

BCS318 – “THE ROYALTON” RULES

3/25/09

The attached rules are a supplement to the Royalton ByLaws, and were approved by the BCS318 Strata Council or at a Royalton Annual General Meeting, as noted.

Preface: For the purposes of these bylaws, the word “resident” includes an owner, tenant or occupant of a strata lot.

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AMENITIES USE

1. "If any strata lot is in arrears in excess of 60 days to the strata corporation for any maintenance fees, any special assessments, any charge backs, or any other associated charges, that strata lot's owners, occupants, or tenants, are not permitted the use of the fitness room, or the amenity room, and their guests are not permitted the use of visitor parking."
2. The daily hours for use of the fitness room are 6 a.m. to 10:00 p.m.
3. There is a \$25.00 cost to use the Amenity Room. The maximum capacity per rental of the Amenity Room is 50 people.

(Ratified at the AGM 7/28/2005)

(Also see Resident Lounge Terms & Conditions, Application for Use and Party Alcohol Liability Insurance Policy Waiver Form)

REAL ESTATE SIGNAGE

No individual realtor signs are permitted anywhere on the property. If an owner has a unit for sale they should arrange with the caretaker to have the building “unit for sale - contact your realtor” sign hung.

(Ratified at the AGM 7/28/2005)

VISITOR PARKING AND VISITOR PARKING PASSES

The Royalton, BCS 318, has allocated four visitor parking stalls within our parkade. These stalls, numbered 57 to 60, are located on parking level P2 adjacent to the entrance door.

To ensure that these visitor parking stalls are utilized as intended, for the benefit of all owners, each suite within the Royalton has been issued an authorized parking pass (one pass per suite). The following rules and regulations govern visitor parking and the use of the parking pass:

- The four visitor parking stalls are for the temporary use by guests or visitors only.
- Temporary use means brief or occasional, not recurring and regular use.
- The parking of resident vehicles in any of the four visitor parking stalls is strictly prohibited.
- *Any resident's vehicle parked in a visitor parking stall, with or without a pass, will be subject to removal at the owner's expense.*
- Owners are responsible to ensure that the authorized parking pass and associated rules are made available to their resident tenants, if applicable.
- Residents must ensure that the parking pass is displayed prominently by placing it, with suite number facing up, in the window on the driver side dashboard of any guest, or visitor vehicle utilizing the temporary visitor parking.
- Any vehicle parked in a visitor parking stall, and not displaying the authorized parking pass, will be subject to removal at the vehicle owner's expense.
- Temporary visitor parking is limited, on a weekly basis, to two consecutive days, and is not to exceed a maximum stay of 48 hours, for any guest or visitor vehicle.
- In special circumstances, exceptions or extensions to these limits can be requested of Council, through the Council mailbox. Advance notice is required for special circumstance requests.
- If the visitor parking pass is lost, it can be reissued at a cost of \$25.00. Please place a request, with payment, in the Council mailbox.

All visitor or guest vehicles are subject to the same rules and regulations regarding the care and use of the parking facilities by resident vehicles.

Abuse of the Visitor Parking Rules may result in the offending vehicle being removed from the parkade at the vehicle owner's expense, and the revoking of visitor parking privileges for the Royalton owner held responsible for the abuse.

If you have any questions regarding Visitor Parking contact the Royalton Strata Council through the Council mailbox located in the lobby.

(Strata Council – BCS 318, The Royalton, Approved 10/25/06)

CAR WASH

- For reasons of water usage, safety, and excess dirt and debris in our drains, residents are not allowed to wash cars in the parking garage"

(Strata Council – BCS 318, The Royalton, Approved 3/25/09)

**RULES FOR THE USE OF THE RESIDENTS LOUNGE
STRATA PLAN BCS 318 – THE ROYALTON**

TERMS AND CONDITIONS

1. Application

- An application for Residents Lounge use may be made by an Owner or Tenant of BCS 318.
- The Owner or Tenant may either be hosting his/her function, or may be sponsoring a function for someone who is not an Owner or Tenant.

Note: The Lounge may not be rented for any type of commercial function, personal or otherwise.

2. Deposit

- A \$100.00 refundable deposit is required at the time of application.
- A \$25 rental fee is due on or before the date of the amenity room booking.

Note: The refundable deposit will be returned if the Terms and Conditions of this contract have been complied with. In the opinion of the Strata Council and its discretion, all or a portion of the deposit may be deducted if the Terms and Conditions are violated.

3. Attendance at Function

- Owner/tenant must be in attendance at the function.
- It is the Owner is responsible for the actions of their tenants who book the amenity room and should ensure the tenant is in attendance at the function at all times.

4. Guest Responsibility:

1. The Owner is personally responsible for the conduct of the guests/tenants attending the function, or their tenant or sponsored host function, to ensure all Bylaws and Rules and Regulations of the Strata Corporation are fully complied with.
2. This responsibility is acknowledged and accepted by signature to the contents of this application.

5. Parking:

- Onsite visitor parking is available. Failure to adhere to visitor parking rules may result is in the visitor's vehicle being towed without notice or warning. The Strata Corporation will not be held responsible for vehicles removed from the property.

6. Residents Lounge Use Rules:

- a.) **Alcohol:** If alcohol will be present a party Alcohol Liability Insurance policy is available for purchase and must be deposited with the site manager (cost at February, 2003, approximately \$120.00 for \$1 million coverage from P.A.L Insurance Brokers Ltd, 1-800-661-1608). If you do not purchase the Insurance then you must sign a waiver form releasing The Royalton from all liability that may arise from your function to you and your guests. Alcohol may only be provided and served by the host.
- b.) **Lounge and Property access:** Inside The Royalton, guests are limited to the amenity room only with access via the lobby entrance. In order to respect the privacy of Royalton residents, guests are not permitted loiter the lobby areas.
- c.) **Decorations, streamers, banners, confetti:** due to the texture of the walls and ceilings, nothing shall be attached to these areas, nor is furniture to be moved. No confetti, rice, etc. is permitted in The Royalton or its grounds.
- d.) **Cooking:** Cooking of meats, vegetables, etc. is not permitted. However, cold food may be prepared and pre-cooked food may be released.

- e.) **Smoking:** Smoking is not permitted inside. The Owner/tenant must ensure that guests pick up their cigarette butts if they smoke outside on the adjacent patio.
- f.) **Candles:** Candles are no permitted.
- g.) **Music:** Music, provided by reasonable home stereo equipment and other entertainment is permitted and shall be kept to reasonable sound levels in order that nearby residents are not disturbed. Music must no be particularly concerned about vehicle horns and engines, slamming doors, and shouting.
- h.) **Time Limit:** The Royalton must be entirely vacated by 1:00 a.m. The owner/tenant is responsible for the quiet and orderly departure of all guests and must ensure nearby residents are not disturbed. The owner shall be particularly concerned about vehicle horns and engines, slamming doors, and shouting.

7. Clean-Up:

1. The Owner applicant is responsible for all clean-up, and for restoring the Lounge to its pre-functioned state. This shall be completely by within on hour of the end of the function.
2. A Royalton council member will inspect the amenity room after the function to verify that the clean up has been satisfactorily attended to.

By my signature below, I agree to the contents of this contract. I have inspected the Lounge, which I consider to be safe and well maintained.

I agree to hold harmless Strata Plan BCS 318 from any liability that may arise from my function.

I further agree that it is understood any misinterpretation as to the nature of the function, or that a breach or non-compliance, of any of the terms and conditions of this contract, or any Bylaw and/or Rule or Regulation of Strata Plan BCS 318, shall result in recovery of costs and/or financial penalties being assessed against me by the Strata Council. Those costs or financial penalties will be recovered from deposit made by the Owner. If the costs and/or penalties exceed the amount of the deposit, any outstanding balance shall be paid by the Owner directly to the Strata Corporation BCS 318.

Owners are advised that any amount, actual costs or financial penalties, outstanding after application of the deposit may be assessed by the Strata Corporation against the Corporation against the strata lot of the Owner.

Date

Owner

Strata Member

(Ratified at the AGM 8/6/2004)

**APPLICATION FOR USE OF RESIDENTS LOUNGE
STRATA PLAN BCS 318 – THE ROYALTON**

**THIS APPLICATION, ACCOMPANIED BY APPLICABLE CHEQUE(S) AND INSURANCE, MUST BE
COMPLETED AND RETURNED TO THE COUNCIL A MINIMUM 21 DAYS PRIOR TO THE
FUNCTION**

OWNER TO COMPLETE SECTION A, B AND C:

A. NAME OF OWNER

Suite # _____ - 850 Royal Avenue, New Westminster, BC

Phone : (Res) _____ (Bus) _____

B. NAME OF TENANT OR SPONSORED HOST

Address: _____

Phone: (Res) _____ (Bus) _____

C. FUNCTION INFORMATION

Date of Function: _____ Time: _____

Type of Function: _____

Estimated Number of Guests: _____

Name of Caterer: _____ Phone: _____

Clean-Up: _____

FEES PAYABLE

A refundable deposit of \$100 must accompany this application form. Cheques must be payable to "Strata Plan BCS 318"

Deposit Refunded: _____

Owner's Signature

(Ratified at the AGM 8/6/2004)

**PARTY ALCOHOL LIABILITY INSURANCE POLICY WAIVER
FORM FOR USE OF RESIDENTS LOUNGE
STRATA PLAN BCS 318 – THE ROYALTON
850 Royal Avenue,
New Westminster, BC**

I _____ Owner of Suite # _____
have read over the agreement for use of the Residents Lounge at The Royalton and fully understand the Bylaws, and/or Rules/Regulations of Strata Plan BCS 318.

I am declining the purchase of the Party Alcohol Liability Insurance policy as stated in section 6, (A). I take full responsibility for my guests.

Owner's Signature

Owner, please initial the following questions:

Date of Function: _____

Number of Guests: _____

We Will _____ Will Not _____ be serving alcohol.

It is understood that only the Owner(s) will be able to serve alcohol, Yes _____.

It is the responsibility of the Owner to ensure the safety to all the guests who will/will not be consuming alcohol, Yes _____.

It is the responsibility of the Owner to provide safe transportation for all guests, Yes _____.

By my signature below, I _____ of the suite # _____
agree to hold harmless Strata Plan BCS 318 from any liability that may arise from my function on-site or off-site.

Date

Owner

Date

Strata Member

(Ratified at the AGM 8/6/2004)

PET REGISTRY FORM

Attention Pet Owners:

For the safety of your pets we require the following information to update and complete

Owners Name: _____

Suite #: _____ Phone #: _____

Pet Name: _____

Type (Cat, Dog, Etc): _____

Breed/Colour: _____

Comments: _____

Please return form to the Strata Council mailbox.

(Strata Council – BCS 318, The Royalton, Approved 10/2005)