

BCS3380 “THE ZONE”

APPROVED RULES

Updated: March 31, 2015

Move In and Move Out

1. Move-in / move-outs must take place between the hours of 8:00 a.m. and 5:00 p.m. Monday to Sunday, including consecutive holidays, and must be done so as not to create a disturbance to other Residents.
2. A \$300.00 refundable damage deposit must be given to the Resident Caretaker or the Strata Corporation’s designated agent prior to every move-in and move-out, including any moving of furniture, major appliances or any large objects that will require the use of an elevator, to or from a strata lot. All payments must be made by cheque in favour of Strata Plan ‘BCS3380’.

Renovations and Alterations to Common Property

1. An owner must give the property manager two working days prior notice of the scheduled arrival of tradespersons or delivery of materials. Tradespersons must be licensed and bonded. Inadequate notice or work by unlicensed or unbonded tradespersons will result in the levy of fines.
2. A resident must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.
3. An owner must ensure that the delivery of any construction materials is through the parking lot and, if in an elevator, the owner must ensure the elevator is protected with proper wall pads and floor coverings. An owner must not permit any renovations/alterations materials to be delivered through the main lobby.
4. An owner must ensure that the hours of work are restricted to 8:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays. To perform renovations/alterations on Sundays or statutory holidays, an owner must apply for permission in writing to the council at least five business days before the holiday date.
5. An owner must be in attendance for all SIGNIFICANT renovations/alterations, the determination of SIGNIFICANT shall be in the discretion of the council.
6. An owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for ensuring that any and all required permits and licences are obtained.
7. An owner in the Residential Section must pay a refundable damage deposit of \$300.00 to the section no less than 48 hours prior to the commencement of any renovations or alterations and any expenses incurred by the strata corporation attributable to the owner and all fines levied will be deducted from the deposit.

Payment of strata fees

1. Owners must pay strata fees by pre-authorized payment.

Quorum of Meeting

1. If within 15 minutes from the time appointed for an annual or special general meeting, a quorum is not present, the meeting stands adjourned for a further 15 minutes on the same day and at the same place. If within a further 15 minutes from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum. In any case, the quorum should not consist of less than Twenty (20) persons physically present at the meeting.

This bylaw is an alternative to section 48(3) of the Act. This bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 determines, and does not adjourn, that meeting.

Rental Restriction

1. No Owners shall rent or lease a strata lot or permit a strata lot to be rented or leased for a period of less than 6 (six) months.