

STRATA PROPERTY ACT

The Owners, Strata Plan VIS 365 (WESTFIELD)

RATIFIED RULES

(Section 125)

The following Rules has been Ratified by a majority vote of the owners, Strata Plan VIS 365 (WESTFIELD) at their Annual General Meeting held on Thursday, December 15th, 2022 in accordance with the requirements of section 125 of the Strata Property Act.

These Rules are effective immediately. Contravention of this rules may result in a fine in accordance with the Bylaws of the Strata Corporation. The rules will remain in effect until rescinded or revised at the discretion of the Strata Council.

Supplied to StrataDoc 2022/12/28
Ordered by Maria Furtado 2023/03/23

Ordered By: Maria Furtado of One Percent Realty on 2023/03/23
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Strata Corporation VIS 365 "The Westfield" RULES

PARKING STALLS

The only items that may be stored in a parking stall are a vehicle, bicycles, and/or a trolley to enable residents to transport items from the parkade to a Strata unit. Residents will be required to remove any other items stored in the parking stalls.

The Strata Council reserves the right to remove items in contravention of this rule at the Owner's expense.

An Owner, Tenant or other occupant shall not rent his or her assigned parking stall to anyone other than another Owner, Tenant or legal occupant of a Westfield Strata lot.

A Tenant or other occupant is not authorized to rent an assigned parking stall without the written consent of the Owner. Strata Council will require a copy of this permission.

BICYCLES

Bicycles may be stored/parked in a resident's designated parking stall or in the group concrete bike stand in the underground parkade.

Individual bike racks are allowed provided they are located in the front of the Owners allocated parking stall and installed using the following manufacturer's specifications:
Dobra Design/ Model Pi-2 Black powder-coated finish

The Owner is responsible for the purchase of the rack. The Strata is responsible for the cost of installation of the rack, which is to be arranged by the Strata Council. The bike rack becomes a permanent fixture and may not be removed.

No bicycles shall be stored on balconies or patios and may only be stored inside a unit if they are transported through the common areas, including halls and elevators, in a bag specifically designed for transporting bicycles.

There are no designated areas to store or attach bicycles to the exterior of the building. No bicycles may be parked or attached to any part of the common area, interior or exterior, except as provided above.

E-Bike batteries must be charged within in the Strata lot of the user. Once fully charged, the battery is to be unplugged from the electrical outlet, in order to prevent fire.

LAUNDRY ROOM

All washing and dryer machines in the building (laundry room and in-suite laundry) must be done all the cycles and off by 11:00 pm and may not be used before 7:00 am.

GARDENING COMMITTEE

The gardening committee may remove, move, trim or alter bushes or plants growing in common property for the purpose of general maintenance of the plants and gardens. The gardening committee has discretion regarding the use of the raised bed areas, designated by the Strata Council, on the back west side of the building.

UNWANTED ITEMS

Residents or their visitors are not permitted to leave unwanted items on the curbside in front of the building, or in the common areas of the building property.

MOVE IN AND MOVE OUT

Residents and Owners moving out are required to adhere to the "Strata Move Out Checklist". This checklist will be supplied by the property manager or Strata, upon request from an Owner, realtor, or other designated person.

A "Welcome Package" will be supplied by the Strata Council to residents to the building.

Any Owner or resident moving in or out must advise the Strata Council at least 14 days in advance of the scheduled move. Failure to do this may result in your move being delayed.

At no time whatsoever, should any entry door be left open or unattended.

All Owners/Tenants will be charged a fee of \$125.00 for every move into, or within, the building.

EXTENDED ABSENCES

If a resident is to be vacating their unit for two weeks or longer, they must notify the Strata Council, so that there is knowledge of the vacancy in case of an emergency.

Residents are strongly encouraged to provide their unit door key to Strata for safekeeping in a locked up area, to be used only in the event of an emergency (such as known or suspected fire, flood, medical event, or other danger) or scheduled maintenance of fire alarms. If a door for which the Strata Council has no key is damaged or destroyed in the effort to gain access to the suite, any repair or replacement costs will be the sole financial responsibility of the suite Owner.

WATER SHUT-OFF VALVES

Owners are responsible for ensuring that the water shut-off valves in their units are in working order.

The Strata Corporation recommends any water shut-off valve and/or steel braiding installations in a Strata lot be checked every 5 years, and replaced as deemed necessary in order to minimize the possibility of a water damage event.

The Strata Corporation reserves the right to obtain compensation for any damage resulting from malfunctioning valves

PARKING

No vehicle may be parked or stopped on the parkade ramp at any time.

NEW ENTRY KEYS AND GARAGE DOOR OPENERS

Owners are to request a new main building key and/or garage door opener from Strata Council, who will instruct the Management Company of the request. Tenants and renters are not authorized to make a request for a new/replacement key or garage door opener. The Management Company or Strata Council will arrange for the key or garage door opener to be made available for pick up from the respective company or other location, where payment will be required at the time of collection. For security reasons, the Strata Council maintains a record of all keys, and garage door openers allocated in the building and this information will be required from the Owner on request from the Strata Council.

LOCK BOXES

No lockboxes of any type are to be affixed to any portion of the interior or exterior of the building except for the Victoria Real Estate Board (VREB) enhanced system, which includes an external security electronic iBox permanently secured to the exterior of the building and contains the main entry key. The suite key is contained in another Box securely attached to the door of the suite for sale

STORAGE ROOM KEYS

Additional storage room keys can be purchased from the Strata Corporation at the cost of acquiring the key.

BUILDING WATER SHUT OFF

Should an Owner require the building water to be shut off, only the following firms are authorized to do so: Mac Plumbing & Heating, Brent Jansen Plumbing, Firm Maintenance. Owners may use their preferred certified plumber to do work within their suite but MUST use one of the three authorized firms to shut the main water off and on.

WASHING MACHINES

Due to the age of The Westfield Building drain stacks, washing machines may be placed in Strata lots according to the direction of the extensive report carried out on the stack capacities, according to the schedule set out (see Addendum).

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A number of Strata lots are grandfathered in with the installations already in place, as indicated on the Addendum: #104, #105, #106, #109, #301, #302, #304, #306, #401, #406

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Westfield – Suites With Washers Installed

red text = grandfathered in, as at September 2022

All suites can have washers attached to kitchen drain stacks.

Top floor units can also attach washers to the main bathroom drain stacks

Unit 409 being the only suite that can also attach a washer to the en suite drain.

	First Floor	Second Floor	Third Floor	Fourth Floor
01 suites			301 – main bathroom	401 – en suite
02 suites			302 – main bathroom not used, needs upgrades	402 – main bathroom
03 suites				403 – kitchen
04 suites	104 – main bathroom not installed		304 – en suite	
05 suites	105 – en suite			405 – en suite needs upgrades
06 suites	106 – en suite		306 – en suite	406 – en suite
07 suites			307 – kitchen	
08 suites				
09 suites	109 – bathtub			409 – en suite

15 of 35 suites with washers

updated Nov 2022

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