



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

The common areas are designed for the use of resident 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 Calin Ambrus, Pacific Quorum Properties Inc. at cambrus@pacificquorum.com or 604-629-0426, 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.
- 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 email 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 Calin Ambrus, Pacific Quorum Properties Inc. at cambrus@pacificquorum.com or 604-629-0426, 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 matter 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