

Strata Corp BCS 1676
14 Royal Avenue E.
New Westminster V3L 5W5

RULES

A. Use of common property

1. Owners/Occupants are responsible for the behaviour and control their children and children of their guests. Common property shall not be used as a play area. The common property includes but is not limited, to the amenities room, hallways, entrance way, stair, garage, bicycle room and gardens.
2. No yard or garage sales.
3. No noise or vibration shall be made on the common property which in the opinion of the Strata Council is a nuisance or unreasonably interferes with the use and enjoyment of any other Strata Lot by its occupants. Municipal Bylaws covering noise disturbances and public nuisance shall apply to all Owners, tenants or visitors. Further to the forgoing, quietness is to be observed after 11:00 pm and residents shall be held responsible for their guests.
4. Nothing shall be thrown out of any door, window, or out of the common property.
5. Strata Lot Owners, tenants and guests shall not cause any restrictions or hindrance to the used of sidewalks, driveways, entrances, exits or other parts of the common property. Bicycles, tricycles, children's toys or any other items are to be stored inside the Strata Lot.
6. Corrugated cardboard and newsprint are to be deposited into the recycle bin.

B. Exterior appearance and alterations

1. No signs, fences, gates, billboards, placards, advertising or notices of any kind except a temporary notice to sell a Strata Lot shall be erected or displayed on the common property
2. No owner or occupier of the Strata Lot may alter the finish or appearance of the fencing, railings, floors, walls or ceiling of the patios or balconies adjoining any Strata Lot.
3. No external air conditioners without written permission from the Strata Council.
4. No items shall be placed or stored anywhere on the common property without prior written permission from Strata Council, other than in the storage lockers allocated to the Strata Owner.

C. Pets, Animals

1. No live animals may be kept at any Strata Lot, other than the following:
 - a. Fish (see rule B2)
 - b. Up to two (2) caged birds
 - c. One (1) cat or one (1) dog
 - d. Caged hamsters or gerbils to a maximum of two in total
 - e. No reptiles of any kind

All First Time Purchasers from the Developer are grand fathered into this rule.

2. The Strata Council shall establish a register of pets existing in the building, identifying each pet that may be lawfully kept, its owner, and the Strata Lot in which the pet(s) reside. The owners of each pet shall cause his/her pet to be registered in the Strata Council register within fourteen (14) days of receipt of the pet. This is implemented to enable a possibility of rescuing the pet in case of fire or emergency.
3. No animals or pets of any kind may be left unattended in a Strata Lot for a period exceeding twenty-four (24) hours.
4. Any Owner, who keeps a pet which proves to be a nuisance, whether on the Strata Lot or common property, will be ordered in writing by the Strata Council to control the pet and to eliminate the nuisance. In the event that the Owner fails to control the pet after the receipt of one warning, a second warning notice will be given by the Strata Council ordering the removal of the animal permanently from the Strata Lot. If the owner fails to comply within seven (7) days of receiving thesecond written notice, he/she will be fined fifty dollars (\$50.00) per week during which the offending pet continues to occupy the premises.
5. All pets inside the boundaries of the common property must be controlled as to prevent fouling of the common property. Any damage caused by the fouling of the common property will be repaired at the owner's expense. All excrement deposited on the common property by pets must be removed by the pet's owner.
6. No Strata Lot Owner or guest will permit a registered animal to travel or walk on any common area of the Strata Plan or within the boundaries of Victoria Hill unless controlled by a leash of six (6) feet or less.
7. Visitors and/or guests are not allowed to bring animals or pets of any kinds into a Strata Lot or the common property, other than those animals or pets as defined in rule C 1 a-e.

D. Parking

1. Only vehicles with current registration and insurance in force shall be allowed in the parking areas. Each Strata Owner will provide the Strata Council with the license number of all vehicles for emergency purposes and insurance issues. All vehicles in the secured parking area within the underground parkade must have a Victoria Hill Parking Decal as provided by the Strata Council or its representatives. Residents with

more than one parking stall must obtain a decal for each stall. The decal must be placed on the windshield behind the rear view mirror inside the vehicle. The onus is on the resident to ensure the decal is clearly visible from the outside.

2. Derelict or inoperative motor vehicles shall not be stored on common property. Violation of this rule may result in impoundment of the offending vehicle, with all costs incidental to such impoundment being the responsibility of the vehicle owner.
3. Occupants shall park their vehicle(s) only in spaces assigned to them in their purchase agreement, as the case may be. Violation of this rule may result in impoundment of the offending vehicle, with all costs incidental to such impoundment being the responsibility of the vehicle owner.
4. No one shall park, or leave unattended, or cause to be parked or left unattended, any vehicle in such a position that it interferes or infringes upon other parking spaces. Nor shall a vehicle be parked in any way that it blocks or infringes on access lanes, fire zones, or no parking zones. Violation of this rule may result in impoundment of the offending vehicle, with all costs incidental to such impoundment being the responsibility of the vehicle owner.
5. Vehicles may only be washed in the designated car wash area in a way not to cause a nuisance to neighbours. Persons washing vehicles must hose away all dirt.
6. Vehicles dripping oil, gasoline or any other vehicle fluids will be prohibited from parking until repaired. Owners of vehicles causing staining from such fluids shall, when notified by the Strata Council, clean up all areas affected. Failure to do so within seven (7) days of receipt of this notification shall result in the Strata Council cleaning and repairing the areas with all costs incidental to the cleanup to be charged to the vehicle owner.
7. All parking areas are common property and may not be altered or defaced in any way.
8. The maximum speed limit on all parking areas and driveways is ten (10) km per hour.
9. No propane tanks or propane powered vehicles permitted in parking area.
10. Guests or visitors are not allowed to park cars or other vehicles on any part of the common property, other than in designated visitor parking. These vehicles must display a "visitor's pass". Violation of this rule may result in impoundment of the offending vehicle, with all costs incidental to such impoundment being the responsibility of the vehicle owner. Visitor parking stalls are for short term use only. Maximum length of visitor parking is 5 days, regardless of whether the visitor's vehicle has been moved during that time. Owners requiring an extended visitor parking pass for visitors staying longer than the 5 day maximum, must contact the head of the Security Committee or a Council Member through the Victoria Hill Website at www.14Victoriahill.com
11. No major repairs or adjustments to automobiles shall be carried out on the common property. This restriction applies to but is not limited to, oil changes, coolant changes and transmission services.
12. Failure to comply with these rules will result in the vehicle being towed at the violator's expense.

E. Damages to property, insurance deductible charge back

1. An owner shall not cause damage to trees, plants, bushes, flowers or lawns and shall not place chairs, tables or other objects on the lawns and grounds so as to damage them or to prevent growth or interfere with the cutting of the lawns or the maintenance of the ground generally.

F. Use of common property

Recreational Facilities

1. The use of any recreational facility is subject to rules and regulations that will be established by the Strata Council from time to time.
2. Any damage caused to the recreation equipment/facilities by an owner or their tenants or their guests shall be repaired by the Strata Corporation and charged to the Strata Lot Owner.
3. The Strata Council may, at its discretion, grant exclusive use of any recreational facility to any Owner or Occupant in the building pursuant to rules, regulations and fee schedules that will be established by the Strata Council from time to time.
4. Violation of the rules and times for use of the recreational facilities may result in restrictions of future use by the violators.
5. A \$250.00 damage deposit will be required of any Owner who wished to reserve a recreational facility for a private party or function. The deposit will be returned upon verification of the undamaged condition of the facility and return of keys.

Elevators

1. It is the responsibility of the owner to ensure that all moves in or out by the owner or resident conform to the regulations as established by the Strata Council from time to time. Owners shall pay the cost of repairing any damage caused to the common property incurred when moving either in or out, or when moving pieces of furniture or other heavy objects into or out of a unit.
 - a. To prevent damage to the elevators, safety blankets will be installed by the building manager or designate. The building manager requires at least 7 days advance notice. The fee for placing the safety blankets is \$50 for each occurrence, except for moving in, where the fee is \$100 as per the Strata Bylaws, Section 39 (1).
2. Our elevators are equipped with a telephone and an alarm button, which are to be used in emergencies only. When these buttons are pressed, an operator responds. If there is no answer to their request, the Elevator Monitoring Service is mandated by law to investigate the call, which means a Technician is dispatched to the building to check on the Emergency call. If this is deemed a false alarm we are charged for the call out, and in turn Strata will hold the owner who abused the system responsible for the charge, and they shall also be subject to a fine.
3. The elevator wall protection pads shall be used moving furniture or large objects in the elevator.

4. Elevator must be reserved with the Strata Council for moves in or out. Exclusive use will be limited to three (3) hours at a time.

Other Common Property

1. No Owner shall go on, or otherwise use, or permit any person to go on any roof.
2. No Owner shall remove or be permitted to remove any of the trees, plants or shrubs.
3. Patio and balcony areas allocated for the exclusive use of Owners shall not be used for storage of any items or materials such as freezers, work benches, cardboard cartons, bicycles, household appliances, garbage or other refuse.
4. Christmas lights and decorations are permitted during the period of December 1st through January 5th only.

G. Security

1. Each owner shall keep the plumbing and water system and the sewers and drains, which service the building, on his/her Strata Lot, as well as the Strata Lots of other Owners, open and free from obstruction. Any damage to any of the aforesaid caused by the wrongful act or neglect of any owner or his guest shall be repaired at the expense of such owner.
2. No owner/occupant of their guest shall leave open or unlocked any outside door unless they are in constant supervision of that door.
3. Owners and residents are responsible for anyone they admit onto or about the common property, inclusive of agents, servants, licensees or invitees.
4. No owner, resident or their guest shall let another person into the building by way of the intercom or when entering the building themselves, unless that person is known personally to them. The rule applies particularly to persons claiming to be trades persons or delivery persons, since there is no reason for them to be entering the building unless the person they are calling upon is at home.
5. In the event that a FOB is either lost or stolen, the person losing the FOB shall immediately report the loss to a member of the Strata Council, Management Company or Developer as the case may be.
6. Owners and residents shall immediately report to the police or a member of the Strata Council any suspicious person(s) they see in or around the strata property.
7. Owners and residents shall not duplicate any common area key. Duplicate keys may only be obtained through the Strata Council.
8. No lockboxes, either attached to part of the building or freely placed, are permitted. This applies to "real estate" lockboxes as well as lockboxes from service organizations. Any such lockboxes that are found will be removed.

H. Rules Pertaining to Strata Council

1. Official communications to the Strata Council shall be in writing, signed by the owner and directed to the Chairperson or Vice-Chairperson of the strata.
2. The Strata Council may join any organization which may serve to promote the interests or benefits the Strata Council. The Strata Council may, at any time, hire and direct a management company to conduct the daily administration and management of the Strata Corporation.
3. Without limiting the authority given to the Strata Council under the provisions the Strata Properties Act. The Strata Council shall, from time to time, make rules and regulations it considers necessary or desirable in relation to the administration, used, enjoyment, safety and cleanliness of the common property, common facilities or other assets of the Strata Corporation.
4. Do all things necessary for the enforcement of the bylaws, rules and regulations of the Strata Corporation, for the control, management and administration of the common property, common facilities or other assets of the Strata Corporation, generally, including, but not limited to, removing privileges in the use of common property, equipment and facilities.
5. Assess and collect fines levied by the Strata Council against owners in contravention of the bylaws, rules or regulations of the Strata Corporation.
6. The Strata Corporation may recover from an owner by an action for debt in a court of competent jurisdiction money which the Strata Corporation is required to expend as a result of an act or omission by the owner, resident, their employees, agents, invitees, licensees or tenants, or an infraction or violation of the bylaws or any rules or regulations established under them.

Revision History

Revised and Ratified at A.G.M. March 4,2007

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Revised by Strata Council, August 28, 2014

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