

**LMS 3187 THE AVE
RULES**

THE AVE
STRATA CORPORATION LMS 3187
528 ROCHESTER AVENUE, COQUITLAM, B.C. V3K 7A5

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(1) APPLICABLE AREAS

(1.1) These Rules apply to all common and limited common property areas.

(2) SECTIONS

(2.1) These Rules apply solely to the Residential Section owners/tenants as well as their employees, agents or guests.

(3) CONTRAVENTION

(3.1) Owners/tenants are subject to fines as stated in Bylaws for non-compliance.

(4) BEHAVIOUR

(4.1) General rules of etiquette, proper dress, speech and conduct shall be observed at all times in the building. Unnecessary noise, rowdy behaviour, defacement or misuse of common property and incivility to residents or staff is forbidden and shall be immediately reported to the Council.

(4.2) The Council may, for reasonable length of time, deny an owner, tenant, occupant or visitor the use of the gym or amenity room, media room, or other facilities that are common property or a common asset if the owner, tenant, occupant or visitor has contravened a Bylaw or Rule.

(4.3) Children under 16 years old shall be supervised and not allowed to use any of the common property, or limited common property areas (except balconies) as "playgrounds".

(4.4) Use of common property or limited common property for the purposes of conducting personal or professional business is not permitted without written permission from council.

(5) PARKADE

(5.1) Obey "no parking" signs.

(5.2) When entering or exiting, stop at an appropriate place until the gate has closed, and by viewing the rear-vision mirror ensures no unauthorized person has entered the building. All vehicles when entering the parking garage must stop on or before the yellow line and wait for the gate to come to a complete close, in order to ensure security.

(5.3) Speed shall not exceed 5km/hr.

(5.4) All unlicensed vehicles must have a valid insurance certificate displayed on the dashboard of the vehicle.

(5.5) Servicing and / or repair of vehicles are not permitted.

(5.6) Any oil, grease, leakage or spillage shall be cleaned immediately by the person responsible or by a tradesperson contracted by council at the expense of the offender.

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(5.7) No recreation vehicle, motor home, camper, trailer, boat or equipment or supplies of any kind shall be stored on the common property unless written approval is obtained from the Council.

(6) EXTERNAL DOORS

(6.1) When entering or exiting, ensure no unauthorized person enters at that time.

(6.2) Ensure door is closed & latched completely before proceeding.

(7) MOVING IN AND OUT

(7.1) These Rules shall be made available to real estate agents, owners, and tenants moving into the building. The placement of the elevator padding to be included in the duties of the Janitor(s).

(7.2) Arrangements shall be made by the owner/tenant with the property manager or council at least 7 days prior to the move in. (the name and phone number of the property management company is available at the main entry doors for the building)

(7.3) Move in / out restricted to between 8:00 am to 8:00 pm only.

(7.4) Persons moving in / out are responsible for maintaining security at the doors. If unable to provide a security person at the door, security personnel will be hired to maintain security, with the cost being charged-back to the owner.

(8) FIRE DOORS

(8.1) Fire doors shall not be wedged open or otherwise held open at any time, except for moving in or out. Immediately after the move is complete the FIRE DOORS MUST BE SHUT.

(9) SUSPICIOUS PERSONS

(9.1) Residents are to immediately report any suspicious persons in or around the building to the Strata Council, property manager, or police.

(10) DECORATIONS AND SIGNS

ELEVATOR & HALLWAY DECORATIONS

(10.1) Units are permitted to add holiday decorations for a limited period of time before and after recognized holidays. Such decorations such as wreaths, strings of light bulbs, festive cards, and the like are permitted to be displayed / hung on residents' door and windows. No items are permitted on any part of the breezeway or corridor floors without written approval by the council.

SIGNS

(10.2) Other than the items listed in 10.1 no decorations, signage, or notices are permitted on common or limited common property, posted on doors, or displayed in windows (including Strata Lot balconies) except by written approval by the Council.

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DEFACEMENT OR REMOVAL OF SIGNS

(10.3) Residents and guests are not permitted to deface or remove signage posted by the council or the Property Management company or their agents.

(11) BALCONIES/PATIOS

(11.1) Barbeques – only gas, propane, and electric barbeques are permitted on the balconies and patios.

(11.2) Open flames (i.e.: lanterns, patio torches, tiki torches) are not permitted.

(11.3) Wind Chimes are not permitted on strata lot balconies.

(11.4) No attachments to the walls, floors, parapets or railings are permitted without prior council approval.

(11.5) No material substances, especially burning material such as cigarettes or matches shall be thrown or be given cause to fall, nor shall dust mops be shaken out of any window, door, balcony or other parts of the strata lot or limited common and common property. Dusters shall be the static disposable type, or ones which can be vacuumed or washed inside the unit.

(11.6) Materials shall not be hauled up or down from a balcony or strata lot on the EXTERIOR of the building except where exterior building maintenance is performed by trades contracted by council.

(11.7) When washing balconies, or watering plants, residents must not cause water other than rainwater to run off of the balcony, or into the drains.

(11.8) No chemical cleaning agents may be used except where exterior building cleaning is performed by trades contracted by council.

(11.9) Birds or animals shall not be fed, nor shall birds of the parrot species (including pets) be permitted on the balconies.

(12) BICYCLES

(12.1) Bicycle storage is not permitted in the parkade area, on breezeways, or in common areas. Storage of resident's bicycles on exterior balconies or patios is permitted provided such storage is not unsightly nor cluttered.

(12.2) Cycling, inline skating, skateboarding, and use of scooters on limited residential property, limited common property, and common property is prohibited (including parkade areas).

(12.3) Servicing and / or repair of bicycles are not permitted on the premises.

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(13) BULLETIN BOARDS

(13.1) Signage or notices shall be posted only on the bulletin boards or on other areas approved by council.

(14) REFUSE DISPOSAL

(14.1) Household refuse and garbage shall be suitably wrapped in leak-proof containers and placed into the garbage or appropriate recycling containers located in the garbage room.

(14.2) All cardboard boxes shall be flattened before being placed in the cardboard recycling bin.

(14.3) The transport of garbage shall be contained in a leak-proof container or garbage bags.

(14.4) Plastic grocery bags shall not be used for wet garbage.

(14.5) Any material other than ordinary household refuse and garbage shall be removed from the premises by the individual owner or resident of the strata lot at his or her own expense. (e.g., furniture and appliances).

(14.6) Residents using the garbage facility shall adhere to all authorized notices posted at or in the facility.

(14.7) Plastic bags should not be used to dispose of organics in the green bin.

(14.8) All containers should be rinsed out before being placed into the recycling bins.

(14.9) If the bins are outside, please take your garbage and dispose of it there. Do not leave your garbage on the floor.

(15) FOB (REMOTE) / KEYS

(15.1) All fobs and keys to doors on limited common and common property are "common assets" and may be made and issued only with the authority of the Council. *Residents have a responsibility to other residents in the building in safely protecting their security fob and keys.*

(15.2) All fobs that have been lost, stolen, or broken must be reported immediately to the Council.

(15.3) A charge for the replacement of a fob or key will be made payable to the Strata Corporation (LMS 3187).

(16) TOURING COMMON PROPERTY

(16.1) Prospective buyers, renters, or visitors are to be conducted around the common or limited common property only under the supervision of the owner or their agent.

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(17) GUEST PARKING

(17.1) All vehicles parked in the guest parking spaces must identify the suite in which they are a guest by placing a visitor parking pass on the dashboard.

(17.2) The guest parking spaces are not to be used by residents as permanent or temporary day or evening parking, or for the purposes of loading or unloading.

(17.3) Guest parking permits for more than 24 hours shall be issued and controlled by the Council.

(18) NO PARKING ZONES AND PARKING STALL RENTALS

(18.1) No vehicle shall park in an area or zone that is marked as "no parking", has parallel yellow lines, or is marked as a fire zone.

(18.2) There are 15 reserved parking stalls as outlined in Rule 18.3(a). These stalls are not to be used without prior approval from the Strata Corporation as they are reserved rental stalls for personal resident use.

(18.3)

(a) Subject to the restrictions in Bylaw 35 and other Bylaws of the Strata Corporation, this Rule clarifies the exclusive use of Common Property parking stalls 43A (P1), 52A (P1), 53A (P1), 56A (P1), 57A (P1), 58A (P1), 59A (P1), 60A (P1), 61A (P1), 62A (P1), 63A (P1), 64A (P1), 81B (P2), 83B (P2), and 23C (P3).

(b) The Strata Corporation knows of no restrictions on it in assigning the rental stalls under the Strata Property Act s.76 exclusive use provision. Rental stall user fees are authorized by this rule in accordance with Strata Property Regulation 6.9(b)(ii).

(c) The user fee associated with use of the rental stalls is \$25.00 per month, per stall.

(d) Rental stalls are to be used for assigned residents' personal, non-commercial use only.

(e) If there are more residents that want to rent additional stalls than there are rental stalls available, the Strata will keep a waitlist. If a resident relinquishes an assigned rental stall or there is a change of occupancy of the renting unit, the first person on the waitlist will be offered the rental stall under the terms of item 18.3(c) above. If that person declines or fails to accept within 14 days of the offer, the next person will be offered the rental stall, and so on. If the new occupant of the unit that changes occupancy wishes to be placed on the waitlist, they can be, but would be the most recent entry and last in priority.

(f) There is no restriction on any occupant renting multiple rental stalls and paying for each one, but any supplementary stalls may be assigned with reasonable notice to an occupant without a rental stall if one is requested, under the terms of item 18.3(c). Otherwise, a rental stall will not generally be reassigned until relinquished or there is a change of occupancy of the renting unit, or s.76 permission is revoked by the Strata Corporation due to a bylaw infraction.

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(g) For rental stall enquiries or requests, please contact the Strata Corporation's property manager.

Passed at Council Meeting on January 16, 2023

Ratified at Annual General Meeting on June 19, 2023

(19) TOWING VEHICLES

(19.1) Violating vehicles shall be towed at the owner's expense. Towing can only be authorized and ordered by the Property Manager or council members.

(19.2) Contravention of the Parking Rules shall be reported to the Property Manager who shall arrange with the towing company to tow and impound the vehicle.

(20) STORAGE

(20.1) No materials shall be stored that, in the opinion of council or the property manager, give off an objectionable odour, or are deemed to be hazardous, combustible, or flammable (including paints and solvents). Stored material shall not obstruct ventilation grills.

(20.2) Prior to vacating a unit, residents must remove all items from designated storage lockers. Any materials remaining in lockers after a resident vacates a unit will be disposed of without notice.

(20.3) Residents must use storage lockers that are assigned to their strata lot unless prior arrangements have been made in writing.

(20.4) Any items stored improperly on common property may be discarded without notice.

(21) MOVEMENT OF FOOD AND GOODS

(21.1) Containers such as "coffee mugs" shall have a tight lid to prevent spillage.

(21.2) Any conveyance (i.e., carts, wagons, trollies) used for transporting items into, or out of the building must be removed from the premises after use.

(22) REMEDYING SPILLAGE

(22.1) Any spillage in elevators or other limited common or common property areas shall be cleaned up immediately by the offender.

(23) SMOKING

(23.1) Smoking is not permitted anywhere on common property, limited common property, or anywhere in the parkade.

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(24) HAZARDOUS MATERIALS

(24.1) Hazardous, combustible, or flammable materials and liquids including paints and solvents may not be stored or used in the parkade and / or common areas, except as approved by council or the property manager.

(25) USE OF UTILITIES (WATER / POWER)

(25.1) Use of utility services (power outlets and/or water outlets) on common property must be authorized by council. Use of said utility services on limited common property must be authorized by the owner of the strata lot (in the case of balconies or outdoor patio/lawn areas included as part of a strata lot's allocation), or by council for all other areas (i.e., parkade, breezeway, exterior of the building). Reasonable use of water and power is permitted for the purposes of entertaining guests in the amenity room.

(26) FACILITY RENTAL

(26.1) Residents in good standing may contact council to rent the guest suite, amenity room or media room for the sum of \$50 per night. Council requires a refundable damage/cleaning deposit of up to \$150 for the duration of the rental before processing the request. Room must be booked 7 days in advance.

(26.2) While a room is rented by a resident, it is considered to be for the exclusive use of that resident and their guests. Should other parties be in the facility prior to the reserved time, they will be asked to vacate the space, leaving it in a clean state no later than 20 minutes before the scheduled reservation. Failure to comply with a request to vacate due to a rental scheduled through council may result in residents losing common area usage privileges (amenity room, media room, guest suite, gym) for a reasonable length of time.

User fee amended at Council Meeting on March 4, 2024

User fee ratified at Annual General Meeting on June 24, 2024

(27) FITNESS FACILITY

(27.1) All users are required to close and lock all windows and doors, turn off all lights, fans, and heat prior to exiting the gym if you are the last to leave.

(27.2) All equipment must be returned to the proper racks or hooks. Nothing should be left in the middle of the room.

(27.3) Any broken equipment to be reported to the strata council and property manager.

(27.3) Weights are not to be dropped as it will cause damage to the carpet.

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(28) MISCELLANEOUS FEES

In addition to the user fees currently listed elsewhere in the bylaws or rules, the Strata may charge the following:

(28.1) A fee for replacement or additional visitor parking pass is authorized by this rule in accordance with the Strata Property Regulation 6.9(b)(ii).

The fee associated with a replacement or additional parking pass is \$20.00 per pair of 2 passes.

(28.2) A fee for replacement or additional garage (full access) fob is authorized by this rule in accordance with the Strata Property Regulation 6.9(b)(ii).

The fee associated with a replacement or additional garage (full access) fob is \$75.00 per fob.

(28.3) A fee for replacement or additional door fob (door access only) is authorized by this rule in accordance with Strata Property Regulation 6.9(b)(ii).

The fee associated with a replacement or additional door fob is \$20.00 per fob.

(28.4) A fee for replacement or additional ASSA parkade (P2/P3) access key is authorized by this rule in accordance with Strata Property Regulation 6.9(b)(ii).

The fee associated with a replacement or additional ASSA parkade (P2/P3) access key is \$40.00 per key.

(28.5) A fee for replacement or additional bicycle storage room key is authorized by this rule in accordance with Strata Property Regulation 6.9(b)(ii).

The fee associated with a replacement or additional bicycle storage room key is \$20.00 per key.

Passed at Council Meeting on January 16, 2023

Ratified at Annual General Meeting on June 19, 2023