor parking space.
 9. Residents and Visitors are prohibited from parking in the Visitors Parking out front of the buildings between the hours of 11:00pm – 7:00am. Overnight parking is prohibited. Violators will be towed without warning.
 10. Residents and Visitors are prohibited from parking in any fire lanes at any time. Violators will be towed without warning.
- Visitors Parking Rules 9 and 10 were approved by the strata council at the March 28, 2018 council meeting. To be ratified by the owners at the next schedule general meeting.

ADDITIONAL RULES

1. Any strata lots with assigned limited common property parking stalls located inside an enclosed garage within the parkade, must supply the keypad access code to the strata corporation to be kept on file for emergency access and access related to the repair and maintenance of common strata mechanical equipment and piping within the enclosures.
 - Approved by the strata council at the November 29, 2017 council meeting. To be ratified by the owners at the next schedule general meeting.