

RULES AND REGULATIONS
STRATA PLAN LMS 2628- MAPLE LANE

1. The Strata Corporation will arrange gutter and window cleaning once a year, in the Fall. Apart from this, owners are responsible for cleaning their own windows.

2. Fall Cleanup / Preparation for the Winter:

a) In order to maintain the neat appearance of the Complex, Owners should have completed the following by mid November each year:

=> Removed hanging baskets and unsightly plants from planters, beds and patios;

=> Made sure that drains are open and free of debris;

=> Made sure that outside water taps are shut off and drained to prevent pipes from freezing in walls;

b) Plants, flowers and their containers on balconies and patios shall be at the discretion of the residents but subject to review of the Council. Dead plant material must be removed at the end of the growing season.

3. The placing of items on the patios and balconies shall be limited to Summer furniture and accessories, gas or electric barbecues. Bicycles and other similar items are not permitted.

4. Insurance:

a) In the event that loss or damage occurs to the common or limited common property that gives rise to a valid claim under the Strata Corporation's insurance policy, it is agreed and understood that if the origination of the loss within the interior confines of an individual Strata Lot, the deductible of the Strata Corporations policy relative to the loss shall be paid by the individual Strata Lot Owner in whose lot the cause of damage originated.

b) The basic policy of the Strata Corporation insures the building, including all equipment, supplies, common and limited common property, subject to a deductible and certain standard exclusions.

c) The owner is responsible for insuring personal belongings on limited common property and furnishings and belongings within the walls of the Strata Unit.

d) Insurance for improvements or betterments made to individual units at the expense of the unit owner is also the responsibility of the Owner. The Council recommends that all unit owners carry a Condominium unit Owner's Comprehensive Package to cover all personal belongings, plus any improvements or betterments they may have made to either unit, such as wall coverings, window coverings, floor coverings, structural changes, and including the upgrading of any appliances, etc. These improvements and betterments should be insured under the "Unit Owner Improvements and Betterments" section of the Condominium package.

5. Parking:

a) Visitor parking in underground parking garage is at the discretion of the owner.

However, approval of the council is necessary for longer than one-week duration. Rental and sublets are not permitted.

b) All vehicles parked on Strata Property must be currently licensed and/or insured.

c) Vehicles dripping excessive oil or other fluids will be prohibited from parking in the Strata area until repaired. Owners of vehicles dripping oil or other fluids shall, at the Council's notification, clean up all drippings or on failure to do so within seven (7) days of said notice be assessed the cost of clean up.

d) Limited recreational and gardening equipment only permitted in parking stalls.

6. Occupancy & Rental:

a) Each Strata Lot shall be occupied only as a single family residence.

b) No Owner may rent or lease a Strata Lot without the permission of the Strata Council and no more than one (1) Strata Lot shall be leased or rented by their Owners at any given time. Any owner requesting permission to rent must have been the primary occupant for 12 months.

I. Any Owner wishing to rent or lease a Strata Lot shall apply in writing to the Strata Council for permission to do so.

II. Upon receipt of such written request, the Strata Council shall review the same and consider the number of Strata Lots, which may be leased or rented pursuant to these Rules and Regulations.

III. The Strata Council in granting or refusing permission shall in all cases act in the best interests of the Strata Corporation as a whole and of the Owners thereof, and permission shall be granted only if the circumstances are such that Council's refusal would cause undue hardship to the applicant.

7. Pets:

a) The number of pets permitted within a Strata Lot is limited to a maximum of two (2). Reptiles and other unusual pets are not allowed. Any owner with three or more pets already in residence is exempt until that situation changes.

b) No Owner or tenant shall allow a pet to foul any areas within the Strata plan. If such fouling occurs, it is to be immediately cleaned up by the person in charge of the pet.

8. It is recommended that strict adherence to Rule #3 on patio and balcony items must be maintained, especially to those units facing 14th.Steet, since this area is representative of the whole Maple Lane complex.