THE NATIONAL – LMS 1108

RULES

1. Renovations

1. Any extraordinary help required from the caretaker or janitor will be charged back to the applicable Owner at a rate of $25 per hour. There will be a minimum charge of one hour (per day) if the caretaker or janitor is required to assist in any way. For example, construction material moved in, construction clean up, move in or move out clean up, after hours problems such as resident locked out of unit, furniture being moved, or any other similar personal use of Strata employees.

2. A refundable damage deposit in the amount of $200.00 will be requested ahead of commencement of the alterations to cover for any damage to the common property that is caused by the renovations. In case the damage caused to the common property exceeds $200.00, the cost for the repairs will be charged back against the strata lot that was performing renovations.

2. Rule / Fine for After Hours Non-Emergency Calls to Caretakers

An Owner, Tenant, or Occupant must not contact the Resident Caretaker before 8:00 a.m. or after 5:00 p.m. except in an emergency. An Owner, Tenant, or Occupant doing so may be fined $50.

3. Bicycles in Bike Room

1. Due to space limitations, all bicycles in the bike room must be registered with the caretaker.

2. Owners and Residents must check on bikes left in the bike room at least every three months.

4. General Rules

The following rules are intended to maximize the use and enjoyment of the Recreation Facilities while minimizing its costs of operation. The co-operation of all Residents is requested in abiding by these rules and seeing that others do likewise.

The Recreation Facilities shall be open 24 hours a day.

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 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 Caretaker.

10. Fire doors are to be opened only in the case of an emergency.

11. When leaving the facilities, Residents are responsible to turn off all lights and fans and close all doors, including the door leading to the terrace.

12. The Recreation Facilities (Exercise Room, Pool, Whirlpool / Spa & Saunas) are for the exclusive use of The National (Strata Plan LMS 1108) Residents and their guests. The Recreation Facilities are not to be used for business and/or commercial use.

13. Use of the Recreation Facilities (Exercise Room, Pool, Whirlpool / Spa & Saunas) is at the user’s own risk. Strata Plan LMS 1108 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.

14. Owners will need to 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 to prevention of damage to common property. There will be no cost associated to this service.

15. A resident must not store unlicensed or uninsured vehicles without vehicle storage insurance on common property or limited common property.

5. Responsibilities of Residents

1. Residents are responsible for the conduct and safety of themselves, their children and their visitors.

2. Owners and Residents are responsible for any damage to the facilities or for harm to others done by themselves, their children or visitors.

3. Residents and their visitors use the facilities and equipment at their own risk.

4. Residents must abide by these rules and regulations and are responsible for ensuring their guests and other Residents are aware of these rules as well. Residents must report any infractions immediately to the Caretaker.

5. Rule Not Ratified.

6. With prior written approval, a Resident may transport their bicycle through the elevators and common hallways provided the bicycle is contained in it within a soft cover bicycle transportation bag.

6. Responsibilities of the Strata Corporation

1. The Corporation is responsible for the regular maintenance and upkeep of the facilities.

2. The Corporation is not responsible for the loss of personal property.

3. The Corporation is not responsible for injury or death resulting from use of the facilities or equipment.

7. Suspension of Recreation Facilities Privileges

1. Council may suspend the privileges of anyone with respect to the use of the Recreation Facilities, or any part thereof, for a period commensurate with the offence.
2. Appeals with regard to disciplinary action and / or suspensions shall be made in writing to the Strata Council.

3. Charges deemed by Council to be the responsibility of a Resident will be charged to the offender's Strata Lot, in the following month's maintenance fees.

8. **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 Resident Caretaker.

2. Tidiness is the responsibility of each Resident.

9. **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.

10. **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) are to be used in or about the pool and whirlpool.

5. Persons with infections, contagious diseases or open sores (blisters, cuts, etc.) 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.

11. **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.

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.

12. **Visitor Parking**

1. Any references to visitor parking under Section 8 of the Bylaws shall be applicable to bicycles as well as motor vehicles.

2. Visitor parking is for use by guests only while visiting residents of The National, 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.

3. License plate numbers are recorded daily during random checks. If the vehicle without the 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. Should that same vehicle return and park in visitor parking before a 36 hour period has elapsed, it will be towed.

13. **Building Inspection**

1. There will be a $100 charge to the Owner for a building inspection requiring Strata employees, of up to two hours. The initial $100 is to be paid prior to the inspection. Any additional time required shall be charged at $100 per hour, or portion thereof. Any excess over the initial $100 is to be paid before the inspector leaves the property.

14. **Move Ins / Outs**

1. If a move takes more than five hours, $50 per hour, or portion thereof, will be charged to the Owner of the unit.

2. A $200 move-out deposit is required.
3. Council and / or Building Staff may deactivate building access transmitters when a tenant or Owner 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).

4. An administration fee of $50.00 will be charged to the Owner of a furnished suite for each change in occupancy. The administration fee will cover costs related to the processing of the Form K, set up of the enterphone, fobs and other office related matters.

5. Where a move in or out of the building takes place in whole or in part outside of 8:00 a.m. to 5:00 p.m., the owner of the strata lot will be charged $50.00 per hour or portion thereof to cover the extra cost associated with after-hours moves.

15. **Political Signs**

1. The maximum sign size must be 1 x 1 meters and must be contained within the unit, not on the balcony railing.

2. The sign can be installed 30 days before the election and must be taken down five days after the political campaign ends.

3. One sign per unit.

4. During a political campaign, there should be no door to door soliciting and no lobby solicitation.

16. **Parkade Storage Lockers**

1. An owner may apply to Council for permission to install a storage unit in his / her parking stall. Council will have the authority to grant permission for the installation so long as the storage unit is the style approved by Council and the owner(s) takes responsibility for the repair and maintenance of the storage unit when required, and accepts that this responsibility extends to future owners of his / her strata lot. The owner(s) is required to advise potential purchasers of his / her strata lot of this requirement before the purchase is complete.

17. **Electric Vehicle Charging Station**

1. The strata corporation will charge an administration fee of $1.00 per hour for charging an electric vehicle. A vehicle must be moved from the charging station / designated electric vehicle parking stall within 30 minutes of the vehicle charging being completed.

   Non-electric vehicles or electric vehicles that are not actively charging in the parking stall designated for charging only will be subject to towing at vehicle owner’s expense.

2. **An owner who charges an electric vehicle on the common property will register the said vehicle with the strata corporation and will be charged an administration fee of $20.00 per month.**

- Rules ratified in their entirety – May 29, 2006 AGM
- Rule 2 repealed and replaced – passed at August 27, 2007 Council Meeting – ratified at June 17, 2008 AGM
- Rule 3(2) added – passed at July 30, 2009 Council Meeting – ratified at June 1, 2010 AGM
- Rule 11.3 added – passed at November 29, 2011 Council Meeting – ratified at June 26, 2012 AGM
- Rule 9(1), (2), (8)& (9) amended – passed at April 23, 2013 Council Meeting – ratified at June 24, 2013 AGM
- Rule 9(12) & (13) added – passed at April 23, 2013 Council Meeting – ratified at June 24, 2013 AGM
- Rule 9(3) added – passed at April 23, 2013 Council Meeting – ratified at June 24, 2013 AGM
- Rule 10(3) amended – passed at April 23, 2013 Council Meeting – ratified at June 24, 2013 AGM
- Rule 10(6) to (14) added – passed at April 23, 2013 Council Meeting – ratified at June 24, 2013 AGM
- Rule 10(7) re-numbered from 10(7)
- Rule 11(4) to (7) added – passed at April 23, 2013 Council Meeting – ratified at June 24, 2013 AGM
- Rule 14(4) added – passed at April 23, 2013 Council Meeting – ratified at June 24, 2013 AGM
- Rule 5(5) added – passed at November 4, 2013 Council Meeting – was not ratified at June 23, 2014 AGM
- Rule 5(6) added – passed at April 29, 2014, Council meeting – ratified at the June 23, 2014 AGM
• Rule 15 added – October 28, 2014 Council Meeting – ratified at June 22, 2015 AGM
• Rule 1(2) added – October 27, 2015 Council Meeting – ratified at June 28, 2016 AGM
• Rule 12 (2) & (3) added – May 31, 2016 Council Meeting – ratified at June 19, 2017 AGM
• Rule 16 (1) added – July 26, 2016 Council Meeting – ratified at June 19, 2017 AGM
• Rule 17 (1) added – July 26, 2016 Council Meeting – ratified at June 19, 2017 AGM
• Rule 4(14) added – August 30, 2016 Council Meeting – ratified at June 19, 2017 AGM
• Rule 4(15) added – August 30, 2016 Council Meeting – ratified at June 19, 2017 AGM
• Move Inspection Report-Move Rules added – November 29, 2016 Council Meeting
• Move Ins – Outs Rule 5 added at November 29, 2016 Council Meeting – ratified at June 19, 2017 AGM
  * Rule 17 (2) added – May 30, 2017 Council Meeting – to be ratified at next AGM
SCHEDULE OF FINES AND FEES - THE NATIONAL

1. Moving In - Moving Out (Part 6, Part 10 and Rule 14)
   - Clause 10.05 - Move-in Fee (non-refundable) $200.00
   - Clauses 10.06, 10.07 and Rule 14 - Move-out damage deposit $200.00
   - Clause 10.08 - Moves In or Out outside 8:00am - 5:00pm (per hour or portion thereof) $25.00
   - Clauses 6.11 and 10.01 Breaches, minimum $50.00
   - Rule 14 - Moves In or Out in excess of 5 hours (per hour or portion thereof) $50.00

2. Alterations or Additions (Part 6 and Rule 1)
   - Clause 6.13 - Refundable Damage Deposit. To be determined commensurate with the work to be done
     Maximum
     No Maximum
     Rule 1 - Minimum if the Caretaker or Janitor assistance is required (per hour, per day) $25.00

3. Security Devices (Part 12)
   - Clause 12.06 - Replacement devices (for defective devices) $at cost
   - Clause 12.06 - Extra devices $100.00

4. Meeting Room Rentals (Part 13)
   - Clause 13.02 - Fees - Half Day $15.00
   - Full Day $25.00
   - Damage Deposit $100.00

5. Non-payment of Strata Fees, Special Levies, Charge Backs, etc. (Part 16)
   - Clause 16.03 - Fines - 15 days pass due date
     (Balance under $1,000.00) $50.00
     (Balance over $1,000.00) $200.00

6. Unnecessary Disturbance of Caretaker (Clause 17.02) $50.00

7. Breach of Rental Restrictions and Rental Procedures (Part 18) Maximum, per month $100.00

8. General Breach of Bylaws and Rules (Part 20)
   - Clause 20.02 – Contravention of a Bylaw, maximum $200.00
   - Clause 20.03 – Contravention of a Rule, maximum $50.00

9. Building Inspection (Rule 13)
   - If an inspector requires a Strata Employee (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