

BCS 945 RULES

January 2006

Under the Strata Property Act, Part 7, Division 1, paragraph 125 the Strata Corporation may make rules governing the use, safety and condition of the common property and common assets. If a rule conflicts with a bylaw of the strata corporation, the bylaw prevails. The amenity building, known as "Club Sol" shall have such rules and also other matters pertaining to "Solay" BCS 945. Any contravention of a rule is subject to the fine stated in the Bylaws.

"Club Sol". The Amenity Building known as Club Sol is provided by the Developer for the enjoyment and use of the Owners of BCS 945. It is necessary to have, in place, a set of Rules so that all persons entitled to use the Building shall be familiar with those Rules and abide by them at all times. These Rules are as follows:

Hours of Operation. Shall be from 5 a.m. to 1 a.m. (0100 hours). The building is automatically **alarmed** outside these hours.

Smoking. There is to be absolutely **no smoking** in any of the Amenity areas including the building, the covered decks and the pool areas. Smoking is confined to the front of the building only but care is to be exercised at all times. Extinguish and then discard all cigarette butts in the receptacles! Suitable receptacles will be provided for the benefit of smokers.

Children. No children under the age of 13 (thirteen) are permitted to use the exercise equipment in the Fitness Room.

General Use of Rooms.

- a) The Pool Table is to be used for pool only, with pool cues and balls, and is not for any other use. **No food or drink containers are to be placed anywhere on the pool table.** Any misuse of this rule will result in the suspension of pool table privileges as decided by Council.
- b) There is to be **No Parking** of bicycles, scooters, skates etc. in front of any doors or entry ways of the building.
- c) Please ensure all mess created **is cleaned up immediately.**
- d) All garbage is put away in appropriate bins or **preferably** taken away.
- e) After use, the coffee machine is to be turned OFF.
- f) Counters are to be wiped or washed down.
- g) All floors are to be swept clean and any debris removed.
- h) Carpets, where necessary, are to be vacuumed.
- i) Most important, **all doors and windows must be closed and locked when leaving at all times!**

j). No animal(s) shall be taken into any part the Building or swimming pool area.

Club Sol Room Bookings.

a). All bookings shall be on a first come – first served basis with only one booking at any one time. **Block or continuous** bookings are not permitted i.e. an Owner may only book once and must make another booking after that booking is **signed out** as used.

b). Bookings must be made at least two weeks in advance of the function.

c). A booking is not considered to be made until the Security Deposit is received by the Council Member responsible.

d). The Owner booking “Club Sol” shall have a grace period of 30 minutes before the agreed time to set up. Chairs and tables to be put back in their original positions after use. The premises are to be returned in the same condition as prior to the function.

All general Bylaws apply to “Club Sol” at all times.

COSTS

A security deposit of **\$250.00** is required at the time of booking. This deposit is fully refundable depending on the following:

a. There is no damage to the building and it is in the same condition as its pre-use condition.

b. The room(s) that has/have been rented has/have been cleaned to its pre-use condition.

c). There has been no damage to any furnishings and fittings included in the building property.

d). The security deposit will be refunded after such time as a Council member does an inspection and deems the building and its contents to be in the same condition as it was before it was booked. This inspection will be carried out immediately after the event. The Owner renting the facility should accompany the Council member and a report will be filed. If there any damages, be it to the building or its contents, the security deposit shall be withheld until the cost of the damage is assessed. The Council reserves the right to withhold the cost of repairs from the said security deposit or withhold the entire deposit.

Availability of Rooms.

The only areas of the Club Sol that shall be available for rental are the main lounge area (fireplace room) and the upper room. These rooms will be rented individually at \$10.00 per hour of operation. Hours for functions shall be restricted up to 11 p.m. **The pool and the Exercise room are not for rent.**

Forms. The forms pertaining to the rental of the Club Sol designated rooms are attached.

Barbecues. Charcoal burning barbecues are prohibited. Only gas fired and electric barbecues are permitted and residents must position these away from the siding material of the building.

Control of Noise. All doors and windows are to be closed and secured at 11 p.m. irrespective of the night in question.

Application Form is included as part of these Rules.

Separate Rules will be drawn up for the Pool area.

THE "CLUB SOL"
STRATA PLAN BCS945

APPLICATION FORM TO RENT SPECIFIED AREA

- a) Rooms rentable are the main lounge and the upstairs single room **only**.
- b) No other rooms may be rented but can be used on a first-come first-served basis.
- c) The Owner renting, is responsible, at **ALL times**, for the behaviour and good conduct of all persons/ guests at the function including any incident during and after the event.
- d) Noise levels are to be kept to a minimum and must not constitute a nuisance to other persons or neighbours (see Bylaws & Rules). City of Surrey Noise Bylaws also apply.
- e) The security deposit shall be \$250.00 payable at time of application. This deposit shall **not** be cashed but held as security to be used to offset any damage to property, or chattels, within the building strictly at the discretion of the Council. Council reserves the right to cash the cheque depending on any damage revealed at inspection.
- f) Cost per hour of use for the room(s) shall be **\$10.00 (ten dollars) per room per hour**. A half-hour before and after the event will be given as a period of grace to enable set up or clean up.
- g) The room(s) used shall be returned in the exact manner in which they were found.
- h) Payment shall be in cash/cheque and **immediate** payment is a pre-requisite of this arrangement.

Name of Owner.....Signature..... Unit #.....

Date of function..... Date of Application.....

Required from..... To.....(hours)

Anticipated number of Persons present at function.....Type of Function.....

Note. The Owner/tenant renting is totally responsible for all things under his/her control. The Strata Council is the sole arbiter in all matters concerning rental of the facilities. Abuse of this privilege may result in the Council electing to withdraw future privileges against the Owner/tenant concerned.

Any Owner/tenant or guest, using the building shall conduct themselves with absolute discretion. The Strata Council, nor any Owner in BCS945, nor Southview Property Management, Inc. or their employees shall be held liable for any incident whilst the building known as Club Sol is used. This also

extends to any incident that might occur after leaving the building or strata property. By signing this application the Owner above accepts full responsibility and exonerates the Strata Council from any liability or subsequent liability.

945Bylaws06.doc

SOLAY

Strata BCS945

15168 36th Avenue, Surrey B.C. V3S 0Z6
Canada

New parking Rules

as ratified at the annual general meeting April 28th 2008
as per section 125 of the Strata Property Act

as proposed : * No vehicle shall be parked in any visitor's parking stalls for more than Four (4) nights per week with out the express prior permission of the Strata Council, and shall not exceed 2 weeks per calendar year

* temporary long -term use of the visitor's parking stalls requires the express written approval of the strata council, and shall not exceed a maximum of 2 weeks per calendar year

dated/adopted : April 28th 2008 BCS945 the solay

The Solay, Strata Plan BCS 945

Rule:

- Only persons age nineteen (19) and older are permitted in the pool area every Monday and Thursday from 5:00 pm to 7:00 pm.

RATIFIED AT THE ANNUAL GENERAL MEETING HELD MAY 19TH, 2010.

Rule:

- Limit Club Solay members to permit two (2) guests per strata lot, with the exception of immediate family members.

RATIFIED AT ANNUAL GENERAL MEETING HELD MAY 19, 2010.