

LMS 1872 - PARIS PLACE

RULES AND REGULATIONS

RULE 1 - DISTURBANCE OF OTHERS

- 1.1 No noise shall be made in or about the strata lot or on the common property which in the opinion of the Strata Council interferes with the enjoyment by others of other strata lots or the common property.
- 1.2 No mops, mats or dusters of any kind shall be shaken from, and nothing shall be thrown out, any window, door, passage, or other parts of the strata lot or the common property.
- 1.3 No resident shall obstruct, encumber or use for any purpose other than ingress to or egress from the strata lot, the sidewalks, entrances, loading spaces, corridors, entrances, stairways, lobbies or vestibules.
- 1.4 No barbecues other than those fuelled by gas or electricity may be used on limited common property balconies and patios if permitted by the Strata Council.

RULE 2 - HAZARDS

- 2.1 Everything should be done to reduce fire hazards and nothing should be brought onto or stored on a strata lot or common property which will in any way increase or tend to increase the risk of fire or the rate of fire insurance or any other insurance policy held by the strata corporation, or which will invalidate any insurance policy.
- 2.2 A bonded caretaker/manager/property manager may be provided with a duplicate key for each strata lot in case of emergency. Failing this, in the event of any emergency emanating from a strata lot whose occupants cannot be contacted, access for protection of common property or safety may be gained by force at the occupant's expense.
- 2.3 Any damage occurring due to the keeping of waterbeds will be charged to the owner of the strata lot.
- 2.4 Any damage to common property caused by negligence of the owner, occupants of his strata lot, or his guests, will be charged to the owner of the strata lot.

RULE 3 - CLEANLINESS

- 3.1 Rubbish, dust, garbage boxes, packing cases, shoes, carpets or the like shall not be thrown, piled, or stored in the common property including, without limitation, corridors or stairways.
- 3.2 All household refuse shall be contained in suitable plastic bags and deposited in the common garbage containers.
- 3.3 Any material other than ordinary household refuse and garbage shall be removed from the common property by the individual owner or resident of the strata lot.
- 3.4 Anything other than what is permitted by the bylaws or rules and regulations shall not be stored on patios, balconies or common property. If items are stored in violation of the bylaws or rules and regulations, the items will be removed by the strata council without notification and the expense thereof will be charged to the owner.

RULE 4 - EXTERIOR APPEARANCE

- 4.1 No awning, shade, screen, shall be hung from or attached to the exterior of the building or strata lot, without prior written approval of the strata council.
- 4.2 Balconies shall not be used for storage purposes.
- 4.3 The exterior appearance of the strata lot or the building shall not be altered in any way, including but not limited to the painting of wood, stucco, brick, railings, concrete, or other exterior parts of the building or the attachment of sunscreens, greenhouses or storage sheds, without the prior written approval of the strata council.

RULE 5 - BICYCLES

- 5.1 All owners, tenants and visitors shall comply with the rules and regulations regarding bicycles.
- 5.2 All bicycles shall be stored in the bicycle room at all times of non-use.

- 5.3 Bicycles are not allowed on the common property including, without limitation, hallways, lobbies, elevators and the landscaped gardens.

RULE 6 - AUTOMOBILE/PARKING GARAGE

- 6.1 An owner shall use only the parking space(s) assigned to his strata lot, save and except for private arrangements with other owners for the use of parking spaces assigned to such other owners. He shall not lease or rent his assigned space(s) to anyone who is not a resident in the building.
- 6.2 No major repairs including, without limitation, oil and lube jobs, or adjustment shall be made to motor vehicles in the common property or any other property which the strata corporation or strata lot owner has a right to use.
- 6.3 No vehicle exceeding 9,000 lbs. G.V.W. shall be parked or brought into the common property or any other property which the strata corporation or strata lot owner has a right to use including, without limitation, the parking stall(s) assigned for the use of the strata lot owner without prior written approval of the strata council, except when used in delivery to or removal from the strata lot.
- 6.4 Trailers, boats, campers and motor homes are not allowed in common property or any other property which the strata corporation or strata lot owner has a right to use including, without limitation, the parking stall(s) assigned for the use of the strata lot owner unless prior written approval of the strata council is granted.
- 6.5 In accordance with the Fire Marshall's Act, no parking is allowed anywhere along the fire routes, or in any area not specifically designed as a parking space and which the strata corporation or strata lot owner has been granted a right to use, nor shall any owner park a vehicle in a manner which will reduce the width of the access driveway.
- 6.6 Any vehicle which does not comply with Section 6.5 will be removed at the owner's expense.

RULE 7 - PET RESTRICTIONS

- 7.1 In this regulation, "Pet Owner" includes any person who owns, has in his custody or under his control, or harbours any pet within Paris Place.
- 7.2 Any pet kept by an occupant of a strata lot shall be registered with the strata council by providing to the strata council a written notice, signed by the occupant, setting out the name, breed, colour and sex of the pet, the strata lot number where the pet is kept, the name and telephone number of the Pet Owner, and the licence number of the pet (when the pet is required to be licensed). Owners or occupants of strata lots who already keep pets shall register the pets with the strata council immediately following adoption and publication of this regulation by the strata council. Any pet acquired after the adoption of this regulation shall be registered by the Pet Owner forthwith upon being brought upon the strata lot.
- 7.3 No pet shall be permitted on the common property or assets of the strata corporation unless the pet is leashed and under the control of the Pet Owner or someone authorized by the Pet Owner.
- 7.4 No pet shall be permitted to urinate or defecate on the common property or assets of the strata corporation. If any pet defecates on the common property or assets of the strata corporation, the Pet Owner shall immediately and completely remove all of his pet's waste from the common property or any other property which the strata corporation or strata lot owner has the right to use including, without limitation, the parking stall(s) assigned for the use of the strata lot owner, and dispose of it in a waste container or by some other sanitary means.

RULE 8 - SECURITY

- 8.1 Owners or occupants of strata lots are responsible for anyone they admit to the building.
- 8.2 Owners or occupants of strata lots shall not admit any person who phones on the enterphone or otherwise seeks access to the common property, unless they are satisfied such person wishes to enter the building for legitimate reasons.

RULE 9 - INSURANCE DEDUCTIBLE

- 9.1 The strata council shall determine whether the strata corporation or any owner shall pay for the insurance deductible in each instance when the insurance claim is based upon the insurance policy of the strata corporation. This determination by the strata council shall be binding upon the owner.

RULE 10 - SEVERABILITY

- 10.1 The provisions hereof shall be deemed independent and severable and the invalidity in whole or in part of any Rules and Regulations does not affect the validity of the remaining Rules and Regulations which shall continue in full force and effect as if such invalid portion had never been included herein.