



STRATA RULES

Updated: October 28, 2024

1. SECURITY

- 1) All entry doors are to remain locked unless under constant supervision.
- 2) Parking fobs and building keys must not be left in unattended vehicles.
- 3) Unknown persons, including trades people or delivery personnel, shall not be admitted to the building by way of enter-phone, or when residents are entering or exiting via doorways, or through the parking entrance.

2. PARKING

- (1) Vehicles shall not block access to driveways, no-parking zones or designated fire access areas.
- (2) Parking stalls assigned to each strata are restricted to insured vehicles, motorcycles, and bicycles. No other items are to be stored in parking stalls.
- (3) Parking stalls are limited to one vehicle per stall.
- (4) Parking stalls are for the exclusive use of owners, tenants and guests, and may not be rented to non-occupants of the building.
- (5) Residents are required to clean up oil or other substances, should such spill in their parking stall(s).
- (6) Electrical plugs [110/120V] are for the purpose of vacuuming vehicles, and may not be used for any other purposes
- (7) Washing and greasing vehicles on public property and streets is forbidden by City of Vancouver Street Traffic Bylaw 2849, S68 and S68A

3. BICYCLES

- (1) Use of the bicycle room is on a first come basis.
- (2) Bicycles stored outside the bicycle room should be locked to bike racks located within the building.

4. STORAGE LOCKERS

- (1) Contents of lockers must be contained within the locker space.
- (2) All items are stored at owners' risk.
- (3) Lockers may not be used to store combustibles, explosives, firearms or perishable foods.
- (4) Mothballs are not permitted.
- (5) Lockers may be rented to other residents.
- (6) Lockers may not be rented to non-residents.

5. ACTIVITY ROOM

- (1) The activity room will be accessible to residents of the building for their personal use at no charge.
- (2) The activity room may be reserved through the Strata Council for private meetings or parties, for a period not to exceed 12 hours and ending no later than 12:00 am, with a refundable damage deposit of \$200.00. The party renting the room must ensure the room is returned to its original state of cleanliness, and that all guests abide by the buildings' Bylaws and Rules.

6. ROOF DECK

- (1) Access to the roof deck is restricted to the fenced area, and to the hours of
 - (a) from 8 am until 10 pm, and
 - (b) until 11 pm on Fireworks nights.
- (2) Access is restricted to residents and guests.
- (3) Children under the age of 18 must be accompanied by an adult on the roof deck.
- (4) Those using the roof deck are required to remove all personal items, including trash, upon leaving the deck.

7. NOTICE BOARD

- (1) Residents may use the lobby notice board to communicate items of interest to other residents.
- (2) Strata council notices take priority over resident notices.

8. MOVING PROCEDURES

- (1) All moves, whether by owner or tenant, are to be arranged through the property manager.
- (2) A minimum of 48 hours' notice of move is required to be posted on the bulletin board and/or in the elevator. It is the responsibility of the moving party to post the notice.
- (3) Moves should be planned between 8:30 am and 8 pm. Any exceptions must be approved in advance.
- (4) Use of the elevator pads is required whenever large items are moved in the elevator.
- (5) The elevator lock off key can be obtained from the property manager or representative upon receipt of \$100 cash, which is refundable within three working days upon return of the key, provided no damage to the property is evident, and the elevator, lobby, hallways, building access areas and garbage area are left clean and tidy.
- (6) Release of the locked elevator is required when not in use by the movers to ensure other residents have access throughout the moving process.

9. RENOVATION PROCEDURES

- (1) The owner must notify the property manager and Council of the scope of the work to be done, and the estimated length of time the project will take.
- (2) A minimum of 72 hours' notice is required prior to any construction work being initiated.
- (3) Any renovations requiring plumbing, electrical or sprinkler changes require City of Vancouver permits. All contractors/trades must be made aware of water and sprinkler valve shut off locations prior to commencing work.

- (4) Access to building water, electrical or sprinkler systems must be arranged through the property manager or strata council representative. Key access will be made available with a \$100 refundable deposit.
- (5) A minimum of 48 hours notice is required to shut off water, electricity or sprinkler systems.
- (6) Water service may only be shut off between 9 am and 4 pm, and must be under the control of a certified plumber.
- (7) Daily clean-up of entry areas, hallways and elevator are required by the contractors or owner, otherwise a janitorial fee may be assessed.
- (8) Any damage to common or limited common property will be at the expense of the owner.
- (9) All construction / renovation Material and Supplies and Waste and Debris must be transported into the building and out of the building by way of parking level P2 via the alley [Jepson-Young Lane] and not through the Building Lobby entrance.
- (10) Contractor Requirements:
 - a] Unit owner must obtain from the Property Manager, complete and submit Assumption of Liability form for all work to be completed when requesting unit renovations;
 - b] Unit owner must provide to the Property Manager, a copy of their contractor current WCB Clearance Letter. Without WCB coverage, the contractor is not allowed to work in Chateau Comox;
 - c] Unit owners must submit to the Property Manager, a copy of their contractor current Liability Insurance Certificate.
 - d] If the Unit Owner is completing their own renovations, the owner must submit a copy of unit owner's current Liability Insurance Certificate and the relevant City of Vancouver permit to the Property Manager.

10. ELECTRICAL VEHICLE CHARGING

- a) Owners may install and use only one type of charger, a Lite-on Platinum 7.5 kW Level 2 charger, so that it is compatible with the strata approved third party, electrical billing provider.
- b) The Strata approved third-party electrical billing provider is SWTCH.
- c) Owners are responsible for setting up and maintaining their own passwords for access to their Charger.
- d) Owners must ensure that their charging cable or other related equipment is not posing a tripping hazard to other owners, and must ensure that all charging cables are kept within their designated parking stall(s).

11. KEYS AND FOBs

Replacements or extras are available at a charge equal to the cost of a FOB or key to the strata corporation. As of September, 2023 that is \$100 per FOB and \$25 each per building and bicycle keys.

12. USER FEES FOR PRIVATE CONSUMPTION OF COMMON PROPERTY/GOODS

Pursuant to Bylaw (1-11) User Fees for Private Consumption of Common Property/Goods, the Strata Corporation will establish user fees as follows:

- a. For strata lots with gas cooking appliances installed before October 28, 2024:
 - i. Gas cooktops: Estimated average annual usage is 4 to 7 gigajoules.¹ The annual charge will be based on the midpoint usage of 5.5 gigajoules.
 - ii. Gas ranges: Estimated average annual usage is 5 to 9 gigajoules.² The annual charge will be based on the midpoint usage of 7 gigajoules per year.
- b. For strata lots requesting access to the gas line for installing a gas cooking appliance after October 28, 2024, the installation of a gas meter will be required.
 - i. Gas usage will be charged on the metered amount used per fiscal year.
- c. The gas usage will be calculated annually by reviewing twelve months of gas bills, and determining the average cost per gigajoule (inclusive of taxes and fees). The average cost per gigajoule over this period will be charged retroactively to strata lots with gas cooking appliances at the beginning of each fiscal year.

1. Based on Terasen Gas appliance usage estimates provided November 26, 2004.

2. See Footnote 1