

**Ratified at the AGM December 2, 2004**  
**Amended February 4, 2009 (AGM)**  
**Amended February 21, 2011 (AGM)**  
**Amended February 19, 2013 (AGM)**  
**Amended February 17, 2015 (AGM)**  
**Amended February 21, 2018 (AGM)**  
**Amended March 9, 2022 (AGM)**

**Strata Plan LMS 4383 – The Mondrian**  
**Rules - Common Areas**

As a strata lot owner, you have a vested interest in properly maintaining the common areas, which include the landscaped areas, courtyards, underground parking, lounge, lobbies, Jacuzzi Spa areas and exercise gym areas. To protect your investment, this philosophy is conveyed with the following rules. Any consent, approval or permission given under these rules must be given in writing, by the Strata Council, or the managing agent acting upon the instructions of the Strata Council. Any examples of exclusions given under these rules are not specifically limited to the samples given. Any reference to the rules applies to all residents and their guests. Violation of the Strata rules may result in a fine ranging between \$50.00 ~ \$200.00.

**1) Resident Parking**

- a) This area forms part of the common property of the building and all bylaws and rules related to common property apply
- b) Residents are responsible to ensure that the underground security gates close before proceeding.
- c) A resident owner shall use the parking space(s), which have been specifically assigned to the strata lot. Owners shall not park on the common property (visitor parking).
- d) Parking spaces assigned to a strata lot, or any visitor parking stalls, shall not be rented or leased to non-residents.
- e) No vehicle may be parked or stored on the common property except private passenger motor vehicles and bicycles in designated areas. Without limiting the generality of the foregoing, prohibited vehicles include, but are not limited to, buses, derelicts, motor homes, trailers, trucks, and uninsured vehicles.
- f) Parking areas may not be used for the storage of other than one automobile, except with prior written approval of the Strata Council. No storage, boxes or structures of any kind are allowed in any parking spaces or private garages. Up to two bicycles in riding/working condition may be stored using the Strata-approved and installed bike racks mounted on the wall of parking spaces. Items including but not limited to non-working bicycles or bicycle parts are prohibited.
- g) All parking spaces and private garage areas are limited common property and shall not be altered or defaced in any manner.
- h) No vehicle shall be parked in a manner that reduces the width of garage, roadway, neighbor's parking space or walkway. Parking is not permitted in the turn-around area in the back alley.
- i) Only vehicles with current registration and insurance in force, or appropriate storage insurance, shall be allowed in the parking areas, except with special permission of the Strata Council. Parking of vehicles other than those owned or leased by a resident or their guests is prohibited. Proof of storage insurance must be visibility displayed on the vehicles dashboard.

- j) Excessive speeds and dangerous driving are prohibited in the parking area.
- k) No person(s) is/are allowed to camp overnight in any type of vehicle in common areas.
- l) No repairs to motor vehicles or other mechanical equipment shall be carried out on the common property.
- m) Vehicles dripping oil, gasoline or other 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 days of receipt of the notice shall result in the Strata Council arranging for cleaning of the area(s) and charging the owner with the cost incurred.
- n) No vehicle shall be parked in the loading zone for a period longer than the time reasonable required for the loading and unloading of the vehicle.
- o) Any vehicle, trailer, boat or equipment parked in contravention of the foregoing will be removed at its owner's sole risk and expense.

## **2) Visitor Parking**

Visitor Parking rules include all of the applicable rules above and the following:

- a) This area forms part of the common property of the building and all bylaws and rules related to common property apply.
- b) Owners/residents are responsible to ensure their guests park in designated parking areas and follow regulations.
- c) Every unit will receive one (1) Visitor Parking Tag (VP Tag) to allow their guest to park in the visitor parking area for a 24-hour period. The tags are simply clipped onto the rear view mirror of your guest's vehicle while it is parked in the visitor parking area.
- d) Residents are not allowed to park their vehicles in visitor parking and will be towed immediately, at their risk and expense.
- e) If you are expecting more than one visitor at a time, arrangements can be made in advance by contacting the Resident Manager during regular business hours.
- f) Guests visiting for longer than a 48-hour period will require a "Visitor Parking Permit"
- g) Buster's Towing (or other assigned agent) will perform the monitoring of the VP Tag system. Any car parked in the visitor's area without a VP Tag, or parked with a tag for a period of more than 24 hours, will be towed at the vehicle owner's risk and expense.
- h) If a vehicle is observed in the visitor parking area, and is then observed 24 hours later, it will be towed, even if the vehicle may have left the property during the 24 hours and/or is parked in a different visitor stall.
- i) The visitor parking area will be observed to ensure no car is utilizing the area for more than 6 days in any given month, excluding cars with a valid Visitor Parking Permit (see below).
- j) Replacement Visitor parking tags may be obtained from the Resident Manager during regular business hours. Each unit will receive one VP Tag at no cost. If a VP Tag is lost, you will be required to pay \$25 for a replacement tag. Replacement tags are marked to identify them as a replacement. If an original VP Tag and its replacement tag are both observed in the visitor parking area, the vehicle with the original tag will be towed away at the vehicle owner's risk and expense.
- k) Visitor Parking Permits are available if you are expecting visitors for a period longer than 24 hours. This allows your guest to park in the visitor's parking area

for the specified dates on the permit. Permits are available in advance from the Resident Manager during regular business hours.

- l) Visitor Parking Permits are not available for long-term, regular guest visitations exceeding 2-weeks in duration.
- m) Contractor parking is available but a permit must be obtained from the Resident Manager. If the contractor is only visiting for one day, then a regular VP Tag may be used.
- n) Any vehicles found in contravention of any of the parking regulations will be towed away at the owner's risk and expense. The Strata Corporation, Strata Council and Management Agent will not accept responsibility for any damage or loss to vehicles that are towed away.
- o) They are not to tow any vehicle if a parking pass is displayed except under the instruction of the Resident Manager.
- p) In this manner, if someone is clearly abusing the parking privilege by parking for extended periods of time without getting the adequate permission, we can have them removed.

### **3) Patios/Decks and Balconies**

- a) No items other than what is permitted by the Rules shall be kept on patios/decks, balconies or common property, unless express permission by Council has been granted.
- b) Items that MAY be kept on a patio/deck or balcony are:
  - i) Gas or electric barbecues. (Note: to limit excessive smoke intruding on neighboring suites, barbecues may be used only between the hours of 8:00 a.m. – 11:00 p.m.)
  - ii) Patio style furniture only (no upholstered living room sofas, chairs, bookcases, etc.)
- c) Items that MAY NOT be kept on a patio/deck or balcony are:
  - i) Freezers.
  - ii) Clothes lines/racks, or any hanging clothing.
  - iii) Storage units, shelves or items unless written approval given by Council.
  - iv) Sports equipment such as skis, exercise machines, dartboards, punching bags, weights, etc.
  - v) Lighting other than which was installed as an original permanent fixture, i.e. no torches. Permanent fixtures outside are part of the limited common property and may not be changed without prior permission from Council.
  - vi) Strings or patio lanterns or lights at any other time except as permitted in the bylaws.
  - vii) Free standing trellises. Trellises must be situated against a wall so as not to detract from the architectural lines of deck/patio or balcony railings. Owners must obtain consent from Council for trellises.
  - viii) Birdfeeders, birdbaths, dog/cat houses, or cat carpet climbing trees.
  - ix) Flooring (cedar, carpeting, etc.) may be installed on deck surfaces in a manner that may penetrate/damage the deck membrane and create potential leakage problems or other damage.
  - x) No cleaning supplies such as mops, garbage cans/bags.
  - xi) No storage of empty boxes, cans, bottles, tires or general refuse.

- ix) Flooring (cedar, carpeting, etc.) may not penetrate/damage the deck membrane and create potential leakage problems or other damage.
- xii) Plastic Plants or artificial plants.

#### **4) Planters on Patios/Decks and Balconies**

Residents are permitted to have planters and flower boxes on their patios/decks and balconies with the following guidelines:

- a) Small shrubs and flowers are permitted.
- b) No plantings shall be made that attach themselves to the building areas, such as ivy.
- c) Planters, flower boxes, statues, etc. must be on the limited common property, not on any surrounding common property.
- d) No hanging baskets.
- e) No flower boxes hanging on the *outside* of the balcony; flower boxes must be on the *inside* of the balcony.
- f) Residents are responsible for keeping these planters and flower boxes neat and tidy in appearance at all times year-round, and must have trays below them to catch water runoff.

#### **5) Exterior Appearance**

- a) For consistency, the backing of all window treatments visible from the exterior of the building must be the same neutral colour as the original blinds installed by developer.
- b) The Strata Act requires that all exterior alterations must receive prior approval of the Strata Council in writing. This includes attaching anything to the building or common areas (this includes satellite dishes, exterior lighting fixtures, etc.).

#### **6) General**

- a) No owner shall use any part of the common property for storage except as permitted in writing by the Council. No owner shall keep such items including but not limited to furniture, shoes, strollers, umbrellas, and garbage bags, outside their door in the hallways. No owner shall store any items on their parking space or private garage.
- b) For consistency, the suite numbers displayed on the exterior side of private suites must not be changed or altered.
- c) No owner and/or resident shall:
  - i) Do anything, or permit anything to be done, that will increase the risk of fire or the rate of fire insurance on the building of any part thereof, or
  - ii) Do anything, or permit anything to be done, that is contrary to any of the provisions, rules or ordinances of any statute or municipal bylaw.
- d) The sidewalks, walkways, passages and driveways of the common property shall not be obstructed or used for any purpose other than entering or exiting from the building, the strata lots and parking areas within the common property. No access doors or common area door are to be propped open or left in an unlocked position at any time.
- e) No mops, rugs or dusters of any kind shall be shaken, and no refuse or other objects shall be thrown out of any windows or doors, or from any balcony or deck/patio of a strata lot.

- f) Owners and/or residents are to take care when washing their balcony or patio/deck that an undue amount of water shall not be poured onto the balcony as this may cause the unit below to suffer the dirty water draining off. Damp mopping is the best method of cleaning balconies.
- g) Ordinary household refuse and garbage shall be removed from each strata lot and deposited in containers provided by the Strata Corporation for that purpose. All garbage shall be plastic bagged and tied before depositing.
- h) All large items that should not be deposited into the bins shall be left in an area designated by the Resident Manager. The Strata Corporation will arrange for removal of large items from a designated storage area.
- i) No owners or occupants of a strata lot, or their guests, shall do anything on common property likely to damage the plants, bushes, flowers or lawns; and shall not place objects on any of the garden areas so as to damage them, or prevent reasonable growth.
- j) An owner, occupant or agent of an owner may not display an advertising sign of any type upon any Strata Corporation property where it is visible to the general public, except in designated areas, nor will any of the above persons leave open or unlocked any entrance door to the building for the purpose of "open house" selling.
- k) Any signage for open houses must be left freestanding outside the front areas, including the suite # so the visitors may dial on intercom. No signs may be posted to the doors/windows.
- l) No wheeled transport, such as riding of bicycles and use of roller blades are permitted through the Richards Street main lobby or 2<sup>nd</sup> level rear lobby, with the exclusion of wheelchairs and baby carriages.
- m) No Owner, Resident, or Guest will ride a skate board in the common hallways, lobbies, or elevators of the Strata Corporation.
- n) No bikes may be ridden or brought through main lobbies or hallways of the Strata Corporation. Bikes must be stored in the Bike Rooms or on the Strata-approved and installed bike rack mounted on the wall of a parking space. All bicycles should be in riding/working condition. Items including but not limited to non-working bicycles or bicycle parts are prohibited.
- o) The Strata Corporation must be informed whenever a resident be they a guest, owner or tenant, moves appliances, construction material, or furniture into the strata corporation using the elevator, to ensure the elevator pads are installed in the elevator cabs. If required the elevator will be locked off.

## **7) Guest Suite**

- a) A resident may rent a guest suite up to a maximum of 30 nights per year.
- b) A \$100 deposit and a fee of \$60.00 per night (MI), and a \$200.00 deposit and \$90.00 per night (MII) is to be paid, prior to check-in.
- c) Owner/Resident is responsible for their guests and any damage they cause.
- d) Owner/Resident is responsible for their guests and must inform them of the regulations regarding the building rules and guest suite rules.
- e) Cancellation policy is 7 days prior to the entry date, or full charges will be levied. A loss of guest suite privileges will result for the remainder of the year for non-compliance of this cancellation policy.
- f) The guest suite must be left clean, including shower and bathroom (Resident Manager will vacuum carpets). A fee of \$25 will be charged to cover the costs of cleaning the guest suite.
- g) No excessive noise or more than 2 adults and 2 children staying in the guest suite

- at any time.
- h) Check-in time is 3:00 p.m. and check-out time is 11:00 a.m. Resident Manager needs to inspect and vacuum the guest suite for the next guests and late check-outs will be charged \$25 per hour for every hour after 11:00 a.m. (taken from the \$100 deposit).
  - i) No smoking and no pets allowed in guest suite.
  - j) No cooking in the guest suite.
  - k) Sheets/blankets, pillows and towels are supplied by resident/guest.
  - l) A \$85 deposit is required for a garage clicker. Due to the high cost of replacing the clickers, residents will be billed \$150 if the garage clicker is lost or damaged.
  - m) If guests violate strata rules and/or bylaws, at the discretion of Strata Council the deposit may not be returned and resident may be prohibited from using the guest suite in the future.
  - n) Any damage under \$100 will be taken from the deposit; any damage over the value of \$100 will be billed directly to the unit owner.

### **8) Hose Bibs**

All hose-bibs will be sealed during the winter months to prevent usage. The seals will be removed in the spring. All costs associated with sealing the hose-bibs will be borne by the Strata Corporation. Unit owners will be held accountable for all damages resulting from the tampering of a sealed hose-bib.

### **9) Fobs**

- a) All 1 bedroom strata lots are permitted to own up to and not exceeding 3 Fobs and 3 keys. Any amount exceeding the approved amount must be requested in writing to the strata council and must be approved by the strata council prior to purchase.
- b) All 2 bedroom strata lots are permitted to own up to and not exceeding 5 Fobs and 5 keys. Any amount exceeding the approved amount, must be requested in writing to the strata council and must be approved by the strata council prior to purchase.

### **10) Garage Remote Controls (Clickers)**

All strata lots are permitted to own up to and not exceeding 3 garage remote controls (clickers). Any amount exceeding the approved amount must be requested in writing to the strata council prior to purchase.

## 11) SAFETY RULES FOR SPA AND HOT TUB USE

- a) This area forms part of the common property of the building and all bylaws and rules related to common property apply, plus
1. Spa hours are 8:30 am to 11:00 pm. These hours are strictly enforced.
  2. Please shower thoroughly with soap before using the spa or the hot tub.
  3. Persons with any communicable disease or condition, such as but not limited to open sores, bandages, head colds, discharging ears or noses, infected or inflamed eyes or any other contagious illnesses are forbidden to enter the area or enter the spa or hot tub;
  4. Be aware no lifeguard on duty.
  5. Be aware wet areas may be slippery. Always enter and leave slowly and cautiously.
  6. Keep long hair out of the water, away from all underwater fittings, especially suction fittings. If possible, use a bathing cap.
  7. Always have someone with you when you are in the hot tub and spa.
  8. Do not stay in too long. Long exposure may result in nausea, dizziness, fainting or worse.
  9. Children under the age of 14 cannot enter and use the hot tub and spa area unsupervised. Adult supervision is mandatory.
  10. Keep young children, especially infants, out of hot tubs and spas (their small bodies overheat too fast).
  11. Pregnant women, elderly people, people with heart disease, diabetes, or high or low blood pressure and people taking medication for cardio-vascular or nerve disorders should not use the spa or hot tub without consulting their doctor.
  12. Do not fully immerse your body in the hot tub.
  13. Do not use when you are under the influence of alcohol or illicit drugs.
  14. No alcoholic beverages or food are allowed in the hot tub and the Spa area.
  15. Absolutely no smoking or vaping in the hot tub and the Spa area.
  16. Please keep the hot tub and spa area clean.
  17. No glass containers of any kind are allowed in the hot tub and Spa area.
  18. Swimming suits must be worn at all times in the hot tub.
  19. Running, fighting, or any form of conduct likely to cause an accident or to prevent other residents from enjoying the facilities are forbidden;
  20. All accidents must be reported to the Resident Manager immediately.
  21. Enter at your own risk. The Strata Corporation is not responsible for any accidents.
  22. Watch your belongings. The Strata Corporation is not responsible for any theft or damage to personal belongings.
  23. Each Strata Lot can only have a maximum of 4 guests while they are in the spa and hot tub area.
  24. Strata Lot resident(s) must accompany their guests(s) while they are in the Spa and Hot Tub area.

## 12) GYM AREA RULES

- 12 a) This area forms part of the common property of the building and all bylaws and rules related to common property apply, plus
- b) Strata Lot Resident(s) must accompany their guest(s) while they are in the gym area of the Corporation
- c) Each Strata Lot Resident can only have a maximum of (4) guests accompany them in the Gym.
- d) Anyone under the age of 16 must be accompanied by an adult, while using the Gym equipment

## 13) AMENITY ROOM RULES

- 13 a) This area forms part of the common property of the building and all bylaws and rules related to common property apply, plus
- b) The Amenity Rooms are for the use and enjoyment of all residents respecting the bylaws and rules to which common property apply.
- c) The cost to rent the Amenity Room for exclusive use, in either M1 or M2 will be \$50.00, paid to the Resident Manager in advance of the rental.
- d) The maximum capacity of each Amenity Room at any one time is:
  - (i) M1 Amenity Room = 20 occupants
  - (ii) M2 Amenity Room = 20 occupants
- e) Strata Lot resident(s) must accompany their guest(s) while in the Amenity areas.
- f) Amenity Room hours are 9:00am to 11:00pm. These hours are strictly enforced.
- g) Amenity Rooms must be kept clean at all times.

## 14) Courtyard Rules

- 14 a) This area forms part of the common property of the building and all bylaws and rules related to common property apply, plus
- b) The M1 and M2 Courtyards are for the use and enjoyment of all residents respecting the bylaws and rules to which common property apply.
- c) Each Strata Lot can only have a maximum of ten (10) guests while they are in either courtyard.
- d) Residents wishing to bring larger groups must seek permission in advance from the Strata Council.
- e) Strata Lot resident(s) must accompany their guest(s) while in either Courtyard.
- f) Strata Lot resident(s) must accompany their guest(s) to the washroom facilities in their Strata Lot.
- g) The M1 and M2 Courtyards cannot be rented for exclusive use.
- h) Strata Council sanctioned and planned events are authorized and are for the use and enjoyment of all residents.