

**BCS #2429 / The Point  
General Rules**

As of October 30th, 2009

**GENERAL RULES FOR AMENITIES**

1. Amenities are for the use of residents and accompanying guests only. Tenants must book through the Unit Owner/Landlord.
2. Non-resident owners cannot book amenities for their exclusive use.
3. No commercial activity is permitted in any of the amenities.
4. No pets are allowed in any amenities areas.
5. Smoking is not permitted inside any Amenities, as per the Tobacco Control Act, 2007 (Bill 10).
6. Hours of Operation for the Amenities are as follows:
  - 9:00 a.m. – 10:00 p.m. Sunday to Thursday\*:
    - Lounge/Party Room
    - Media Room
  - 10:00 a.m. – 12:00 p.m. Friday & Saturday\*:
    - Lounge/Party Room
    - Media Room
  - 5:30 am – 11:00 pm seven days a week:
    - Pool, Hot Tub & Sauna
    - Gym

There will be a \$50.00 fine per violation or \$200 bylaw infraction fine for any resident, resident's guest or tenant found using the facilities outside the above posted hours.

6. Pets are not permitted in, or on any part of the common amenity area (from the Media Room to Pool through the hallway) except ingress and egress travel for owners with pets residing in Live/Work Units 101 through 105. There will be a \$50.00 fine per violation for any residents found with their animals in any of the amenity facilities.

**SPECIFIC RULES FOR LOUNGE/PARTY ROOM**

All General Rules for Amenities are in force in addition to the following:

1. Users shall clean the room before leaving and move any garbage to the Garbage and Recycling Room.
2. Users shall close doors, windows and turn lights off before leaving. Any doors found left open/ajar will result in fines to the last user of the facility. As well, any windows left open will result in fines to those who opened the window.
3. Users shall not keep any of the doors open by use of a door stop (of any sort) or blocking the door from securely closing for un-authorized after hours access. Doors may only be propped open during "reserved room" events with the permission of the strata council.
4. Consumption of alcohol is not permitted except for during an exclusive booked function.\*
5. Consumption of any type of drug is not permitted. Anyone found to be consuming drugs in this room will be reported to the New Westminster Police.
6. Children under the age of 18 must be supervised by an adult.
7. All users must remain fully clothed in this room.
8. No users are permitted to remove any of the equipment from this room without the prior consent of the Strata Council.
9. The capacity of the lounge/party room must not exceed 30 persons.

There will be a \$50.00 fine per violation for each one of these rules not followed by a resident, a resident's guest or a tenant (the later of which will result in the fine being levied against the landlord/owner of the unit).

\*Exclusive use (including extended hours) is permitted in the Lounge/Party Room and/or Media Room with prior booking arrangements made with the Strata Council approval. Rental rates for exclusive use are \$70.00 per booking for a 5 hour period, with a refundable damage deposit of \$200.00. Proof of residency is required for booking and a rental agreement form must be completed and submitted with full payment and the damage deposit for the booking.

\*\*If alcohol will be consumed appropriate documentation must be provided.

**SPECIFIC RULES FOR MEDIA ROOM**

All General Rules for Amenities are in force in addition to the following:

1. Users shall clean the room before leaving and move any garbage to the Garbage and Recycling Room.
2. Users shall ensure the door is locked. Users shall not keep any of the doors open by use of a door stop (of any sort) or blocking the door from securely closing for un-authorized after hours access. As well, doors may only be propped open during "reserved room" events with the permission of the strata council.
3. Users must turn off all media equipment (e.g. DVD Player & TV) before leaving the Media Room.
4. Users must turn off any lights before leaving the Media Room.
5. Consumption of alcoholic drinks is not permitted inside the Media Room.
6. Consumption of any type of drug is not permitted. Anyone found to be consuming drugs in this room will be reported to the New Westminster Police.
7. Children under the age of 18 must be supervised by an adult.
8. All users must remain fully clothed in this room.
9. No users are permitted to remove any of the television equipment or chairs from this room without the prior consent of the Strata Council.
10. The capacity of the Media Room must not exceed 10 persons.

There will be a \$50.00 fine per violation for each one of these rules not followed by a resident, a resident's guest or a tenant (the later of which will result in the fine being levied against the landlord/owner of the unit).

**HOT TUB, POOL & SAUNA ROOM RULES**

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY. *This area is a common area of the building and as such all General Amenity rules apply.*

1. Children (under the age of 18) shall be accompanied by adults. No lifeguard is provided. Infants are not permitted in the hot tub or sauna. The Pool and Spa are for The Point residents and their guests only. All visitors must be accompanied by a resident. There is a limit of 3 visitors per resident.
2. Residents are responsible for the conduct and safety of their guests.
3. Users of the hot tub/pool/spa shall take a shower before use. Anyone found not taking a shower will be fined.
4. Use of soap and shampoo are prohibited for use inside the hot tub or pool.
5. Users shall not keep any of the doors open by use of a door stop (of any sort) or blocking the door from securely closing for un-authorized after hours access.
6. Users shall ensure the lights are turned off if they are the last user of the facility.
7. Proper swim attire shall be worn in the hot tub (no nudity, cut-off jeans or T-shirts permitted).
8. Pets are not permitted in the hot tub, pool and sauna facility.
9. Alcohol is not permitted in the hot tub, pool and sauna facility. Do not use any of the facilities when you are under the influence of alcohol.
10. Glass containers are not permitted in the hot tub, pool and sauna facility.
11. No beverages (except water) or food is permitted in the hot tub, pool and sauna facility.
12. All users of the hot tub must replace the hot tub cover prior to leaving the facility regardless if the timer is still operating the hot tub jets.
13. The maximum capacity of the Pool is 10 persons, the Hot Tub capacity is 6 persons and the Sauna capacity is 6 persons.

There will be a \$50.00 fine per violation for each one of the rules not followed by a resident, a resident's guest or a tenant (the later of which will result in the fine being levied against the landlord/owner of the unit).

**EXERCISE ROOM/GYM RULES**

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY. *This area is a common area of the building and as such all General Amenity rules apply.*

1. Children (under the age of 18) shall be accompanied by adults. The Exercise Room is for The Point residents and their guests only. All visitors must be accompanied by a resident. There is a limit of 2 visitors per resident.
2. The gym door shall not be held open by any means or for any reason.
3. Upon finishing in the gym area, any open windows should be closed and the lights are turned off. Fines will be levied for any windows that are left open. Instead of opening the windows users should turn on the fan instead.
4. Consumption of any type of drug is not permitted. Anyone found to be consuming drugs in this room will be reported to the New Westminster Police.
5. Food, Drinks (except Water) and Alcohol are prohibited from the gym/exercise room.
6. Wearing of wet swimming apparel is not permitted in the gym/exercise room. Shoes must be worn at all times when using the exercise equipment.
7. No pets are permitted in this gym/exercise room.
8. All equipment shall be wiped and restored to its original place after use (e.g. mats and free weights). No users are permitted to remove any of the equipment from this room.
9. Headphones shall be used for listening to music. Portable speakers are not permitted.
10. Use of the exercise equipment is limited to 30 minutes per session when other users are waiting in the exercise room for the equipment.
11. Personal Training sessions (between a resident, resident's guest or tenant) are permitted; however, the session must be no longer than 60 minutes and can not use more than 2 pieces of equipment at a time.
12. Commercial activity in the Exercise Room is not permitted.
13. The free weights should not be dropped on the floor at any time.

There will be a \$50.00 fine per violation for each one of the rules not followed by a resident, a resident's guest or a tenant (the later of which will result in the fine being levied against the landlord/owner of the unit).

**SPECIFIC RULES FOR COURTYARD & VICTORIA ST. ROUND ABOUT**

The following rules are the only rules in force for the Courtyard area:

1. Users shall remove any garbage created before leaving the area and move it garbage to the Garbage and Recycling Room.
2. Users shall ensure the courtyard gate is locked and the courtyard patio doors as well, if used. Any doors/gates found left open/ajar will result in fines to the last user of the area.
3. Consumption of alcoholic drinks is not permitted inside the Courtyard or on the driveway area.
4. Consumption of any type of drug is not permitted. Anyone found to be consuming drugs in this room will be reported to the New Westminster Police.
5. Smoking is not permitted inside the Courtyard, as per the Tobacco Control Act, 2007 (Bill 10).
6. Parking in the driveway (of the round about) is not permitted except for moving or when permitted by the Strata Council.
7. Dogs are not permitted in the courtyard area whatsoever.
8. Commercial activity in the Courtyard area is not permitted.
9. NO "lock boxes" for commercial purposes or being used by the realtor of a residential owner of The Point are permitted anywhere on the exterior of the building. This includes them being attached to any poles, benches, fencing, support beams, trees or any other structure on the property of The Point. Any "lock boxes" found will instantly result in a fine of \$50.00 to the owner of the "lock box" or to the owner who's agent placed the lock box on behalf of the owner. As well, the lock box will be removed by a locksmith with the locksmith's costs being charged to the owner.
10. The Courtyard and Lobby Doors are not to be left open at any time unless someone is at the doors in question monitoring access.

There will be a \$50.00 fine per violation for each one of these rules not followed by a resident, a resident's guest or a tenant (the later of which will result in the fine being levied against the landlord/owner of the unit).

**PARKING AREA RULES**

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY.

1. The parking area encompasses P1 through P4 parkade levels.
2. All residents must wait for every parkade gate to close (at least ½ way closed) following their entrance/exit through said parkade gate. They must also wait in the area between the gate and the yellow lines on the pavement.\*
3. All residents must remain in the parkade area while they are escorting any visitors out of the parkade. Furthermore, they must ensure that the main lobby gate closes prior to leaving the parkade.
4. All residents must ensure that the parking area elevator lobby doors are closed and latched completely upon their entrance/exit through said elevator lobby doors on each parkade level.
5. All residents must ensure that if using they use the Doors leading to the exterior of the building that the said doors are closed and latched completely upon their entrance/exit through said doors.
6. The consumption of alcohol beverages is not permitted anywhere in the parking area.
7. Smoking is not permitted anywhere in the parking area, as per the Tobacco Control Act, 2007 (Bill 10)
8. Commercial activity in the parking area is not permitted.
9. Children under the age of 14 must be supervised by an adult.
10. All garbage removed from a car must be disposed of in the Garbage and Recycling Room.
11. No garbage, buckets, mirrors or other refuse shall be left in any parking space. Any garbage left will result in a fine being levied every 3 days until the items are removed.
12. The speed limit within the parking area is a maximum 15 km/h.
13. Residents are not permitted to remove any of the signage in the parkade.
14. Residents are not permitted to park in a "Visitor's Parking Spot" (regardless if they use a different spot from one day to another) for more than 3 consistent days unless they have the approval of the Strata Council.

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15. Any resident found parking in a "Retail" parking space will be fined instantly and possibly towed.
16. No residents, resident's guests or tenants are permitted to block any parking spaces for their exclusive purpose on the P2 level.
17. Any fluids leaking from any vehicle parked in a parking spot owned by an resident must be cleaned up within 24 hours of being advised of the leak (by the Strata Council) unless the vehicle is used daily in which case it must be cleaned up immediately.
18. Any fluids leaking from any vehicles parked in a Visitor's Parking Spot must be cleaned up immediately.
19. No residents, resident's guests or tenants are permitted to walk any animals in the parkade for the purpose of the animal using the parkade as a washroom.
20. No residents, resident's guests or tenants are permitted to park in a parking space (except a Visitors parking space) they do not own. If they do, they can and will be towed immediately.
21. No residents, resident's guests or tenants can park any vehicle in a parking space that is smaller than the width of their vehicle (which is measured from the driver's side mirror to the passenger's side mirror). The parking spot width is measured from the center of the left yellow line to the center of the right yellow line.
22. No residents, resident's guests or tenants can park any vehicle in a parking space that is smaller than the length of their vehicle (which is measured from the front of the front bumper to the furthest point on the reverse of the vehicle). The parking spot length is from the front of the parking spot line to the back of the parking spot line.
23. No resident, resident's guests or tenants can park any vehicle in more than one parking spot (i.e. a vehicle can not be parked in two spots at the same time) unless the resident, resident's guest or tenant own both spots.

There will be a \$50.00 fine per violation for each one of the rules not followed by a resident, a resident's guest or a tenant (the later of which will result in the fine being levied against the landlord/owner of the unit).

\*The only exception is for the main parkade entrance on P2 if it is already open during the hours of 8am to 5pm Monday to Saturday.

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### **LOBBY & ALL OTHER COMMON AREA (including Hallways) RULES**

1. Smoking is not permitted anywhere in the common areas or lobby, as per the Tobacco Control Act, 2007 (Bill 10).
2. Consumption of any type of drug is not permitted. Anyone found to be consuming drugs in this room will be reported to the New Westminster Police.
3. The consumption of alcohol beverages is not permitted anywhere in the common areas or lobby.
4. All dogs must be on leash while in any hallway or common areas.
5. No screaming/yelling in any common areas or lobby.
6. Commercial activity in any of the common areas or lobby is not permitted.
7. All garbage must be disposed of in the Garbage/Recycling Room.
  - a. All garbage disposed of in the Garbage/Recycling Room must fit in either the compactor or recycling bins – any items that do not fit in either of these must be disposed of at a proper Metro Vancouver Waste facility. Any items that are left outside of the compactor/containers will be subject to a fine per item left.
  - b. All garbage-like substances must be disposed of in the garbage and not in the Recycling Containers. Anyone found disposing of garbage in the recycling containers will be subject to a fine on each item left in the Recycling Container(s).
  - c. No residents, resident's guests or tenants are permitted to remove bottles with refunds from the "Charity Recycling Containers".
8. There is a \$100 "move in" fee that must be paid to the Strata Council by any resident who is moving into or out of The Point. Furthermore, during any move, a person **must** be assigned to stay at the door and ensure people entering the building have a key fob. Bylaw fines of \$300 apply if this is not complied with. Moves are permitted only between 9am to 4pm and from 7pm to 10pm 7 days a week.
9. Any damage that occurs to any walls, floors or other common areas must be reported to the Strata Manager or Site Manager.
10. No coverings may be placed whatsoever over any of the cameras.
11. No resident, resident's guest or tenant shall use any of the Emergency Exit Doors on Crossover Floors (Floors 6, 11, 17 and 22) at any time except in an emergency. Anyone found using the Emergency Exit Doors on those floors and subsequently setting off the alarm will be fined.
12. No resident, resident's guest or tenant can leave any exterior door ajar for the purpose of granting un-authorized access to the building.

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There will be a \$50.00 fine per violation for each one of the rules not followed by a resident, a resident's guest or a tenant (the later of which will result in the fine being levied against the landlord/owner of the unit).

### **UNIT DOOR RULES**

The following rules apply to the front door(s) of each unit:

1. No resident or tenant can have/install more than one deadbolt on their Unit's front door without the permission of the Strata Council.
2. No resident or tenant can have/install a deadbolt that is any other colour than stainless steel.
3. No resident or tenant can have/install a full length interlock on their Unit's front door without the permission of the Strata Council. The only interlock approved is one that is less than 12 inches in height that is located between the door knob and deadbolt.
4. No resident or tenant can have/install an interlock that is any other colour than stainless steel.
5. No resident or tenant can alter the door handle of their Unit's front door whatsoever.
6. No resident or tenant can install a deadbolt wrap around that is any other colour than stainless steel.
7. No resident or tenant can install an alarm that is sounded in the hallway of the building. The alarm must be installed in the unit and sound within the unit.
8. NO "lock boxes" for commercial purposes or being used by the realtor of a residential owner of The Point are permitted anywhere in the exterior of the building, including on the door itself. Any "lock boxes" found will instantly result in a fine of \$50.00 to the owner of the "lock box" or to the owner who's agent placed the lock box on behalf of the owner. As well, the lock box will be removed by a locksmith with the locksmith's costs being charged to the owner.
9. No resident or tenant can have any other door installed that is in a colour different then brown (unless installed at the direction of the Strata by the appropriate restoration company).

There will be a \$50.00 fine per violation listed above every 4 days the issue is not resolved for each one of the rules listed above not followed by a resident, a resident's guest or a tenant (the later of which will result in the fine being levied against the landlord/owner of the unit).

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*The above rules are subject to change without notice.*