

STRATA PLAN 124 – BYLAWS AND RULES**PART II – RULES**

1. For the mutual enjoyment and benefit of all occupants of the building, an owner or resident shall NOT:
 - i. smoke or permit smoking any place in the building except in his own suite;
 - ii. dispose of or permit the disposal of any garbage, rubbish, or other waste material in any manner except in accordance with the instructions given from time to time by the Strata Council;
 - iii. allow the area around his premises to become untidy; and the Strata Council shall be at liberty to remove any rubbish or clean up the common area in close proximity to the premises of an owner or resident and charge the expenses to the owner or resident;
 - iv. wash a motor vehicle, or permit a motor vehicle to be washed, in a place other than that specified by the Strata Council, and then only in a manner that will not cause nuisance or annoyance to other owners or residents;
 - v. carry out, or permit to be carried out, major repairs or adjustments to motor vehicles while they are on any part of the property which comprises the Spencer Castle Complex;
 - vi. park on common property designated for visitors' parking any motor vehicle owned, leased or controlled by him; and he shall not allow a motor vehicle owned, leased or controlled by a permanent resident of his strata lot to be so parked;
 - vii. use any part of the common property for the parking or operation of motor vehicles except in accordance with permission in writing from the Strata Council; and neither he, his family, his guests nor his visitors shall obstruct at any time the sidewalks, walkways, passages, driveways and parking areas on the common property;
 - viii. leave the motor running when his vehicle is stopped for any reason at the front of the building; and he shall encourage friends, visitors, taxi drivers, delivery people, and others to show the same courtesy to the residents of suites fronting on the driveway;
 - ix. admit any unidentified person or persons when responding to the intercommunication system;
 - x. permit any entrance or exit door of the building to remain unlocked after his passage or that of his guests, visitors, or family members, or after dispatching or receiving deliveries of goods or services;
 - xi. permit an unauthorized peddler, canvasser, commercial visitor, delivery or sales person to enter the building for the purpose of making a call at any strata lot other than his own, and an owner or resident who admits such a person is responsible
 - a. for ensuring that no calls are made at other strata lots,
 - b. for supervising the actions of that person while he is on the premises, and finally
 - c. for escorting him out of the building;
 - xii. permit a tradesman, technician, a representative of Victoria Cablevision or B.C. Hydro, or other official to enter the building unless the reason for the visit is concerned solely

- with the owner's or the resident's strata lot or his personal affairs; and in all other situations, he shall refer the matter to a member of the Strata Council;
- xiii. permit movers to bring household furnishings to or from his strata lot without prior notification to the Strata Council; and he shall be responsible for ensuring that the moving regulations established from time to time by the Strata Council are followed, and for any damage to the common property that may be caused by the movers;
 - xiv. without consent of Council or authorization under the bylaws and rules and regulations of Strata Plan 124, store or leave any personal property on the common property (except limited common property) and, if permission is obtained, then only at the sole risk of the owner of the personal property; and it is provided further that a violation of this regulation may result in the removal of the personal property at the expense of the owner, or owners, of the personal property;
 - xv. be absent from his condominium for more than 72 hours without first
 - a. advising, in writing, the Strata Council chairman or secretary of his intended absence,
 - b. informing, in writing, either of them the person, if any, who is looking after the suite during his absence, and
 - c. specifying, in writing, the manner in which deliveries such as newspapers and mail will be handled (forms for the purpose of reporting one's absence are available from the Strata Council Secretary).
2. Unless they are considered to be emergencies, all complaints, suggestions, and reports of defects in the building or in its services shall be made in writing and deposited in the mail box marked "Strata Plan 124".