

STRATA PLAN BCS 2557 – MoDE

RULES AND REGULATIONS

Although it is not possible to be silent in the course of daily living, it is possible to recognize the time of day and the proximity of your neighbours.

Noise complaint procedure is as follows:

- a. First speak with your neighbour in a friendly and non confrontational manner, explaining what is bothering you and why.
- b. If the noise problem is continuously disturbing you, call the Vancouver City Police: 911 or (604) 717-3321, report the incident, and ask for an incident number.
- c. Contact the Property Manager in writing with the date, time, description and VPD Incident Number of the incident.

COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

Kenneth Bro - As Managing Agent of the Owners, Strata Plan BCS 2557 - 604-683-8399 ext 232

New Patio Balcony Rules As Per March 16, 2009 Council Meeting

- (a) A resident must not permit the accumulation on any deck, terrace, patio, balcony, yard, or roof area adjoining a strata lot of any ice, snow, leaves or debris or permit anything to happen that would develop any drainage problems for or cause damage to any strata lot or common property, including limited common property.
- (b) A resident must not display or erect fixtures, poles, clotheslines, racks, storage sheds and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories.

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Passed at the May 18, 2010 Council Meeting

All residents are reminded that the entrance to your home *DOES NOT* start at your front door, but the front doors and garage gates to the building! *DO NOT* let strangers into your home! Following is a new rule for all to follow:

- (n) A resident must wait for the parking gate to close completely before moving away from the gate.
- (o) A resident must not enter or exit the parking garage without using their own fob for access.

Any resident found in violation of the rule will first be issued a warning letter and subsequent violation will result in rule violations fines for each occurrence.

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New Rule
July 19 2011

Mode
Strata Plan BCS 2557

Purchasing of Building Fob's

It was MOVED/SECONDED to adopt a new rule that all new fob purchases need to be made through the Council for security reasons and no one can go directly to Action Lock to purchase Fob's directly from them.

CARRIED

General Rules For Use Of The Common Room Of BCS 2557 MoDE

The common areas are designed for the use of residents and their guests. These rules are designed to maximize enjoyment and to maintain common areas in the best possible condition. The lounge is designed for the use and enjoyment of all MoDE residents. Please treat the facility with respect. If you find any damage or untidy conditions upon entry, please report the situation immediately to ColyVan Pacific Real Estate Management (604-683-8399 ext 232) prior to use. Individual users are responsible for leaving the lounge in an "as found", neat, tidy and secure/locked (ensure that all doors/windows are closed and locked upon leaving) condition

Entertainment Room Hours Of Operation 9:00 AM to 12:00 PM

- All persons using the facilities do so at their own risk.
- Residents are responsible for the conduct and safety of their guests at all times and must accompany any guests using the common room lounge.
- No one under the age of 18 is permitted to use the facilities unless accompanied by an adult.
- No pets are permitted in the facilities.
- No smoking is permitted in the facilities.
- The use of glassware or other breakable items is prohibited in the facilities.
- Consumption of alcohol is not permitted when using the facilities.
- All other beverages must be consumed in plastic cups.
- Food may be consumed but any spills must be cleaned by the resident responsible using the facilities. Any unconsumed food or garbage must be removed from the common room upon exit.
- Any damage is the responsibility of the MoDE resident/owner...
- No cooking in the kitchen just warming food.
- The maximum number of people in the facilities is limited to 25.
- Use of candles is not permitted.

ROOM BOOKINGS FOR GROUP EVENTS

Open Hours 9:00 AM to 12:00 PM – *For Booking Please Contact livingmode@gmail.com to make arrangements*

- The room may be booked for group events up to 16 weeks ahead by application in person or by e-mail to the Council.
- Bookings will be limited to one (1) per calendar quarter per owner/tenant.
- A minimum of 48 hours notice is required for bookings.
- Users are required to post a \$250.00 refundable damage deposit at time of booking.
- If you find any damage or untidy conditions upon entry, please report the situation immediately to the ColyVan Pacific Real Estate Management (604-683-8399 ext 232) prior to use.
- Residents booking the lounge are responsible for all clean-up and leaving the facility in an 'as found' condition.
- The lounge will be inspected and conditions logged by Council after group bookings. All deficiencies, repairs and clean-up will be the responsibility of the resident/owner.
- Bookings must be made by an adult.
- The Strata Corporation may "black-out" certain days and times for special events for the benefit of residents.

8th Floor Common Roof Deck – No Pets Allowed
The 8th floor Common Area Roof Deck is a no pet/dog area due to incidents of fecal mater left behind rendering the area unsanitary. Any Resident who brings their pet to this area is subject to a Rule Violation Fine up to \$50.00.