

BUILDING RULES

1. **EMERGENCY TELEPHONE NUMBERS:**

- Police/Fire/Ambulance: 911
- Building Manager: 250 808 5748
- Property Manager: 250 763 2300

2. **SECURITY EXTERIOR DOOR KEYS/FOBS AND REMOTE CONTROLS:** Each unit is entitled to two (2) fobs and two remotes. Fobs, remotes or storage keys are the responsibility of the owner of the unit. Any additional fobs, remotes controls or storage keys shall only be sold to the registered owner of the unit at \$75 each and is payable to KAS 3399. No fobs, remote controls or storage keys shall be issued to non-occupants of the building unless approved by the Strata council. Issuance of fobs, remote controls or storage keys shall be at the discretion of the Strata council.

3. **LOCK-OUTS:** Owners are responsible for the keys of their strata lots. Master keys are not available from the building manager or the property manager.

4. **MAINTENANCE:** Residents may make requests for repairs and maintenance on common property or limited common property to the Building manager between the hours of 9 am to 4 pm. Monday to Friday . Emergencies will be handled immediately. All repairs within the strata lots are the responsibility of the owner.

5. **MOVING:** Arrangements shall be made with the building manager so that the elevator can be arranged. All moves shall be made between 8 am and 8 pm. Arrangements must be completed with the building manager at least seven (7) days in advance, including payments of the fee.

- Monday to Friday: 8 am to 4 pm \$200 Move in (also covers move out)
- Monday to Friday: 4 pm to 8 pm \$250 Move in (also covers move out)
- Saturday, Sunday or holidays: \$250 Move in (also covers move out)

Any move in or out taking longer than 4 hours will be assessed an additional fee of \$50 per hour or part thereof.

6. **PETS:** All animals must be on a leash on common property at all times. Any and all damages to common property and limited common property caused by the pet are the responsibility of the owners of the strata lot, in which the animal resides. Failure to comply shall result in a fine.
7. **GARBAGE.** All garbage must be bagged properly and placed in the appropriate recycling or garbage container provided. Garbage must not be left in the hallway at any time, under any circumstance.
8. **PLUMBING AND ELECTRICAL:** Each owner, tenant or occupant shall endeavour to conserve the energy and system of the building and any damage to any of these caused by the wrongful act or neglect by the owner, tenant or a guest of, shall be repaired at the expense of the strata lot.
9. **DISTURBANCES AND NOISE:** No occupant or their visitors shall play or operate any musical instrument, stereo, radio, television set or make any other noise such as it will disturb the peaceful enjoyment of other occupants . Any boisterous conduct or other actions which will disturb the peaceful enjoyment of other occupants is absolutely prohibited. **All noise must end at 11 pm.**
10. **BICYCLES:** No owner, tenant, occupant, or their visitors shall bring bicycles into the building or onto balconies. All bicycles are to be stored in the space provided or in the bicycles storage areas.
11. **SOLICITORS:** Door to door solicitation will **not be permitted.** This includes the distribution of any advertising in parking areas and other common property.
12. **BUILDING ENTRY:** **No resident shall permit entry to persons they do not know.** A resident shall be responsible for anyone they allow into the building, including the parkade.
13. **ROOF TOP:** Only authorized personnel are allowed on the roof. Placing of antennas, satellite dishes or other equipment on the roof is expressly prohibited.
14. **BALCONIES AND BARBECUES:** Balconies are not to be used for hanging and drying laundry or for storage. Only gas barbecues are allowed, no propane tanks, charcoal or briquette barbecues will be permitted. There are no exterior strand lights allowed on decks, except Christmas lights between December 1st and January 31st of any year. Fuel torches or fuel heaters are not allowed. Nothing shall be thrown, tossed or dropped off balconies. Balconies must be kept clean and tidy at all times.

ALLOWABLE ITEMS ;

- a. Patio furniture

- b. Natural gas BBQ's
- c. Flower pots.

RESTRICTED ITEMS INCLUDE, BUT ARE NOT LIMITED TO :

- a. All furniture, other than stated above.
 - b. Railing flower boxes.
 - c. Flags or banners, of any type.
 - d. Bikes or toys
 - g. No lattice or similar covering is allowed across glass.
15. **UNIT RENOVATIONS - USE OF BALCONIES:** If there is to be any cutting or other kind of processing of building related materials on balconies during unit alterations/renovations, the balcony must be completely enclosed with clear poly film to prevent shavings, dust and other debris from drifting to other balconies or windows. The poly film must be removed at the end of each workday to prevent any wind from propelling the poly film, debris and other foreign objects from falling off the balcony. Any damages resulting from a failure to comply may be charged back to the strata lot.
16. **HALLWAYS:** Nothing shall be thrown, swept or placed in hallways or stairwells or any passageway in the strata property. Games and recreational equipment are not to be used in the hallways or any other common property that is not designated for that purpose.
17. **SIGNS:** Occupants, owners, tenants shall not display or allow to be displayed any sign, advertisement or notice in or about the premises, except where designated by the Strata council.
18. **OFFENSIVE GOODS:** No combustible, dangerous or offensive goods, provisions or materials shall be kept on the strata property.
19. **SMOKING, BEVERAGES AND FOOD ON COMMON PROPERTY:** No owner, tenant, guest or visitor shall smoke in common areas of the strata property. Consumption of beverages in plastic containers is permitted in the pool area, except for alcoholic beverages. Beverages and food in all other common areas require the prior approval of the Strata council.
20. **RECREATIONAL VEHICLES:** Recreational vehicles of any type, campers, trailers must have Strata council's approval prior to parking on common property or limited common property.

21. **VEHICLES AND PARKING:** An owner, tenant or occupant must not park in the visitors parking stalls. A resident may park in the loading zone for a maximum of 15 minutes. Visitors who park their vehicles in a visitor parking stall for longer than 6 hours must obtain and display in the vehicle a valid strata lot parking permit, which can be obtained from the Strata council. Visitors may not park their vehicles in the visitor parking for more than 7 days per month. Visitors to Centuria are required to enter the details of their vehicle and the time of arrival in the book located near the elevator.

22. **CHRISTMAS TREES:** No live or natural Christmas trees are allowed to be brought into any strata lots.

23. **SELLING OF STRATA LOTS:** An owner of a strata lot, when selling his strata lot, will not permit "For sale" signs to be placed on or about the common property.

An owner of a strata lot, when selling, will not hold or permit to be held, any Public Open House except in the manner prescribed by the Strata Council. One Open House for Agents will be allowed per listing. Unless the Strata Council otherwise prescribes, all showings must be by appointment only.

24. **COMMERCIAL SHOPPING CARTS:** All commercial shopping carts are strictly prohibited within the building.

25. **OWNERS WHO RENT THEIR UNITS:** Owners/landlords who rent their suites, their family members or friends, are not allowed to use Centuria amenities. These include the swimming pool, hot tub, sauna, steam room, fitness room, change rooms, and the multipurpose room.

25. **REALTOR/OWNER OPEN HOUSES:** Realtors and owners who wish to have an open house to market their condo unit must meet the following conditions:

- a) Register the Open house with the Centuria Building Manager.
- b) To be held on a Saturday or Sunday.
- c) Time : between 1 pm and 4 pm.
- d) Visitors must be escorted to and from the secured front door entrance.

Two professional signs will be provided by the building manager when the realtor/owner registers their open house. One sign will be placed at a street location and one at the front entry of the building.

26. **PARKADE/OIL SPILL RULE:**

- a) An owner, tenant, occupant or visitor is responsible to clean any fuel, oil or coolant that has leaked from their vehicle, and is responsible to indemnify the strata corporation any costs that are incurred as a result of cleaning fuel, oil or coolant leaks. Owners of

vehicle that cause automotive fluid or fuel staining shall, at the Strata corporation's notification, clean up all drippings within (10) ten days.

- b) Vehicle owners failing to do so on (10) ten days notice, shall be assessed a \$75 fee for the cost of the clean up with such charges being applied to the relevant unit owner's strata lot account.
 - c) Vehicles dripping oil or gasoline may be prohibited from parking on strata property until repaired. Vehicle owners are not permitted to leave cardboard or carpet remnants in parking stalls to absorb oil, fuel or other automotive fluids.
27. **MULTI PURPOSE ROOM BOOKINGS :** For Functions with more than ten (10) guests in attendance, a \$200 damage deposit will be required at time of booking. This deposit will cover any costs incurred by Centuria Urban Village to clean the room if required. The deposit can be paid and the room booked with the Building manager.
28. **DELIVERY OF LARGE ITEMS:** All furniture and other large items must be delivered via the Lawson Street entrance.
29. **ALL HALLWAYS DOORS TO BE KEPT CLOSED.** Leaving your unit door open reduces the pressure in the hallways and overworks the HVAC system. **Please,** always close you door.
30. **WINDOW FILM**
- No owner, tenant or occupant shall apply solar or any other film to windows for any purpose without the prior written permission of the Strata Corporation. The strata lot owner will be required to submit a renovation agreement to the strata council for consideration and if granted approval, must sign an undertaking that any window breakage or voiding of warranties attributed to the use of application of solar or similar films is the sole responsibility of the strata lot owner.