

**BCS 2700- "NEWMARK"**  
**CONSOLIDATED RULES**  
*Amended at Council Meeting May 30, 2024 – To be ratified AGM 2024*

**1     VEHICLES AND PARKING**

- 1.1     Parking of vehicles on The New Mark premises, other than those owned or leased by a resident or their guests, is prohibited. Other vehicles are subject to being towed away at the vehicle owner's expense.
- 1.2     Only vehicles with a current license and/or liability insurance in force shall be allowed in the parking areas. Others are subject to being towed away at the vehicle owner's expense.
- 1.3     Unlicensed vehicles in the secured parkade shall not be permitted unless displaying proof of current storage insurance. A copy of the proof of current liability insurance is to be forwarded to the building management company at the commencement of the storage period.
- 1.4     Residents and residents' guests shall park their vehicle(s) only in places assigned or rented to them.
- 1.5     No one shall park, or leave unattended, or cause to be parked or left unattended, any vehicle in such a position that it interferes or infringes upon other parking spaces, roadways, driveways and ramps.
- 1.6     No smoking is allowed in the parking areas.
- 1.7     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 any vehicles involving any automotive fluids or paints, motor tune-ups or mechanical repairs. Excessive engine running is prohibited.
- 1.8     Assigned parking stalls shall not be used for storage other than a motor vehicle or recreational equipment.
- 1.9     A resident must not park or store any vehicle that drips oil, gasoline or other fluids. A resident must remove any dripped oil, gasoline or other automotive residue.
- 1.10    A resident is responsible to keep his/her assigned parking stall clean.
- 1.11    All garage areas are common property and shall not be altered or defaced in any manner.
- 1.12    If an unauthorized vehicle is parked in an assigned resident's stall, the council president may have the vehicle removed.
- 1.13    An owner must not sell, lease or loan a parking stall to any person other than a resident of the building.
- 1.14    Where it becomes necessary under any of these bylaws to have a vehicle towed away, the costs will be borne entirely by the owner of the vehicle or the person responsible for that vehicle.
- 1.15    While in the parkade or on the roadways of The New Mark, all vehicles are to be driven in a safe and cautious manner, vehicle speed is not to exceed 10 km hour. Use of vehicle horns is only permitted in order to prevent a collision. Vehicles must keep to the right at all times.

- 1.16 When entering or leaving the parkade, residents must wait for the security gate to close completely to prevent access by unauthorized persons.
- 1.17 "The underground parkade and above ground parking lot shall be cleaned and power swept from time to time. Residents will be given at least 72 hours' notice of the cleaning so that they can remove their vehicles from the Strata Corporation's property for the duration of the cleaning. This will allow all parking stalls to be cleaned. If a vehicle is not removed from a parking space so that it may be cleaned, a fee for the individual cleaning of that parking space will be charged to the corresponding unit." *(Adopted: September 2, 2010)*

## **2 MICS. RULES**

- 2.1 Any alterations to common property including, but not limited to, the installation of Air Conditioning units or Satellite Dishes, must be approved in writing by the Strata Council before installation can occur. Installation must not affect the building envelope. Window mounted Air Conditioners are permitted between April (1<sup>st</sup>) and October (1<sup>st</sup>) 2024. In order to achieve a uniform appearance, they must be white or clear acrylic. No brown wood or other material or colours may be used. Window mounted air conditioners will not be permitted after this summer season. *(adopted at the Council Meeting held May 30, 2024 ~ to be ratified at the next AGM)*
- 2.2 Residents, Guests, or Owners may shall not access a strata unit via gardens or patios. with the exception of Developer-installed pathways. All access must shall be through the front door of the unit. building" *(adopted at the Council Meeting held May 30, 2024 ~ to be ratified at the next AGM)*
- 2.4 "No biking, skateboarding, or rollerblading is allowed in the hallways or the lobbies. Bikes must be carried through the hallways and the lobbies." *(Adopted: February 17, 2010)*
- 2.5 Tasteful exterior lighting is permitted with the following criteria: A reasonable number of white or clear non flashing bulbs may be attached to the balcony railing and upper balcony area. Care must be taken so as not to puncture, stain or damage railings or exterior finishes. Holiday lighting from November 30th to January 15th, may be appropriately coloured for the season. Lights must be turned off by 10:00 pm. *(Adopted: May 16, 2017)*

## **3 SECURITY**

- 3.1 "Visitors and Guests must be let in or buzzed in to the Building by the resident who invited them. Residents may not let people into the building who they did not invite." *(Adopted: February 17, 2010)*
- 3.2 No Realtor lockboxes or lock boxes of any kind, to be attached to the buildings, railings, or anywhere on the property of BCS 2700, The Newmark. *(Adopted: January 11, 2016)*