

**STRATA PLAN BCS 682
THE MIRO**

RULES

APPROVED AT SEPTEMBER 6, 2016 COUNCIL MEETING

Resident Parking *

1. *Residents must park their vehicles within the lines of their designated parking stall in such a way as to ensure that everyone can easily enter and exit their vehicles. Any vehicle found blocking or inhibiting access to another owner designated parking stall may be towed without further notice and all expenses related to said towing will be the responsibility of the owner / resident of said vehicle.*
2. *All vehicles parked in the resident / assigned parking stalls must be registered with the building manager. Any non-registered vehicle may be towed without notice and all expenses related to said towing will be the responsibility of the owner / resident of said vehicle. The person registering the vehicle must be the same person on the Form K which must be up to date.*

Visitor Parking

Please be advised that there will be a \$50.00 charge to replace damaged or lost visitor parking passes. There will be a limit of 1 (one) visitor parking pass per unit.

1. The visitor parking pass is valid for a duration of 24 hours only. During the 24 hours a vehicle may come and go and park in another stall, however if the vehicle is parked over the 24 hours from the initial entry / parking time then the vehicle will be towed.
2. The visitor parking pass is only valid if the hologram is facing up on the dashboard and must be visible at all times.
3. A contractor will record license plate numbers daily during random checks. If the vehicle is observed in the visitor parking area 24 hours later, it will be immediately towed. Notwithstanding that the vehicle may have left the property during the 23 hours or is in another stall. It is recommended that the same vehicle not return and park in the visitor parking before a 36-hour period has elapsed.
4. If a visitor requires more than 24 hours, an extended pass must be obtained from the building manager. Requests for an extended pass must be made 72 hours in advance.
5. There are no warnings. All vehicles not complying with the rules and regulations will be towed at the owner's expense.
6. The caretaker is not responsible for towing of vehicles in the visitor parking. Any inquiries can be made during regular business hours; Monday to Friday 9:00 a.m. to 5:00 p.m.
7. Residents are not permitted to park in the visitor's stalls and will be towed without notice.
8. All vehicles found to be violating the rules and regulations of The Miro visitor parking will be towed at the owner's expense.

Lounge / Library Rentals

1. That before an owner or tenant can rent the lounge or library for a function that the owner's account must be in good standings of all strata fees and / or special assessments.

Exercise Room

1. The Exercise Room is for the exclusive use of The Miro (Strata Plan BCS 682) residents and their guests.
2. The Exercise Room hours are 5:00 a.m. to 12:00 (midnight). All persons must leave the Exercise Room by 12:00 midnight.
3. Use of the Exercise Room is at the user's own risk. Strata Plan BCS 682 accepts no responsibility for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, which may result by reason of use of the exercise equipment by any person.
4. Users of the Exercise Room are advised to seek the advice of a physician before starting any exercise program.
5. Smoking is not permitted in the Exercise Room.
6. Animals are not permitted in the Exercise Room (except guide dogs for the disabled).
7. Food and alcoholic beverages are not permitted anywhere in the Exercise Room.
8. Residents are responsible for any damage that results from their (and their guests') use of the facilities. The number of guests per suite allowed in the Exercise Room at one time is limited to two (2). Residents must accompany their guests at all times.
9. Users must take turns using the equipment when others are waiting.
10. The playing of music is permitted at a reasonable volume, as long as everyone in the room is agreeable to it. No loud music is permitted.
11. Users are required to clean the equipment after each use and to report any damaged equipment / unusual messes to the resident manager. All personal belongings are to be removed after use.
12. No children under the age of 12 years are permitted in the Exercise Room.
13. Use of the exercise room for any commercial purpose is prohibited.
14. Use of the gym / exercise equipment is limited to thirty (30) minutes per resident when other residents are waiting to use the equipment.
15. When using weights do not drop them or bang them loudly as it creates a disturbance for the residents located above the gym.
16. Failure to follow rules may result in fines and / or privileges to the gym being denied.

17. The gym cannot be used for commercial purposes. Personal training activities cannot take place in which the personal trainer brings non-resident clients to The Miro to use the gym equipment.

Christmas Trees

1. Cut Christmas trees are not permitted in the building as they are considered a fire hazard and creates a mess in the hallways due to the needles and sap.

Bike Locker

1. Residents requesting bike locker keys must pay a \$50.00 key deposit. Residents wishing access to the bike locker may contact the Building Manager to obtain a key. Residents must have a bike in the bike locker within a 30 day period of obtaining a key from the Building Manager.
2. If a Resident does not have a bike and are currently holding a bike locker stall for the possibility that they may have a future use for a bike, they must return the bike locker key so that those who are on the bike locker wait list have an opportunity to utilize a bike locker stall.

Bike Transportation

Subject to Strata Corporation Bylaw 36.4:

36. Common Areas

- (4) *Bicycles are not permitted in common areas above the visitor/PI parkade level and cannot be transported in the elevators, and through the lobby, stairwells or hallways in the building, unless approved by the strata council in writing.*

The Owner / Resident of Unit # _____, _____ (name) has requested permission to transport their bicycle through common property to their unit based on the following provisions:

1. The bicycle shall not be transported through the main lobby entrance area and will only be brought in / out of the building via the parkade.
2. The wheels of the bicycle are to be as clean as possible when being brought into the building.
3. The bicycle shall be carried when on carpeted areas of the building and not wheeled.
4. When in the Residents / Owners unit the bicycle may not be stored outside on the balcony area.
5. If an elevator is full the Resident / Owner with the bicycle shall wait until the next elevator is available.
6. Full picture documentation will be taken of the floor to which the Resident / Owner resides to provide inventory of scratches, wall dings etc. on the walls, carpet and unit door by the Building Manager. The Resident / Owner will be responsible for payment to repair any said damage. Based on Councils evaluation there will be no dispute of damages

7. A review of the walls, flooring and entrance door to the unit will be conducted on a quarterly basis by the Building Manager and any noted repairs will be completed and charged back to the Owner / Resident as per policy guideline #6.
8. A \$500.00 bicycle transportation damage deposit will be provided to the Building Manager upon the signing of this agreement and will be kept on record until the Owner / Resident, in writing, rescinds the bicycle transportation policy agreement.
9. An identification tag will be provided to the Resident / Owner, by the Building Manager, to attach to the bicycle.

I, _____ of Unit # _____ are in agreement to the above policy and have document the condition of the wall / doors on said floor as per attached bicycle transportation and assumption of liability agreement and have provided the Strata Corporation a \$500.00 damage deposit.

Bike Rack Installation

1. An owner may apply to Council for permission to install a bicycle rack in his / her parking stall. One bike rack per stall would be permitted and this bike rack could accommodate a maximum of two (2) bikes. Not all stalls will be able to accommodate the installation of a bike rack and as such Council must approve each installation in advance. Only the bicycles are permitted to be stored on the bike rack.
2. Council will have the authority to grant permission for the installation so long as the bicycle rack is the style approved by Council, and the owner(s) takes responsibility for the repair and maintenance of the bicycle rack, when required, and accepts that this responsibility extends to future owners of his / her strata lot. The Owner(s) is required to advise potential purchasers of his / her strata lot of this requirement before the purchase is complete. Any damage that may occur to another homeowner's vehicle due to the usage of said bike rack will not be the strata corporation's responsibility.
3. The vehicle should not extend more than 18 ft (small car space) or 19 ft (regular space) beyond the wall.

Move In

1. The maximum time for move in and out of the building is three hours, any time frame over three hours will be charged an additional cost of \$50.00 per hour up to the maximum of one additional hour.

Form K, Enterphone & Fobs

1. To ensure the security of the building, if a unit is being rented and there is not a current updated Form K, then no enterphone updates nor purchases of fobs / keys can be completed until a Form K is submitted.

* Resident Parking Rules added at September 6, 2016 Council Meeting – to be ratified at next AGM

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