



# THE LIONS

## “Exclusive use” Booking for THE LIONS Common Facilities

“Exclusive use” bookings of a common area may be made with the Concierge Staff or the Resident Manager and may be made only by a resident owner or *bona fide* tenant who must be present in the booked facility throughout the period of the booking.

- The Multi-Purpose Room** (maximum capacity, 50 persons)  
Bookings must be made a minimum of seven days before the event  
Rental charge: \$25.00 per scheduled hour or portion thereof  
Deposit: \$500.00(See: 4. Deposits)
- The Media Room** (Capacity, 6 to 12 persons)  
Deposit for Media Room key : \$75.00 (See: 4. Deposits)  
Charge: \$20.00 per second and subsequent bookings per suite per Calendar month (See: 4.b. Booking limitations)
- The Board Room** (Capacity, 10 persons)  
No charge once a month.\*\*Hourly charges apply for second booking.
- The Conference Room** (Capacity, 10 to 12 persons)  
No charge once a month. \*\*(\$10.00 per hour per second and subsequent booking per Calendar month).  
- Bookings are limited to the hours between 9:00AM and 11:00PM seven days a week. (Full clean up and departure from a booked common facility by 11PM is a must !)  
- Rental charges and deposits are due at the time of booking, each by separate cheque payable to Strata Plan LMS 3942.  
- See: 3. Cancellation on the other side of this booking form.



NO SMOKING  
NO CANDLES  
NO FLAMES

PLEASE PRINT

NAME : \_\_\_\_\_

SUITE NUMBER :

TELEPHONE NUMBER : \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

DATE REQUIRED : DA/ \_\_\_\_\_ MO/ \_\_\_\_\_ YR/ \_\_\_\_\_ HOURS: From \_\_\_\_\_ To \_\_\_\_\_

ANTICIPATED NUMBER OF GUESTS : \_\_\_\_\_

PURPOSE : \_\_\_\_\_

SIGNATURE : \_\_\_\_\_

For Strata Corp. LMS 3942

Confirmed

DATE SIGNED : DA/ \_\_\_\_\_ MO/ \_\_\_\_\_ YR/ \_\_\_\_\_

(Before signing, please read the other side of this form)

## "Exclusive use" Booking for THE LIONS Common Facilities (cont'd.)

### 1. Responsibilities

- a. The nature and/or purpose of the booked facility's use must be stated in writing when the booking is made. The facility's use is limited to that stated purpose. Approval will be denied a stated use which may be illegal or injurious to the standing of Strata Corp. LMS 3942 and, at minimum, the deposit shall be forfeit in whole or in part if the facility is utilized for such illegal or injurious use, stated use "in writing" notwithstanding.
- b. "An owner, tenant, resident occupant or guest must not use . . . the common property . . . in a way that causes a nuisance or hazard . . . or . . . causes unreasonable noise . . ." [*Bylaws, Strata Corp. LMS 3942 Division 1, Section 3. (1)(a) and (1)(b).*] Failure to observe the Bylaws & Rules of Strata Corp. LMS 3942 may result in immediate eviction from the booked facility, forfeit of deposit with charges and/or fines to follow as the Strata Council of Strata Corp. LMS 3942 may levy under the Strata Property Act and Regulation and/or the Bylaws and Rules of Strata Corp. LMS 3942.
- d. Those who book a common facility for "exclusive use" are expected to leave the facility promptly, both clean and in good order, at the end of the time period booked and before the 11:00 PM closing time of the common facilities.
- e. The resident owner or *bona fide* tenant booking a common facility is responsible for obtaining any permits required by law (i.e.: liquor permits, etc.)

### 2. Keys

The key(s) for the Media Room, Conference Room and/or Board Room(s) may be returned to the Concierge or left in the room(s). When leaving these room(s) please lock the door(s) simply by closing firmly.

### 3. Cancellation

- a. Notify the Resident Manager or a member of the Concierge Staff. All charges and deposits will be refunded if a confirmed booking of one of the common facilities is cancelled a minimum of twenty-four hours prior to the commencement date and time of the booking. If notice of cancellation is less than twenty-four hours, only the deposit will be refunded.
- b. Resident owners or *bona fide tenants* who fail to either honour or cancel in timely fashion (as in 3.a., above) a confirmed booking of a common facility (and thus leave that common facility unutilized) may be denied a future booking or bookings of a common facility.

### 4. Deposits

- a. Deposits will be refunded once the Resident Manager or Concierge Staff is satisfied :
  - (1.) that the booked common facility is clean and in the good order it was in at the commencement of occupancy for the booking.
  - (2.) that the facility was both entered and vacated within the time period booked. The charge for early entry or late departure for a Common Room booking is \$20.00 per hour or portion thereof, deducted from the deposit.
  - (3.) that the booked facility was vacated before the 11:00 PM closing time of the facility. Notwithstanding 4.a.(2.), above, failure to do so will result in the forfeiture in full of the deposit (\$500.00 in the case of the Common Room, \$75.00 in the case of the Media Room)
- b. Deposits may be retained and forfeit in whole or in part sufficient to cover such expense as the Strata may incur for clean-up, damage repair, equipment replacement, stain removal or like costs. Such costs will be charged first against the deposit (if there is one) and/or then, together with any other charges or fines levied as the Strata Council of Strata Corp. LMS 3942 decide and the Strata Property Act and Regulation and Bylaws & Rules of Strata Corp. LMS 3942 provide, to the person or suite making the booking.

### 5. Booking limitations

- a. The Multi-Purpose Room may not be booked for periods of time on more than two consecutive days.
- b. The Media Room may be advance booked for a period of time on one day per calendar month at no charge. Second and subsequent bookings in that calendar month may be made only on and for the day requested, for which booking the charge is \$20,00. The Media Room can be booked for a maximum of 4 hours and the minimum booking time is 2 hours.
- c. The Conference Room or the Board Room may be advance booked for a period of time on one day per calendar month. Second and subsequent bookings in that calendar month may be made only on and for the day requested.
- d. The Media Room cannot be booked simultaneously with the Multi-Purpose Room at the same time.

**NOTE:** An "exclusive use" booking of the Common Room has the effect of blocking concurrent booking of the other rooms accessed via the Common Room with the exception of the Conference Room. A suitable notice of the Common Room's exclusive booking will be posted. All residents are expected to respect the privacy of those using an exclusively booked common facility.