

Strata Property Act, Part 7, Section 125, Subsection (1)
“The strata corporation may make rules governing the use, safety and condition of the common property and common assets.”

RULES

THE LIONS

STRATA COMMUNITY STANDARDS

- 1** (1.) Owners, tenants, residents, occupants and guests must endeavor to maintain a high standard of cleanliness, appearance and repair in their limited common property and common property around their strata lot(s).
- (2.) No personal items are to be left or stored in common hallways, walkways, lobbies or other areas of common property at any time.
- (3.) Nothing capable of hindering passage in any way may be placed in corridors, stairwells/fire escapes and other areas of common property.

SECURITY

- 2** (1.) No one should leave open, prop open, or other wise render insecure an outside entrance or fire exit door.
- (2.) Owners, tenants, residents, occupants and guests should not permit anyone unknown to them to gain entry to **THE LIONS** via a parkade gate, an outside entrance or while seeking entry by enterphone.
- (3.) Soliciting and/or canvassing within **THE LIONS** is not permitted under any circumstances.
- (4.) Loss or theft of building access disks, keys to locks on common property and garage door remote controls should be reported to the Concierge Staff or Building Manager immediately.
- (5.) Only one garage door remote control will be issued per assigned parking stall.
- (6.) Think **Security, Security, Security !**

GARBAGE

- 3** (1.) **NON-RECYCLABLES.** Normal household garbage, refuse and other non-recyclables must be sorted from recyclables, bagged, tied and deposited in the compactor, as per the instructions on the machine. East and West tower strata lots may use the compactor located in that tower’s garbage room. **Absolutely no sand, wood or metal.**
- (2.) **RECYCLABLES** must be deposited in
- (a) the blue **newsprint** bin in the recycle room. **NO PLASTIC BAGS.**
- (b) the blue **paper products** bin in the recycle room. **NO PLASTIC BAGS.**
- (c) the blue **clean containers** bin in the recycle room. Rinsed metal cans, rinsed glass bottles, rinsed jars and rinsed plastic bottles **#1, #2, #4 & #5. NO PLASTIC BAGS. NO paper, dishes or #3, #6 & #7 plastics.**
- (d) **corrugated cardboard** boxes should be flattened and deposited in **yellow dumpsters. No other garbage or recyclables** under any circumstances.

before they are deposited in the appropriate blue container in each tower’s recycle room.

- (3.) To prevent production and accumulation of odors, recyclable containers should be rinsed
- (4.) No garbage is to be left in stairwells, hallways or any other areas of common property.
- (5.) Garbage and litter dropped onto common property or limited common property from a strata lot is the responsibility of the owner, tenant, resident, occupant or guest, as the case may be, to clean up . . . immediately!
- (6.) Under no circumstance are garbage, boxes, auto related or any other items to be left or stored in the underground parking area or any other part of the common property.

PARKING

- 4** (1.) Guest parking in the designated visitor's stalls of **THE LIONS** is on a "first come, first served" basis, save where otherwise posted.
- (2.) Service and trades vehicles may park along the north wall of the P-1 Broughton Street entrance area for short periods of time after first so notifying the Resident Manager.
 - (3.) Parking on a regular basis (daily, weekly or monthly) in parking spaces on levels P-2 through P-5, assigned to **LIONS** strata lots, is limited to the vehicles of residents of **THE LIONS** and may be rented only to residents of **THE LIONS**.
 - (4.) No vehicles shall park in a manner which effectively reduces the width of the garage roadways, ramps, parking stalls and stairwell exitways. Vehicles found parked in this manner may be towed without notice.
 - (5.) Under no circumstances shall an owner, tenant, resident, occupant, guest or lessee of a parking stall park therein a motor home, boat, trailer, tractor or equipment of any kind. Such items will be removed at the expense of the owner, tenant, resident, occupant, guest or lessee of a parking stall as the case may be.
 - (6.) Parking in the crescent driveway between the East and West towers of **THE LIONS** is limited to authorized move-in/move-out vehicles and authorized service vehicles. Unauthorized vehicles are limited to pick-up or drop-off stops for a **maximum** of twenty minutes, twenty-four hours a day, seven days a week. Unauthorized vehicles remaining in the crescent driveway for more than twenty minutes may be towed at the owner's expense. The towing company's phone number is 604-685-8181 (Busters Towing, 104 East 1st Avenue).

BICYCLES, ROLLER BLADES, SKATEBOARDS, etc.

- 5** (1.) Entry to **THE LIONS** for bicycles shall be through the Jervis and Broughton Street parking entrances only.
- (2.) Bicycles may not be ridden or wheeled in any common areas other than parking levels P-1 through P-5.
 - (3.) Bicycle storage is limited to:
 - (a) Designated bicycle storage enclosures
 - (b) Assigned storage lockers (P-1 and P-5 parking levels)
 - (c) A bicycle owner's strata lot of residence upon receipt of written approval from the Strata Council as a consequence of written application to the Strata Council for such approval.
 - (4.) Roller blades, skate boards, scooters and like wheeled recreational devices must not be used or worn in common areas. Such items must be carried while in transit through common areas, most particularly in lobbies and halls.

RESALE AND RENTAL OF STRATA LOTS

- 6** (1.) Posting of **For Sale** or **For Rent** notices and/or information on common property is limited to the display cases near the mail boxes in each tower.

- (2.) Viewing of strata lots for rent or for sale must be by appointment only. No “Open House” showings are permitted.
- (3.) Throughout the viewing process prospective purchasers or tenants viewing strata lots must be accompanied by the owner or the owner’s agent, from time of entry to **THE LIONS** to time of exit from **THE LIONS**.

USE OF COMMON FACILITIES AND AMENITIES

- 7** (1.) “Exclusive use” Booking for **THE LIONS** Common Facilities. (See: APPENDIX A, pages 13 and 14.)
- (2.) Guest Suite Rental, booking form. (See: APPENDIX B, pages 15 and 16.)
- (3.) a. Fitness Centre Etiquette. (See: APPENDIX C, page 17.)
 - b. Users of the Fitness Centre are expected to observe posted ‘Fitness Centre Etiquette’.
 - c. The Fitness Centre is a private facility for the use of residents of **THE LIONS** only.
 - d. At no time may children be in the Fitness Centre without responsible adult supervision. Residents of **THE LIONS** are responsible for the conduct and safety of children they bring to the Fitness Centre.
- (4.) a. The Etiquette of Billiards. (See: Appendix D, page 18.)
 - b. Users of the Common Room Billiard tables are expected to observe posted ‘Etiquette of Billiards’.

VARIOUS

- 8** (1.) Sandwich boards and similar signs may not be placed on common property or limited common property.
- (2.) All replacement suite number identification plaques or numerals must be replaced at the owner’s expense with an identical plaque or individual numeral(s) as the case may be.*

** If suite number plaques fall off (it happens!) pass them to the Resident Manager and they will be re-installed for you. Discard them and the cost of replacement will be charged to your suite.*

**APPENDICES A, B, C & D ARE AN INTEGRAL PART OF
“RULES”, THE LIONS, STRATA CORPORATION LMS 3942.**