

Rules of the Owners

STRATA PLAN NW 2503

"ELMWOOD TERRACE"

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RULES OF THE OWNERS, STRATA PLAN

NW 2503

"Elmwood Terrace"

These Rules bind the Strata Corporation and the owners, tenants and occupants to the same extent as if the Bylaws had been signed by the Strata Corporation and each owner, tenant and occupant and contain covenants on the part of the Strata Corporation with each owner, tenant and occupant and on the part of each owner, tenant and occupant with every other owner, tenant and occupant and with the Strata Corporation to observe and perform their provisions.

- 1.1 **Behavior at Meetings** - All meetings will value everyone's contribution and all owners will treat everyone with respect. Disruptive behaviour will not be tolerated. The Strata Council will have disruptive individual(s) removed from the meeting.
- 2.1 **Motorhomes** - A visitor may park a motorhome in the outside parking area for a maximum of 5 days. The maximum length allowed for a motorhome is twenty-five (25) feet. No living in a motorhome is permitted.
- 3.1. **Move In/Move Out Procedures**
 - a. As stated in bylaws, an owner must provide 72 hours written notice to the Strata Corporation of the date of all moves in or moves out.
 - b. An owner must pay a refundable damage deposit of \$100.00. Deposit will be returned following inspection by council of m, n, o and p below. Failure to adhere to m, n, o or p may result in deposit not being returned or a partial return of deposit.
 - c. An owner must pay a non-refundable deposit of \$50.00 prior to any move in or out. The \$50.00 is for wear and tear.
 - d. All moves are to take place between 8:00 a.m. and 4:00 p.m., Monday through Friday and 9:00 a.m. to 3:00 p.m. on Saturdays, Sundays and statutory holidays.
 - e. Moves can be made in the evening with Council approval.
 - f. An owner must ensure that the locking lobby doors are not left open, ajar or unattended AT ALL TIMES.
 - g. Items can be moved into the lobby and then transported from there, providing residents still have ample access.
 - h. A notice will be posted by Council advising owners of the date and time of a move.

- i. Elmwood Terraces volunteer move in/move out committee will monitor the front door in the lobby during moves. If there is no one available, owner must arrange for someone to watch the door.
- j. An owner using the elevator during a move must ensure that the elevator service key is used to control the elevator and the doors not jammed open in any manner.
- k. The elevator cannot be locked off for extended periods of time. Please show consideration for our residents who have mobility constraints or other needs and require the elevator.
- l. All moves must take place through the front main doors only.
- m. An owner must ensure that all common areas are left damage free, clean and all hallways and lobby areas vacuumed immediately upon completion of the move.
- n. An owner moving out must ensure there is nothing left behind in their unit or in their storage locker(s).
- o. An owner must not put in the garbage room any items not wanted or for disposal when moving in or out.
- p. An owner must not put moving boxes in the garbage room.
- q. Owners are responsible for the actions of their movers.

4.1 **Private Functions**

- a. The common room and common landscaped areas can be used for private functions by owners.
- b. Write your name on the booking calendar in the common room. Advise a council member of the date of your booking.
- c. There will be a \$50.00 deposit for use of common room and washrooms. Deposit is to be given to the Treasurer one week before a booked function.
- d. No smoking is permitted by owners or visitors on the outside grounds of the property.
- e. Deposit will be returned upon clean-up of common room, lobby, washrooms and the front of the building.
- f. The use for fundraising functions is not permitted.
- g. Owners shall be responsible for the conduct of all persons during the time of the function and while on the premises.

- 5.1 **Workshop** – Workshop hours are 8 a.m. to 8 p.m. The equipment is to only be used by owners. The workshop is not for storage of owners unwanted items. The workshop is to be cleaned after use by an owner.
- 6.1 **Bicycles** – No bicycles are permitted in the elevator, hallways or lobby. Bikes are to enter and exit at the garage door. Owners will put their bike on one of the bike racks at the far end of the parkade. Visitors shall arrange with owner they are visiting to park their bike in the owners parking spot. The strata corporation assumes no responsibility for owners or visitors' bicycles stored in the parkade.
- 7.1 **Fee for Second Vehicle in Parkade** - There will be a user fee of \$25.00 per month for owners using a parking stall in the parkade for a second vehicle. The \$25.00 will be paid by pre-authorized debit (PAD), cheque or cash.

The \$25.00 will begin on the first day of the month following the allocation of a temporary assigned parking stall.

The month you are no longer assigned, or using a temporarily assigned parking stall, the PAD or cheque payment will be stopped at the end of that month (as voted in at the June 14, 2023 AGM).