

**RULES  
VENUS  
STRATA PLAN LMS 3963**

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Incorporating additions and amendments to 5 October 2010

**RULES  
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The following Rules shall be complied with at all times:

**A. USE OF THE STRATA LOT:**

1. The Strata Lot shall be used exclusively as a private dwelling home for one family which may include a live-in housekeeper or nurse.
2. No Strata Lot shall be used for any purpose which may be illegal or injurious to the reputation of the building or its owners.

**B. DISTURBANCE OF RESIDENTS:**

1. No wind chimes shall be installed on the exterior of any strata unit.
2. Apartment building patios balconies are not to be washed down with a hose at any time. Surface areas should be hand washed to avoid causing a spill over the sides.
3. Any hardwood floor installation must have a minimum of "54 decibel" reduction underlay. Advance notice must also be provided to the Strata Council for installation of hardwood floors
4. Any in-suite work, such as flooring changes, cabinet/counter work, etc., that can create noise or any other nuisance shall be limited to the following times;

Monday to Saturday: 8:00 a.m. to 6:00 p.m.  
Sunday: noon to 5:00 p.m.

**C. HAZARDS:**

1. Smoking is not permitted in any of the indoor common areas, including the elevators and lobby.
2. Consumption of alcohol is not permitted in any of the indoor common areas, including the elevators and lobby (excluding Ballroom & Party room).
3. No Owner/Occupant shall do anything that will cause a safety hazard to the building and/or other residents including interfering with proper closure of fire doors by adjusting the door closure; by blocking doors open; and/or by encumbering the hallways, landings or stairways with boxes, rubbish and/or bicycle.
4. No Persons/Owner/Occupant/Visitor shall be allowed to play, use skateboard, ride bicycles, use roller blades/skates in the underground parking areas, common entrances, traffic circles or in front of any automatic gate, at any time.
5. No firearms or ammunition shall be kept within Strata Plan LMS 3963 without prior written approval from the Council.
6. Owner/Occupants will not permit explosives, combustible, flammable or offensive materials to be stored on their Strata Lot or on the Common Property.

7. No material, substances especially burning material such as cigarettes or matches shall be thrown out or permitted to fall out of any window or any other part of the strata lot or common property.

**D CLEANLINESS:**

1. All household refuse and garbage shall be removed from each strata lot. Only ordinary household refuse and garbage shall be deposited in the garbage compactor. Recyclable materials shall be deposited in the recycling containers in the garbage room. All boxes must be flattened. It is the responsibility of the residents to dispose of larger items away from the building.
  - a. Litter and garbage which is spilled or dropped from a Strata Lot will be the responsibility of the Owner/ Resident and must be tidied up by the Owner/Resident as soon as possible.
  - b. No garbage is to be thrown, left and/or deposited in the stairwells or fire exits.
  - c. No garbage is to be left outside strata lots or in the hallways on any flooring of the building.
2. No personal items such as shoes, toys, bicycles, door mats or walkers, etc. shall be left or stored in any common hallways, walkways, lobbies or landings at anytime. In addition to detracting from the overall appearance of the complex, these items also pose a safety hazard and are a breach of the fire code.
3. The Strata Council may from time to time prescribe rules for the maintenance of an acceptable standard of cleanliness and appearance in the Strata Plan.

**E. VEHICLES & PARKING:**

1. No vehicles shall park in a manner that will reduce the width of the garage, roadway, neighbour's parking spaces, stairwells and/or walkways. Vehicles found parked in this manner shall, without notice, be removed at the Owner's expense.
2. Residents shall not drive, or allow any other person to drive a vehicle in excess of 10 km/h on common property.
3. The visitor parking area is for visitors only. Residents' vehicles parked in this area may be towed away at residents risk and expense.
4. By order of the Fire Marshall no rugs or papers are to be placed under vehicles.
5. Studded tires are not allowed on common property. Additionally, tire chains are not to be installed on common property and must be removed prior to entering underground parking.
6. The rental fee of a parking stall of the strata corporation is \$ 100.00 per month (*effective 1 June 2010*).

**F VISITOR PARKING STALLS:**

1. Guest Parking in the designated visitor parking stalls shall be on first come, first served basis.
2. One parking permit issued by the Strata Corporation must be placed on the dashboard of the visiting vehicle or hung from the rear-view mirror with the pass number visible. Otherwise, they

may be subject to towing at the Owner's own risk and expense. If your guest leaves with the permit, it is your responsibility to retrieve it.

3. Only one parking permit will be issued to each Strata Lot. Parking permits are the property of the Strata Corporation.
4. Residents will not be allowed to permit more than one visitor the ability to use the Visitor parking at any one time, due to the restricted number of stalls available.
5. Lost or stolen tags must be reported immediately to the Resident Manager and a charge of \$15.00 per parking permit (*effective 1 June 2010*) will be levied for a replacement of the lost or stolen parking permit. Lost or stolen permits will be voided from the system and the new permits will be activated.
6. The visitor parking stalls are intended for the exclusive use of individuals who are visiting a resident of LMS 3963 or by trades people who are providing a special service to the building. Any other use contravenes this rule.
7. Guests/visitors will not park a motor home, trailer, tractor, boat or equipment of any kind, except a motor vehicle, in a visitor parking stall.
8. Residents and guests who fail to comply with the bylaws and/or rules and regulations of the Corporation are subject to tow away of their vehicles at their own expense.
9. Guest parking shall be limited to a maximum duration of 12 hours. Any guest parking for more than 12 hours must advise the Concierge and obtain a Temporary or Extended Visitor Parking Permit. Any request for a period beyond two weeks (14 days) must be approved by the Corporation in advance.

**G DAMAGE TO COMMON PROPERTY, ASSETS AND COMMON FACILITIES:**

1. No Owner/Resident/Guest shall do or cause anything to be done on the Common Property likely to damage plants, bushes, flowers, lawns, lights and/or fountains. No chairs, tables or other objects shall be placed on the lawn that are likely to damage the lawn or prevent its reasonable growth.
2. No children are allowed to play in the hallways, elevators, lobby or any other enclosed common area of the Strata Plan.
3. No ball playing is allowed on the lawn.

**H. MOVING IN / OUT**

It will be the express responsibility of parties moving in or out to conform with the rules established for moving in or out.

1. Whenever possible, a minimum of 7 days' notice is required to be given to the Resident Manager, PRIOR to any move in/out.
2. Hours of move-ins and move-outs are restricted to between 9:00 a.m. and 5:00 p.m. every day of the week. Moves must be finished by the end time indicated herein and moving after that time will receive a fine of \$ 100.00 as allowed in the bylaw. A maximum of 3 hours are allowed for booking of a move. Any time over 3 hours requires prior approval from Council. (*Amended AGM 8 October 2009*)

3. Full instructions for the operation of the move will be given by the Concierge.
4. Owners will be responsible for any Occupant in their Strata Lot moving in or out of the building and will be responsible for any damage to Common Property.
5. Elevator pads must be installed to protect elevator walls for moving.
6. The Concierge on behalf of the Council and the moving party will make a before and after inspection of the area through which the moving will take place. If damage has occurred as a result of that move, the cost of repairs related shall be assessed to the individual Strata Lot Owner in addition to the move-in/move-out fee.
7. During the move, all lobby doors must remain closed and locked when unattended.
8. All moves in/out must be made through the rear entrance.
9. Residents and Owners are reminded to contact the Concierge in advance for the lock up of the elevator for moving of single item or furniture.

#### **I. PET RESTRICTIONS**

1. An Owner/Resident must keep his/her pet within his/her Strata Lot and under his/her control and under no circumstances are pets to be kept on Common Property or in Common Facilities except to enter and leave the premises.
2. No dogs are allowed in the main lobby unless they are carried. Otherwise, those dogs must enter and exit via the back lobby.
3. An Owner/Resident will not permit his/her pet to travel on Common Property unless the pet is leashed (leash must not be over six (6) feet in length) and under the Owner/Resident's control or his designates control.
4. An Owner/Resident shall discourage their pet(s) from excessively barking at all times.
5. Any Owner/Resident who wishes to register a complaint about any pet or its owner shall do so in writing to the Council. Complaints should be specific as to the violation, dates and times, and wherever possible, contain witness verification.
6. Any pet that attacks a resident, guest, employee or other pet will immediately be banned from the premises.

#### **J. REVOCABILITY OF APPROVALS**

Any consent, approval, or permission given under these Rules by the strata Council shall be revocable at any time after due notice.

#### **K. RENTALS:**

The Owner of the strata lot must submit a "Form K" signed by the tenant upon moving into the strata lot. Failure to provide a Form K will be subject to fines of \$ 50.00 per month as allowed in the bylaw.

#### **L. RECREATION FACILITIES:**

1. All Owners will comply with the Rules governing the use and enjoyment of the recreation areas. (See attached).
2. All facilities are for the use of the Owners and accompanying guests only.
3. Removal of chairs in the Meeting Room, Media Room and Ballroom is not allowed.
4. Hours: Meeting Room, Media Room & Ballroom: 9:00 a.m. to 11:00 p.m unless pre-approved by Council.
5. The Ballroom is to be used by residents and their guests only. No commercial activity is allowed.
6. Limit of Rental Period for Guest Suites  
The rental of a guest suite is allowed a maximum of 7 consecutive days per strata lot per occasion. Extension beyond the time limit is subject to Council's approval with application.
7. The cost for the rental of banquet tables and chairs is \$10.00 per banquet table and \$ 5.00 per chair up to a maximum cost of \$ 30.00 in total.
8. When the Ballroom, Media Room or the Party Room is used by more than 6 guests per strata lot, it is deemed to be a booking. A booking fee will apply, even retroactively.
9. Rental of the Ballroom will be restricted to Venus residents aged 19 years or older. (*Ratified AGM 27 November 2008*)
10. There will be a \$25 non refundable cash deposit for all bookings of a guest suite. (*Added AGM 8 October 2009*)

#### **M. GENERAL:**

1. Car Wash
  - a. The car wash area is for use by residents only, between 7:00 a.m. and 10:00 p.m.
  - b. Residents are required to sign in with the Concierge for car wash and to inform the Concierge to close the overhead gate after the car wash is completed.
  - c. When a resident has finished washing a vehicle, the area must be left clean and in a tidy condition including:
  - d. Removal of all cleaning utensils such as rags, sponges, buckets, garbage, etc. Ashtrays may not be dumped in this area.
2. Christmas Trees  

No cut Christmas trees are allowed to be transported in any part of the common areas, including stairwells, elevators, lobbies, and hallways.
3. Own Safety on Common Property  

Residents and Guests are responsible to ensure their own safety on common property and without limiting the generality of the foregoing are responsible to ensure they have safe footing on wet, frosty or snow covered areas.

4. Hardwood Floor

Any hardwood floor installation must have a minimum of "54 decibel" reduction underlay. Advance notice must also be provided to the Strata Council for installation of hardwood floors.

5. Size of Notices Displayed

Size: 8 ½" by 11" or half of the stated size. All notices must be dated. The duration is one month. If required, the notice can be re-posted with a new date.

6. Smoking

There is no smoking permitted in any area of Common Property or Limited Common Property, including balconies and patios. (*Bylaw adopted 23 October 2006*)

7. In-Suite Work Hours

Any in-suite work, such as flooring changes, cabinet/counter work, etc., that can create noise or any other nuisance shall be limited to the following times;

Monday to Saturday: 8:00 a.m. to 6:00 p.m.

Sunday: noon to 5:00 p.m.

(*October 30, 2007*)

## VENUS EXERCISE ROOM RULES

For the betterment, safety and enjoyment of all Residents, the following Rules apply to this area:

1. Use of this area for residents of Venus only and their Guests.
2. Resident and Visitor tags must be visibly worn at all times, all Visitors must be accompanied by a Resident.
3. Guests of residents residing in a suite may have the use of the Owners Tags in the absence of the Owner(s), after notice to the Management Office.
4. No smoking or drinking in this area.
5. Wearing of wet swimming apparel not permitted in this area.
6. Persons under the age of 16 are not permitted to use this area unless accompanied by an adult.
7. No animals permitted in this area.
8. Persons using this facility will ensure that the access door is locked at all times, and that all power and lighting is OFF when leaving the area.
9. Persons using this facility will not prolong use beyond a reasonable period of time if others are waiting. Additionally, shoes must be worn when using the equipment.
10. All equipment shall be restored to its original place when the facility is no longer in use.
11. Persons causing damage to this facility shall immediately advise the Resident Manager or the Managing Agents.
12. Persons noting a breach or abuse of this area shall immediately report such incident to the Resident Manager or Managing Agents, in writing, and signed by the complainant.
13. Persons noting normal wear and tear matters which require attention shall immediately report such items to the Resident Manager or Managing Agents.
14. HOURS: 5:00 a.m. – 11:00 p.m. (*Amended AGM 8 October 2009*)
15. Persons breaching the above Rules are subject to fine and/or removal of privileges of these facilities.
16. Music in the exercise room must be listened to by headphones only.
17. Use of the exercise equipment is limited to 30 minutes per session when other users are waiting in the exercise room.

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY.

## **VENUS SWIMMING POOL JACUZZI SAUNA AND CHANGE ROOM RULES**

In compliance with the Provincial Health Act, the following rules apply:

**NO PERSON SHALL ENTER THESE POOLS WHO:**

1. has not had a cleansing shower
2. is obviously ill
3. has open wounds or sores
4. is wearing a bandage
5. has sore or infected eyes; or
6. has discharging ears or nose
7. is not wearing clean or proper bathing attire (cut-offs are not permitted)
8. is intoxicated
9. has no swimming tag attached to swim wear (see Resident Manager if you do not have tags)
10. is under 16 years of age, unless accompanied by an adult

**NO PERSONS SHALL IN THE POOL AREA:**

1. consume food or alcoholic beverages or smoke
2. carry glass containers of any kind
3. push or run in pool area
4. swim alone unless over 16 years of age
5. swim other than within the given hours of use of the pool as posted
6. use balls or other playthings
7. behave in a boisterous or belligerent manner

**ACCIDENTS MUST BE REPORTED TO THE MANAGEMENT IMMEDIATELY  
NO LIFE GUARD ON DUTY -- SWIM AT YOUR OWN RISK**

In compliance with the Rules adopted by the Strata Corporation, the following Rules also apply:

1. Use of these areas for residents of the Venus and their guests.
2. RESIDENT and VISITOR TAGS must be visibly worn at all times.
3. Residents must always accompany their guests when using these facilities.
4. A maximum of two guests per suite is allowed.
5. A guest of a resident, residing in a suite, may have the use of the RESIDENT TAG in the absence of the resident, after notice to the Management Office.
6. Swimming & Jacuzzi Pool/Sauna, Change Rooms
  - a) Swimming apparel shall not be worn outside of this area.
  - b) Proper swimming apparel shall be worn at all times (cut-offs are not considered proper swimming apparel). Bathing caps must be worn by persons with hair longer than shoulder length, unless firmly tied up.
7. No radios or sound reproductive equipment shall be permitted.
8. No pets permitted in this area.
9. A cleansing shower is to be taken within the recreation facilities before entering the swimming or jacuzzi pools and when leaving the sauna rooms to return to the pools.
10. Proper footwear shall be worn to and from suites, although no shoes are to be worn on the pool deck.
11. Persons noting wear and tear matters which require attention shall immediately report such items to the Resident Manager or Managing Agents.
12. Residents and guests shall at all times comply with the posted Rules within the swimming pool area. Persons using these facilities must respect the privacy and enjoyment of others.
13. Persons causing damage to these facilities shall immediately report such incidents to the Resident Manager, Security or Managing Agents.
14. Persons noting a breach or abuse of this area shall immediately report such incidents to the Resident Manager or Security, or in writing to the Council in care of the Managing Agents.
15. HOURS: 5:00 a.m. – 11:00 p.m. (*Amended AGM 8 October 2009*)

Note: For Health and Safety no one under the age of 16 years allowed to use the jacuzzi pool or sauna unless accompanied by a responsible adult.
16. Persons breaching the above Rules are subject to fine and/or removal of privileges of the facilities.

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY.

## **VENUS RULES FOR BALLROOM/PARTY ROOM**

*(Adopted AGM 8 October 2009)*

1. Only Venus residents aged 19 years or older shall be permitted to book the ballroom/party room and they are required to be there for the entire booking period. Residents are either resident owners of the strata lot or renters who are registered under "Form K". Renters are also required to receive written permission from the landlord of their strata lot to book the ballroom/party room for the date and time requested.
2. The ballroom and party rooms are available for booking seven days a week, between the hours of 10:00 a.m. and 11:00 p.m. for no longer than a four hour period.
3. All required licenses and permits must be obtained and available upon demand if alcohol is to be served while the room is in use. All alcohol must remain within the ballroom/party room at all times.
4. The resident booking the ballroom/party room will be responsible for all damages incurred to the room while in the resident's use. Any costs for repairing damage will be deducted from the deposit. If the damage repair costs exceed the deposit amount, the remainder will be charged directly to the owner of the strata lot.
5. The resident booking the ballroom/party room will be responsible for cleaning the ballroom/party room and clean up must be completed before the end of the four hour booking period.
6. The doors to the ballroom/party room must remain closed for the booking period.
7. Residents and guests are to enter and leave quietly and not loiter on Venus common property at any time prior, during, or after the booking period.
8. All Venus rules and bylaws must be observed at all times. The resident booking the ballroom/ party room will be responsible for any damages incurred by the guests.
9. The resident booking the ballroom/party room will be responsible for keeping the noise and music down to a level that does not disturb fellow residents within the lobby or within the strata units themselves.
10. The number of people within the ballroom/party room for the booking period shall not exceed 30.
11. Guests under the age of 16 must be accompanied by an adult and the resident booking the ballroom/party room will be responsible for ensuring that for every three children there will be one adult supervisor.
12. All existing damages within the ballroom/party room will be noted by the concierge and the resident booking the ballroom/party room at the beginning of the booking period and will be acknowledged by signatures from both the concierge and the resident. At the end of the booking period, the concierge and the resident booking the ballroom/party room will do a walk-through and ensure that any damages that have been incurred during the booking period are noted on the damage report and acknowledged by signatures from both the concierge and the resident.
13. Any breach of these rules may result in fines and/or immediate expulsion from the ballroom/ party room.