

### **Parking**

- (1) All motor vehicles must have current licence ICBC insurance deco displayed on the licence plate attached to the vehicle or storage insurance with a minimum of \$1 million liability insurance. A vehicle with storage insurance must display proof of insurance on dashboard with the Vehicle Identification Number, insurance start date, expire date, and insurance limits clearly visible.*
- (2) Vehicles dripping excessive liquid, oil, gasoline or other fluids will be prohibited from parking within the complex until repaired. An owner, tenant or occupant must promptly clean up any oil or other substance that spills or leaks onto the common property, following written notification. Failure to clean up the stained area following seven (7) day's notice, may result in the area cleaned being up on the owner's behalf and the cost of doing so billed to the owner's maintenance account.*
- (3) An owner, tenant or occupant must not place cardboard or other materials under vehicles to absorb oil or other fluids*
- (4) An owner, tenant or occupant must not park or store any vehicle or equipment that constitutes a fire hazard in the opinion of the strata council*
- (5) An owner, tenant or occupant must not place covers on vehicles, without requesting and obtaining written approval from council, and signing a release to authorize a council member to lift the cover to inspect for current insurance, storage insurance and oil or fluid leaks*
- (6) All owners, residents and occupants must wait for the garage gate to close completely behind them before proceeding to exit or park in their assigned parking stall.*
- (7) Bicycles are not permitted above the parking level. They must be stored in the area of the parkade provided by in council for this purpose.*
- (8) An owner, tenant or occupant must not leave the garage gate fob in their vehicles.*
- (9) An owner, tenant, occupant or visitor must not use the parking stalls for any type of carpentry. **Added March 2, 2010***

### **Security**

- (1) An owner, tenant, occupant or visitor must not admit someone they do not know and are not expecting to the building, whether through the use of the enter-phone or by other means.*
- (2) No soliciting or canvassing shall be permitted within the strata plan.*
- (3) An owner, tenant, occupant or visitor must not leave an exterior building door unsecured in such a way that would allow an unknown person into the building. Strata lots' balcony and patio doors are exempt.*
- (4) An owner, tenant, occupant or visitors must not prop or leave open fire doors in the common area hallways, stairways, parkade entrance or laundry room*
- (5) Only strata lot numbers will be used on the enterphone*

### **Common Area**

(1) An owner, tenant, occupant or visitor must not leave on the common property or any limited common property, any shopping carts, bicycles, toys or any other items without prior written consent of the strata council.

(a) any items(s) left on the common property without written permission from the strata council will be removed and held for 60 days. A notice will be posted on the bulletin board for the owner to claim the item(s).

(b) Item(s) left unclaimed after 60 days will be disposed of.

(2) An owner, tenant, occupant or visitor must not prop or leave a fire door in the hallways, stairways, garage door or the laundry room.

(3) An owner, tenant, occupant or visitor must not place doormat or any items on the common areas. **Added March 2, 2010**

(4) A visitor is not allowed to bring their pets into the building or common areas without prior written consent of the strata council. Notwithstanding the prohibition on visitors pets, in accordance with the Human Rights Code, the strata council will use its discretion and make accommodation for an individual visitor requiring a pet as a result of a mental or physical disability, such as an assistance dog for the hearing or sight impaired. **Added March 2, 2010**

(5) An owner, tenant, occupant or visitor must only use the front entrance door, back door or garage entrance doors for ingress (enter) or egress (exit) the building. It is prohibited to use any garden or grassy areas to enter a strata lot through the patio door. **Added March 2, 2010**

(6) An owner, tenant, occupant or visitor must not post any notices, letters, signs or any other items on the common property or communication bulletin in the lobby without prior written consent of the strata council. Residents may post items for sale, rentals or services on the community bulletin board in the laundry room. **Added March 2, 2010**

### **Selling of Strata Lots**

(1) An owner of a strata lot, when selling, will not permit "For Sale" sign to be placed on or about the common property except on the signage post located at the front of the building for such purpose. **Added March 2, 2010**

(2) Real estate signs are to be no larger than 8" x 24" and must be removed within 7 days of the close of sale of the strata lot or 2 days upon removal of the strata lot from the market. **Added March 2, 2010**

(3) An owner of a strata lot, when renting, will not permit "For Rent" sign to be placed on or about the common property or signage post located at the front of the building for such purpose without prior written consent of the strata council. **Added March 2, 2010**

## BLUE MOUNTAIN PLACE

### STRATA PLAN NW 1803

#### SWIMMING POOL RULES AND REGULATIONS

The Swimming Pool Rules and Regulations of the Strata Corporation NW 1803 shall be those contained here in as approved by unanimous vote of Strata Council on October 2, 1992 and are as follows:

##### Part I - Interpretation

1.1 These Rules and Regulations do not replace nor override any other strata Bylaws or Rules and Regulations or any Bylaw as defined in the Condominium Act.

1.2 In these Rules and Regulations  
"adult" means a person who is reached the age of majority in the province of British Columbia;  
"resident" means a person who is permanently or temporarily living in the building, which may be an owner of a strata lot, or a family member, friend, or tenant of an owner;  
"swimming pool" means the swimming pool, the property surrounding the swimming pool and amenities enclosed within the fenced area of the swimming pool.

##### Part II - Swimming Pool Operation

2.1 The swimming pool shall open in the spring and close in the autumn dependent upon the weather conditions. Weather conditions shall dictate swimming pool opening and closure dates for the pre- and post- summer seasons. The swimming pool season shall be divided as follows:

Pre-Summer Season:	March 15 - May 31.
Summer Season:	June 1 - August 31
Post-Summer Season:	September 1 - October 15

2.2 The hours of operation for the swimming pool shall be as follows:

Summer Season:	7:00 a.m. - 10:30 p.m.
Off-Summer Seasons:	9:00 a.m. - 9:00 p.m.

##### Part III - Use of Swimming Pool

3.1 An owner, tenant, or invited guest shall use the swimming pool at their own risk.

3.2 Invited guests of a resident shall carry "swimming pool authorization tags" while in the swimming pool area when not in the accompaniment of a strata owner or tenant.

3.3 No children under the age of 16 are permitted in the swimming pool area without constant presence of an adult for supervision.

3.4 No glass bottles, containers, cups, mugs, trays, or glassware of any kind is permitted in the swimming pool area.

3.5 An owner, tenant, or invited guest shall be permitted to play music from a radio, stereo, cassette tape player, or other such electronic device at a reasonable level of volume so that it is not to interfere with the enjoyment of other owners, tenants, and invited guests in the swimming pool area.

## NW 1803 - Blue Mountain Place

### House Rules

August 4, 1998

1. *Owners wanting to work on projects on the building are welcome to do so on a volunteer basis only under the Council's authority and direction.*

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