

STRATA PLAN LMS-1725 GOVERNORS TOWER & VILLAS RULES

(Approved December 14, 2009)

VEHICLERULES

1. A resident or owner must not store unlicensed or uninsured vehicles on the common, limited common property or on land that is a common asset.
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WORKSHOP RULES AND REGULATIONS

1. When necessary protective clothing, gloves and goggles are recommended.
 2. Use and handling of flammable fuels (Petroleum – based products) such as gasoline, propane, butane or the use of equipment with an open flame is prohibited.
 3. All users must clean up after each visit.
 4. Locker use is limited to a one (1) week period. The strata corporation has the right to remove locks after one (1) week period.
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PLAYGROUND RULES

1. Children must be supervised by a parent while at the playground or in the courtyard.
 2. Children are not permitted in the landscaped areas or on the retaining walls.
 3. Children are only permitted to play on the playground equipment and in the designated playground areas.
 4. For safety reasons, no bicycles, rollerblades, scooters are permitted in the playground/courtyard area.
 5. The playground/courtyard is opened from 9:00 a.m. to 9:00 p.m.
 6. If this does not resolve the concerns regarding the playground, further measures will be taken to ensure that all residents of the building can enjoy the common areas.
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PET RULES

1. Any pet excrement on common property or on land that is a common asset must be immediately and appropriately disposed of by the pet owner, without exception.
 2. No dogs are permitted in the courtyard.
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RENOVATIONS AND ALTERATIONS

1. All contractors who perform work in or on the site of the strata corporation must have current business licenses and accreditation for the practice of their craft or trade.
2. All contractors who perform work in or on the site must have WCB and valid liability insurance.
3. Contractors performing work within the suites on behalf of the strata corporation or private owners must check in and out with the Building Manager each day they are on the job.
4. Contractors must coordinate with the Building Manager the transportation of all materials, supplies and equipment into the building or onto the site.
5. All contractors are required to ensure that they do not damage any public areas, corridor, carpets, wall coverings while transporting equipment and supplies through the building. In the event that any bituminous sealants, pitch or tar materials are used, the contractors shall be required to change footwear before re-entering the building's public areas. This is to prevent stains and damage to the carpeting in the corridors.
6. Any contractor using safety lines that are attached to the mounting points on the building and ladders providing roof access must store or remove these before the end of the work day so that access to balconies and patios is not impeded.
7. Any contractor who is required to do work on the balconies and patios must obtain permission from the owner or Building Manager before moving or removing any furniture, plants or other private property on the balconies and patios.
8. In the event that a contractor moves private property on a balcony or patio, it is the responsibility of that contractor to replace or repair that property to its original location and condition.
9. An owner and/or his contractor is responsible for any and all repairs from resultant damage that may be caused in the future as a result of the renovation / alteration that takes place.
10. No alteration shall be conducted other than during the hours of:
 - a) Monday to Friday excluding statutory holidays 8:00 a.m. to 8:00 p.m.
 - b) Saturdays, Sundays and statutory holidays 10:00 a.m. to 6:00 p.m.

11. No construction debris, including old carpets and packing equipment, shall be deposited into the strata corporation's garbage containers and all such debris shall be hauled away by the respective strata lot owner at his or her own expense.
12. Arrangements must be made to line the elevator and hallway floors with plastic sheeting to catch construction debris. The protective coverings must be removed each day from the common areas.
13. The transport of all materials to and from the strata lot shall be in a designated elevator and prior arrangements must be made with the Building Manager for use of the elevator.
14. The Building Manager, or property agent, shall have the full authority to direct work crews with respect to their actions on the common property of the strata corporation.
15. An owner must give the building manager two working days' prior notice of the scheduled arrival of tradespersons or delivery of materials. Tradespersons must be licensed and bonded. Inadequate notice or work by unlicensed or unbonded tradespersons for major alterations may result in the levy of fines.

STORAGE

1. No items such as bicycles, shoes, baby buggies, etc. should be stored on the fire escape stairwells, as this will be a fire hazard in the event of an emergency. If residents do not remove the items when asked, security will remove them and dispose of them accordingly.

MOVE-IN / MOVE-OUT

1. Moves are to be booked through the security/concierge seven (7) days prior to the moving date.
2. The elevator key must be used to lock off the elevator during the move. Elevator doors are not to be jammed open. The elevator service key must be obtained from the security/concierge.
3. Elevator pads must be used. Sufficient notice is required for the security/concierge to put up the pads for the move. (See Rule #1)
4. Owners will be held responsible for the cost of repair of any damages.
5. Exterior and garage doors are not to be left unattended when open.

6. Moves are to be conducted during the hours of 8:00 a.m. to 6:00 p.m. only.
7. Boxes must be flattened before being placed in the cardboard recycling bin.
8. Furniture, appliances and other non-household garbage must not be left at the building in the common areas, the garbage area or the lane. These types of items are the responsibility of the resident to dispose of off-site.
9. "Storage Box" requests are permitted and must be dropped at the back entrance. At least 7 days' notice must be given to the security/concierge when seeking approval. Storage/moving containers must not block lane traffic, any doors or fire access.

VISITOR PARKING

1. If deemed a permanent vehicle the building staff have the authority to tow the vehicle after one written warning.

RAINSCREEN PERFORATION *(Approved September 13, 2010)*

1. A resident must not, without the prior written permission of the strata council, erect, hang, nail, screw or compromise the exterior rainscreen of the common property including limited common property, in any way. This includes, but is not limited to the installation of awnings, clotheslines, satellite dishes, trellises, watering devices and systems, flower boxes, flag poles, and new fireplace inserts. If such activity is carried out by or on behalf of a resident without the permission of the strata council, the strata council may order the owner to remove such installation and, if the common property or limited common property is compromised or damaged, remediation will be coordinated by strata council and all costs and expenses incurred in returning the common property or limited common property to its original condition will be charged to the strata owner.