



**STRATA PLAN EPS 849
PRIVATE RESIDENCES AT HOTEL
GEORGIA**

RULES

PRIVATE RESIDENCES AT HOTEL GEORGIA STRATA PLAN EPS 849

The enclosed Rules and policies have been adopted by your Strata Council to better enable residents to live in harmony using common sense and consideration for others. As a resident, it is extremely important that you read, understand and comply with the Rules and Bylaws of the Strata Corporation. In addition, residents are also responsible for their guests and visitors, and must ensure that they also adhere to the Rules and Bylaws of the Strata Corporation.

The use of the amenity rooms is restricted to Authorized Residents and their guests. "Authorized Residents" are owners and tenants for whom a Form K has been provided to the Strata Corporation. The Amenity Rooms are for the Residents of EPS 849. No Commercial Usage is allowed.

DISCLAIMER

- Use of all common areas and amenities implies agreement with the rules governing its usage.
- The Strata Council or building management reserves the right to deny use of the facilities to any individual at any time for non-compliance with these rules.
- The Strata Corporation shall not be held responsible for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, including legal fees, which may result of use of the meeting room and amenities by any reason.

APPROVED RULES

MEETING ROOMS AND LOUNGE

- Hours of operation: 24 Hours a day, 7 days a week.
- Use of the meeting room and lounge is for Authorized Residents of EPS 849, and a maximum of fifty (50) guests, by reservation only with the Building Manager. Guests of Authorized Residents using the meeting room and lounge must at all times be accompanied by the Resident.
- Any costs related to the cleanup and/or repair of the meeting room or lounge will be billed directly to the individual's strata unit, with a minimum charge of \$200 for any cleanup and/or repairs.
- City of Vancouver bylaw requires minimum noise disruption between the hours of 10:00 p.m. and 7:00 a.m. Monday to Saturday and 10:00 p.m. to 10:00 a.m. Sundays and holidays.
- The meeting room can be booked in a ten (10) hour block only, up to a maximum of four (4) times a month per resident. Exceptions apply to last minute bookings on availability for same day.
- No animals are allowed in the meeting room and lounge, other than service animals, guide animals or hearing animals necessary to assist an authorized resident's guest with a disability while using the meeting room or lounge
- Report any damages to the Concierge immediately.

MEDIA ROOM

- Hours of operation: 24 Hours a day, 7 days a week.
- Use of the media room is for Authorized Residents of EPS 849, and a maximum of eighteen (18) guests, by reservation only with the Concierge. Guests of Authorized Residents using the meeting room must at all times be accompanied by the resident.
- Any additional costs related to the cleanup and/or repair of the media room will be billed directly to the individual's strata unit, with a minimum charge of \$200 for any cleanup and/or repairs.
- The media room can be booked in an eight (8) hour block only, up to a maximum of two (2) times a month per resident. Exceptions apply to last minute bookings on availability for same day.
- No animals are allowed in the media room, other than service animals, guide animals or hearing animals necessary to assist an authorized resident's guest with a disability while using the media room.
- Report any damages to the Concierge immediately.

GARBAGE AND RECYCLING ROOMS

- Hours of operation: 24 hours
- Use of the disposal area is for residents of EPS 849 and their personal waste only.
- Only materials designated as “recyclable” are to be deposited in the recycling bins. Please ensure that all materials are sorted properly.
- Garbage for disposal in the compactor must be securely bagged.
- No construction materials are allowed to be placed within the compactor.
- Cardboard boxes are to be flattened and put in the container marked for their disposal.
- Items or materials other than household refuse and garbage may not be discarded in the Garbage and Recycling Room, or anywhere else on common property or limited common property and shall be disposed of by the responsible owner, tenant, visitor, or guest.
 - For greater certainty, household refuse and garbage does not include items and materials such as small and large appliances, electronic equipment, dishes and cookware, furniture, clothing, carpets, mattresses, tires, and construction materials and debris.
 - Larger items, such as personal furnishing, are not to be left in the disposal area.
 - Please contact the Concierge for alternate means of disposal of these items.
- Report any compactor malfunctions and/or damage to the Concierge immediately.
- Costs and expenses incurred in disposing of items or materials discarded on common property or limited common property will be charged back to the owner of the strata lot generating the discarded items.

SECURITY

- Do not let strangers into the building, including parkade.
- Residents must use their own fob when entering or exiting the parkade.
- Pause after entering or exiting the parkade until the gate closes fully.
- Lost keys and/or fobs should be reported to the Concierge immediately.
- Suspicious activities should be reported to the Police and/or Concierge immediately.

ACCESS FOBS

- Replacement fobs cost \$55.00 per four (4) button fobs and \$35.00 for small fob.

- Contact Concierge to purchase.

SMOKING

- Smoking is not permitted in the common room(s), parkades, common hallways and stairwells.

CITY OF VANCOUVER NOISE BYLAW

- City of Vancouver Bylaws requires minimum noise disruption between the hours of 10:00 p.m. and 7:00 a.m. Monday to Saturday and 10:00 p.m. and 10:00 a.m. Sundays and holidays.
- Call 911 for Police for violations.

MOVES

- All moves shall take place between 8:00 a.m. and 10:00 p.m. Monday through Friday or between 9:00 a.m. to 6:00 p.m. on Saturdays and Sundays.

VISITOR PARKING

- Visitor parking is only for the use of visitors.
- Residents are not permitted to park in the visitor parking stalls.
- A parking permit must be obtained from the concierge which will be valid for 24 hours.
- Vehicles without a valid parking permit will be towed.