

RULES

STRATA PLAN LMS-2174 PARK PLAZA 1188 RICHARDS STREET, VANCOUVER

Approved Wednesday April 28, 2009

Common Facilities: Access hours to all strata corporation common facilities including: storage lockers, bicycle storage locker rooms and recreation facilities are between 6:00 a.m. to 11:00 p.m. daily.

Access Cards: Damaged access cards or fobs will be replaced by the strata corporation if the card/fob is replaced by the manufacturer under warranty. Damage caused by abuse or neglect is the owner's responsibility and not the strata corporation's. The strata corporation reserves the right to refuse refunding an owner (user) for any access card/fob.

SCHEDULE "C" - LMS-2174 - RECREATION FACILITIES RULES

1. Recreation facilities operating hours shall be as follows:

7 days per week

Exercise Room, Spa & Sauna
6:00 a.m. to 11:00 p.m.
2. No pets shall be authorized in or around the Recreation Facilities. No pets are permitted in the exercise/spa areas.
3. The Recreation Facilities are designated for use by LMS-2174 residents and their guests only. Children and/or guests using the facilities must be accompanied by the resident, who must remain present during their guests use of the facilities.
4. Guests must be accompanied by an adult resident. There will be a maximum of two (2) guests per suite.
5. Children under the age of 16 years must be accompanied and supervised by an adult resident.
6. Smoking, eating and drinking is prohibited in the exercise, spa and sauna facilities. Water bottles with a proper cap containing only water will be permitted in exercise area but not in spa/sauna areas.
7. The consumption of liquor is not permitted within the Recreation Facilities.
8. Noise and music levels must be maintained at acceptable standards at all times.

Please keep the noise level low – no portable stereos are permitted in the pool area. Personal “walkmans” are permitted.

9. Inappropriate language and/or conduct within the Recreation Facilities will not be tolerated.
10. Persons which have recently consumed alcohol will not utilize the pool or spa.
11. Appropriate swim wear will be worn in the areas of the pool, spa and saunas. Swim wear will not be permitted for wear in other areas of the Recreation Facilities.
12. Only proper exercise clothing and shoes are permitted in the exercise room. Street clothes (including jeans and jean shorts), swim wear, sandals, street shoes, thongs, etc. are strictly prohibited. Proper foot wear must be worn at all times. Bare feet are not allowed.
13. Beverages, food items and breakables will not be permitted in the areas of the pool, spa and saunas.
14. A cleaning shower must be taken prior to using the spa or sauna. This requirement also applies to using the spa after the sauna.
15. Spa users must be dry before leaving the pool area. Foot wear must be worn at all times in the common areas within the building.
16. Any windows and doors opened must be closed before leaving the facilities.
17. Users of the exercise equipment shall wipe all equipment clean after use.
18. For the enjoyment of all residents, the above rules must be complied with at all times. Failure to comply will result in suspension of facilities usage and/or fines for the individuals concerned.

FOB/IRT

In order for a tenant to purchase a FOB/IRT they will require a letter from the owner approving such purchase.

LMS-2174
PARK PLAZA
1188 RICHARDS STREET, Vancouver

VISITOR PARKING RULES
EFFECTIVE APRIL 28, 2009

TO ALL RESIDENTS:

Please be advised that there will be a **\$50** charge to replace damaged or lost visitor parking passes. There will be a limit of 1 (one) visitor parking pass per unit.

IMPORTANT

- 1) The visitor parking pass is valid for a duration of 24 hours only.
- 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 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) There will be a **\$50** charge for replacement/lost parking passes.

Residents are not permitted to park in the visitor's stalls and will be towed without notice.

All vehicles found to be violating the rules and regulations of Park Plaza visitor parking will be towed at the owner's expense.