

## THE NATIONAL – Strata Plan LMS 1108

### RULES

#### **Part I - RECREATION FACILITIES**

The following rules are intended to maximize the use and enjoyment of the Strata's recreation facilities which includes the exercise room, pool, whirlpool / spa and saunas and related space (collectively, the recreation facilities or facilities) while minimizing its costs of operation. The co-operation of all owners, tenants and occupants (collectively, the residents) is requested in abiding by these rules and seeing that others (including their visitors) do likewise.

The recreational facilities shall be open 24 hours a day unless health and safety concerns or maintenance needs necessitates closure.

#### **A. General**

1. No food or drink, other than water in a non-glass container, is permitted in the facilities. No alcoholic beverages are permitted in the facilities.
2. No animals are permitted in the facilities (except guide dogs for the disabled).
3. Smoking is strictly prohibited in the facilities.
4. The normal rules of etiquette and speech shall be observed at all times. Excessive noise, rowdy behaviour, defacement or misuse of the facilities and incivility to others is forbidden. Any infraction shall render the offender liable to immediate disciplinary action by the Strata council (Council).
5. Wet bathing suits are to be worn only in the pool area, saunas or locker rooms.
6. Personal hygiene is to be observed at all times.
7. Users are to deposit all refuse in the receptacles provided.
8. Children under 16 years of age must be accompanied by a resident adult 19 years of age or older.
9. Notices of any kind must not be posted in the facilities unless authorized by the Building Manager of the Strata (Building Manager).
10. Fire doors are to be opened only in the case of an emergency.
11. When leaving the facilities, residents and their visitors are responsible to turn off all lights and fans and close all doors, including the door leading to the terrace.
12. The recreation facilities are for the exclusive use of residents and their visitors. The recreation facilities are not to be used for business and / or commercial use.
13. Use of the recreation facilities is at the user's own risk. The National accepts no responsibility for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, which may result by reason of use of the exercise or pool, spa / whirlpool or sauna equipment by any person.

**B. Locker Room**

1. Lockers may not be reserved. Any locks on the lockers for over 12 hours will be removed and the contents will be disposed of by the Building Manager.
2. Tidiness is the responsibility of each resident.

**C. Sauna**

1. A shower must be taken after each sauna use before entering the swimming pool or whirlpool.
2. No water is to be poured onto the rocks in the sauna.
3. Children less than seven (7) years of age, especially infants, are not permitted in the sauna.

**D. Swimming Pool and Whirlpool**

1. All users must shower, using soap, before entering the pool or whirlpool.
2. A shower must be taken after each sauna use before entering the swimming pool or whirlpool.
3. Clean and appropriate bathing attire must be worn in the pool and whirlpool at all times (no cut-offs, etc.)
4. No foreign substances (including soap, shampoo, conditioner or other body applications) or glass products are to be used in or about the pool and whirlpool.
5. Persons with infections, contagious diseases or open sores (blisters, cuts, etc.) as well as those under the influence of alcohol or other intoxicants are not permitted to use either the pool or the whirlpool, in the interest of safety and hygiene.
6. Ensure all children less than seven (7) years of age are closely supervised (within arm's reach at all times) by a responsible person of at least sixteen (16) years of age.
7. Infants and toddlers using the pool must wear swim diapers and / or elastic pants. Infants / toddlers are not permitted in the hot tub.
8. A supervising adult must not supervise more than three (3) children at one given time.
9. Keep children less than seven (7) years of age, especially infants, out of the spa / whirlpool. Their small bodies overheat too fast.
10. Elderly people, people with heart disease, diabetes, or high or low blood pressure and people taking medication for cardiovascular or nerve disorders should not use the spa / whirlpool without consulting their doctor.
11. If you are pregnant talk to your doctor before using the spa / whirlpool.
12. Running and rough play are not permitted in the pool area.

13. Contaminating or fouling in the pools or spa / whirlpool is not permitted.
14. No diving.

**E. Exercise Room**

1. All equipment shall be used only in the manner for which it is designed.
2. Proper attire is required when using exercise equipment (e.g. T-shirts, shorts, socks and footwear). Wet bathing suits are not allowed in the exercise room.
3. The exercise room cannot be used for commercial purposes. Personal training activities cannot take place in which the personal trainer brings non-resident clients to The National to use the gym equipment.
4. Users must take turns using the equipment when others are waiting.
5. Use of the gym / exercise equipment is limited to thirty (30) minutes per person when others are waiting to use the equipment.
6. The playing of music / tv is permitted at a reasonable volume, as long as everyone in the room is agreeable to it. No loud music is permitted. Keep noise levels from disturbing residents and do not bang equipment or drop weights. Be considerate of others when talking on cell phones.
7. Users are required to clean the equipment after each use and to report any damaged equipment / unusual messes to the Building Manager. All personal belongings are to be removed after use. Residents must wipe down the equipment and mats after each use and should have a towel with them while working out. Exercise equipment must be put back to its original location in the gym after use.

**F. Responsibilities of Residents**

1. Residents are responsible for the conduct and safety of themselves, their children and their visitors while using the recreation facilities. Residents are responsible for any damage to the facilities or for harm to others done by themselves, their children or visitors.
2. Residents and their visitors use the facilities and equipment at their own risk.
3. Residents must abide by these rules and are responsible for ensuring their visitors are aware of these rules as well. Residents must report any infractions and any injuries immediately to the Building Manager.

**G. Responsibilities of the Strata**

1. The Strata is not responsible for the loss of personal property.
2. The Strata is not responsible for injury or death resulting from use of the facilities or equipment.

**WARNING**

*Failure to adhere to the above rules may result in a suspension of the right to use the recreation facilities, or any part thereof, for a period commensurate with the offence as well as a fine.*

**Part II - GENERAL RULES**

**A. Meeting Room**

1. The meeting room will be available for use by residents on a non-exclusive basis by paying a fee of \$15.00 per half day and \$25.00 for a full day.
2. A refundable cash deposit of \$100.00 is to be paid to the Building Manager at the time of reservation.
3. If the room is not cleaned by noon the following day, it will be cleaned by The National staff. Theft or damage will be the responsibility of the renter of the room. The rental fee and if applicable, the cleaning, damage and theft fees will be deducted from the deposit and any excess charged to the strata lot of the renter.

**B. Bicycles Storage**

1. Due to space limitations, all bicycles in the bike room must be registered with the Building Manager.
2. Residents must check on bikes left in the bike room at least every three months.
3. Bylaws 3(7)(j) and (x) and 37(1)(e) and (3) prohibit the use of parking stalls to store bicycles except on strata approved bicycle racks. For greater certainty, and to address the limited number of floor level bike racks in the bike room and the weight of certain bikes, for the purposes of bylaw 37(3) the term "bicycle racks" is deemed to include "bicycle anchors". As required by bylaw 37(3), an owner must obtain the written approval of the strata corporation before installing a bicycle anchor and such anchor must be installed according to the strata council's approval requirement and will be the responsibility of the owner to repair and maintain. Bicycles locked to a rack or anchor must not interfere with the parking of vehicles within the parking garage. Specifically, vehicles parked in the same stall as a bicycle shall not protrude into the drive aisle and shall not obstruct access to other vehicles. Bicycles locked to an anchor or rack are permitted to rest on the ground.

**C. Visitor Parking**

1. The visitor bicycle rack is available for use by visitors only while visiting residents on a first come, first served basis. A resident must not use the visitor bicycle rack for more than one (1) hour at a time.
2. Visitor parking is for use by visitors only while visiting residents and will be restricted to a maximum duration of 24 hours from the time the vehicle is first parked unless an extended visitor parking permit is issued by the Building Manager as permitted under bylaw 37(2). Residents are reminded that residents may not use a visitor parking stall for not more than one (1) hour at a time and that such restriction applies to temporary occupants.
3. License plate numbers are recorded daily during random checks. If a vehicle without an extended pass is observed in the visitor parking area 24 hours later, it will be immediately towed, notwithstanding that the vehicle may have left the property during the 24 hours or is in another stall.

**D. Electric Vehicle Charging Station**

1. An administration fee of \$1.00 per hour will be charged to the user for charging an electric vehicle at an EVCS Visitor Stall.
2. A resident who charges an electric vehicle on common property, other than through the use of an EVCS Visitor Stall, must register the said vehicle with the Strata and will be charged an administration fee of up to \$20.00 per month depending on the electrical outlet voltage (\$10.00 per month – 110 voltage; \$20.00 per month - 220 voltage)

**E. Assistance, Elevator Usage and Renovations**

1. Residents must book a move with the Building Manager for any appliances, furniture and other large deliveries in or out of the building due to noise abatement and for prevention of damage to common property. There will generally be no cost associated to this service unless extraordinary help is required or the help is required outside regular business hours.
2. Any extraordinary help required from Strata employees during regular business hours will be charged back to the applicable resident at a rate of \$25.00 per hour. Any help required from Strata employees outside regular business hours (eg., resident locked out of unit, furniture being moved) will be charged back to the applicable resident at a rate of \$50.00 per hour. There will be a minimum charge of one hour (per day) if the Strata employee is required to help and a charge is applicable. Extraordinary help includes help with moving construction material in or out of the property, construction clean up, move in or move out clean up, or any other similar personal use of Strata employees.
3. If a move takes more than five hours, \$50.00 per hour, or portion thereof, will be charged to the resident for the additional time in addition to the other fees applicable under the bylaws.

In the case of a move in that is in respect of a fully furnished strata lot which does not involve moving furniture, the non-refundable move in fee is reduced from \$300 to \$100, which fee will cover the administration costs of processing Form K, enterphone and fob setups and other office related matters.

4. A refundable damage deposit in the amount of up to \$200.00 may be requested ahead of commencement of the renovations to cover any damage to the common property that is caused by the renovations. In case the damage caused to the common property exceeds the deposit or in circumstance where a deposit is not requested or paid, the cost for the repairs will be charged back against the strata lot where the renovations were done.
5. Renovations may only be conducted between the hours of 8:00 a.m. and 5 p.m. weekdays and 10:00 a.m. to 5:00 p.m. on Saturdays and will be subject to all applicable municipal and provincial bylaws and codes. No renovations may be conducted on a Sunday or on any statutory holiday. For the purposes of this rule, the term statutory holiday is deemed to include: New Year's Day, Family Day, Good Friday, Easter Monday, Victoria Day, Canada Day, B.C. Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day and Boxing Day, and if such statutory holiday falls on a Saturday or Sunday, the statutory holiday shall be deemed to be the first scheduled business day following the Saturday or Sunday unless another business day is recognized by the provincial or federal government in which case, the statutory holiday shall be deemed to be that business day so recognized.

6. There will be a \$100.00 charge to the resident for a building inspection requiring Strata employees, of up to two hours. The initial \$100.00 is to be paid prior to the inspection. Any additional time required shall be charged at \$100.00 per hour, or portion thereof. Any excess over the initial \$100.00 is to be paid before the inspector leaves the property.

**F. Building and Grounds Access**

1. Council and / or the Building Manager may deactivate building access transmitters when a resident moves out of the building, if names and contact information has not been provided for the new resident(s). Transmitters will be reactivated upon receipt of the names and contact information of the new resident(s).
2. Extra and replacement building access transmitters will be issued by the Building Manager at cost for replacement transmitter (for defective transmitters) and for \$100.00 for extra transmitters.
3. On request, Mul-T-Lock key(s) for outside access to the City Gate fenced-in grounds will be issued to residents by the Building Manager for a cost of \$25.00 per key. These keys can be returned at any time for a full refund of \$25.00.

**G. Political Signs**

1. The maximum political sign size must be 1 x 1 meters and must be contained within the unit, not on the balcony railing.
2. The political sign can be installed 30 days before the election and must be taken down five days after the political campaign ends.
3. One political sign per unit.

**H. Garbage/Recycling**

1. Residents depositing garbage or recycling in strata provided containers are required, pursuant to bylaw 3(7)(z), to deposit garbage or recycling in the designated containers provided by the Strata for that purpose. For greater certainty, residents depositing garbage/recycling in the garbage/recycling room or elsewhere must follow the directions posted in the garbage/recycling room and on the containers for depositing all garbage/recycling, including depositing recycling in the correct containers and folding cardboard boxes prior to depositing the same in the cardboard box container. Residents are reminded that Unauthorized Waste must not be deposited in the Strata's garbage/recycling containers or the garbage chute. Residents depositing garbage/recycling on common property are required to comply with all applicable garbage/recycling laws and regulation.

**I. Interpretation**

1. Unless otherwise stated in the rules or the context otherwise requires, all terms have the meanings prescribed in the bylaws of the Strata.
2. All references in the rules to Strata or The National means Strata Plan LMS 1108.

**J. Face Coverings**

1. Residents and visitors must wear a medical or non-medical mask or tightly woven fabric that covers the nose and mouth of a person (face covering) while inside the indoor common areas of The National, including but not limited to: the lobby, hallways, recreational facilities, elevators, and stairwells, unless an exemption contained in the order of the provincial health officer mandating face masks in public indoor settings (Order) applies to the person. The face covering must be worn in a manner that covers the nose and mouth. This face covering rule will remain in effect for so long as the Order remains in effect and shall become effective again upon the issuance or adoption of an order, directive or other law or regulation by the provincial government or an agency of the provincial government, City of Vancouver, provincial health officer or by a medical health officer, health authority, or other applicable regulator having authority over the lands upon which the Strata is located that imposes a similar requirement to wear a face covering while inside an indoor public space or indoor common space for so long as such requirement remains in effect.

- Rules repealed and replaced – September 14, 2020 AGM
- Part II - GENERAL RULES – B. Bicycles Storage – Rule #3 added at January 26, 2021 Council meeting; subsequently amended to correct typo at March 30, 2021 Council meeting; and further amended at August 31, 2021 Council meeting – ratified at October 18, 2021 AGM
- Part II - GENERAL RULES – H. Garbage Room – Rule #1 added at March 30, 2021 Council meeting – ratified at October 18, 2021 AGM
- Part II - GENERAL RULES – I. Interpretation – Rule #1 amended to correct typo and Rule #2 added at March 30, 2021 Council meeting – ratified at October 18, 2021 AGM
- Part II - GENERAL RULES – J. Mask Requirement – Rule #1 added at March 30, 2021 Council meeting; subsequently replaced under the title: Part II - GENERAL RULES – J. Face Coverings, at April 27, 2021 Council meeting; and further amended at August 31, 2021 Council meeting – ratified at October 18, 2021 AGM

**FINES AND FEES - THE NATIONAL**

*The following summary of fines and fees is provided for convenience only and may not be complete. This summary is qualified in its entirety by the rules and bylaws of The National and the law applicable to The National, which rules and laws prevail.*

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|----|--|------------|
| 1. | <b>Moving In - Moving Out (Bylaw 36, Rule II.E)</b>  |            |
|    | Bylaw 36(2)(b)- Non-refundable Move-in Fee   | \$300.00   |
|    | Bylaw 36(2)(b) - Refundable Move-out damage deposit  | \$200.00   |
|    | Bylaw 36(2)(a) - Moves In or Out outside 8:00am - 5:00pm (per hour or portion thereof)     | \$75.00    |
|    | Rule II.E.3_- Moves In or Out in excess of 5 hours (per hour or portion thereof).          | \$50.00    |
|    | Reduced Non-Refundable Move In Fee for Fully Furnished Strata Lot                          | \$100.00   |
| 2. | <b>Alterations or Additions (Bylaw 8, Rule II.E.)</b>                                      |            |
|    | Bylaw 8(3), Rules II.E.4_- Refundable Damage Deposit.                                      |            |
|    | To be determined commensurate with the work to be done – Maximum                           | \$200.00   |
|    | Bylaw 8(4) – Elevator lock down - Minimum (per hour)                                       | \$75.00    |
| 3. | <b>Assistance (Rule II.E)</b>  |            |
|    | Rule II.E.2 - Strata employee assistance is required                                       |            |
|    | Maximum per hour or portion during regular business hours                                  | \$25.00    |
|    | Maximum per hour or portion outside of regular business hours                              | \$50.00    |
|    | Rule II.E.6 - Strata employee attendance re inspection                                     |            |
|    | Minimum to be paid in advance for up to two hours)   | \$100.00   |
|    | Additional time  |            |
|    | (per hour or portion thereof - to be paid prior to the inspector leaving)                  | \$100.00   |
| 4. | <b>Access Devices (Rule II.F)</b>  |            |
|    | Rule II.F.2 - Replacement building transmitter devices (for defective devices)             | at cost    |
|    | Rule II.F.2 - Extra building transmitter devices   | \$100.00   |
|    | Rule II.F.3 – Mul-T-Lock Keys  | \$ 25.00   |
| 5. | <b>Meeting Room Rentals (Rule II.A)</b>  |            |
|    | Rule II.A.1 Fees - Half Day  | \$ 15.00   |
|    | Full Day   | \$ 25.00   |
|    | Rule II.A.2. Damage Deposit  | \$100.00   |
| 6. | <b>Electric Vehicle Charging (Bylaw 37)</b>  |            |
|    | Bylaw 37(5), Rule II.D.1 - EVCS Visitor Stall, Maximum per hour or portion                 | \$1.00     |
|    | Bylaw 37(6), Rule II.D.2 - Other than EVCS Visitor Stall                                   |            |
|    | Maximum per month - 110 voltage  | \$10.00    |
|    | Maximum per month - 220 voltage  | \$20.00    |
| 7. | <b>Non-payment of Strata Fees, Special Levies, Chargebacks, etc. (Bylaws 1, 9, 28, 29)</b> |            |
|    | Bylaw 1(3), 9(4), 28(1)(a), 29(a) - Fines - 15 days pass due date –                        |            |
|    | Maximum (each 7 days if continuing)  | \$200.00   |
|    | Bylaw 1(3),(4); 9(4) - Plus 10% interest per annum compounded annually and expenses        |            |
| 8. | <b>General Breach of Bylaws and Rules (Bylaws 28, 29)</b>                                  |            |
|    | Bylaw 28(1)(a), 29(a) – Contravention of a Bylaw (unless otherwise specified)              |            |
|    | Maximum (each 7 days if continuing)  | \$200.00   |
|    | Bylaw 28(1)(c), 29(a)– Contravention of a Rule   |            |
|    | Maximum (each 7 days if continuing)  | \$50.00    |
|    | Bylaw 28(3) - Plus expenses  |            |
| 9. | <b>Breach of Short-Term Accommodation Prohibition (Bylaws 3, 28, 29).</b>                  |            |
|    | Bylaw 3(9), (10); 28(1)(b); 29(b)) Maximum (each day if continuing)                        | \$1,000.00 |
|    | Bylaw 28(3) - Plus expenses  |            |