

# RIVERS EDGE VILLAGE STRATA CORP

## EPS3475

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### DEFINITIONS

**"Bedroom rental"** means the rental of one or both of the clubhouse building bedrooms and the nonexclusive use of the remainder of the clubhouse including the bathrooms.

**"Clubhouse rental"** means the rental of the clubhouse building, excluding the use of the two bedrooms, but including the non-exclusive use of the bathrooms.

**"occupant"** means a person, other than an owner or tenant, who occupies a strata lot;

**"owner"** means a person who is a leasehold tenant as defined in section 199 of the SPA unless there is

- (a) a registered agreement for sale, in which case it means the registered holder of the last registered agreement for sale, or
- (b) a registered life estate, in which case it means the tenant for life;

### BEDROOM and CLUBHOUSE RULES

Rentals for both the clubhouse and bedrooms are only available for Rivers Edge Owners that have a signed Sun River Lease Agreement. **By entering into an agreement to rent the clubhouse or a bedroom(s) the owner is agreeing to abide by the following rules and polices.**

- 1) No smoking of any kind in the clubhouse, including the bedrooms, is permitted.
- 2) Children under the age of 18 years are not permitted in the clubhouse or bedrooms without an adult being present and providing appropriate supervision.
- 3) Pets are not permitted in the clubhouse or bedrooms at any time.
- 4) The owner renting the bedroom(s) or clubhouse is responsible for repairing any damage caused by their guest(s).
- 5) The use of tape, tacks, or anything that can mark or damage the floors, walls/ceilings or any fixtures anywhere in the clubhouse, including the bedrooms, is not permitted.
- 6) The bedroom check in time is 4 pm and the check out time is 10 am.

- 7) The sitting on, standing on, laying on or putting food or beverages on the pool table is strictly prohibited.
- 8) The pool table, dart board, horseshoe pitch and BBQ are ONLY for the use of residents and their guests over 18 years of age and the use of these items are at the participants own risk.
- 9) The bedroom rental fees are \$40.00 per night per room and is limited to 7 consecutive nights.

### **CLUBHOUSE RENTAL POLICY**

The owner renting the clubhouse is responsible for the following.

- 1) Cleaning all of the facilities used by their party, including by not limited to, the BBQ, the kitchen, bar, stove, and/or the washroom.
- 2) Washing the dishes and emptying the dishwasher.
- 3) Sanitizing the tables, chairs, counters and any other furniture.
- 4) Vacuuming the facilities.
- 5) Returning all of the furniture back to its original arrangement.
- 6) Taking all of their garbage and recyclables with them.
- 7) All events with alcohol present are to be B.Y.O.B, unless the host can provide a PAL policy for a special event

The owner must provide their own food, beverages, and other items, including items such as milk, cream, sugar, napkins, etc. and take any remaining such items with them when their event has ended.

**The owner is only renting the clubhouse and, along with their guests, is prohibited from entering the bedrooms.**

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Ordered by Maria Furtado 2023/06/22

## **BEDROOM RENTAL POLICY**

The owner renting the bedroom is responsible for the following:

- 1) Suppling all sheets, pillowcases, comforters, pillows, towels, face cloths, bathmats, personal toiletries, etc. for their guests. SLEEPING BAGS are strictly prohibited.
- 2) Storing the Clubhouse bedspread/comforter/pillows in the closet during their guest's stay and placing it back on the bed when their guests leave.
- 3) Ensuring that the mattress cover remains on the bed.
- 4) As ALL clubhouse users use the bathrooms, cleaning the washrooms and showers **before and after** their guest's stay. All Clubhouse users use these bathrooms. The Clubhouse supplies toilet paper.
- 5) Washing and returning to the cupboards all dishes and/or utensils used by the guests.
- 6) Leaving the bedroom door key in the lock when vacating.

Owners and their guests should keep the guest room locked and carry the key with them. The code for the north bedroom will be supplied confidentially.

Guests may store their beverages, small snacks, etc. in the fridge in the kitchen.

The bedroom rental is only for the use of the bedroom(s) that has been rented. Various activities may be ongoing in the Clubhouse during a guest's stay. We hope this information will alleviate any concerns should a guest hear someone entering the Clubhouse.

**\*\*Payment for rentals is to be paid in advance to EPS 3475 (Rivers Edge Village Strata Corp)**

### **CLUBHOUSE AND/OR BEDROOM USE AGREEMENT**

I, (Print Name) \_\_\_\_\_, declare that I have read and will comply with the rules and policies set out in this document and will be responsible for all damages to the area I have rented and I also agree that I am responsible for the actions of my guests.

Date(s) of rental \_\_\_\_\_

Clubhouse \_\_\_\_\_ Bedroom \_\_\_\_\_ or both \_\_\_\_\_ (tick which ever is applicable)

Signed: \_\_\_\_\_

Dated this day: \_\_\_\_\_