

Strata Plan LMS 3766 Amenity Building Bylaw #12

- 1) The amenity room is for the use of Owners and their use shall be governed by the provisions in the bylaws relating to, but not limited to, the use of common property, security and safety, cleanliness, disturbance of others, and by any other rules as prescribed by the council from time to time.
- 2) An Owner with overdue strata fees or other expenses owing to the strata corporation shall not be entitled to the use and enjoyment of the amenity room.
- 3) An “exclusive-use” reservation must be made by an Owner at least seven (7) days in advance with the property manager or assigned amenity room scheduling person(s) to coordinate the amenity room and common property pre- and post- inspections, pick up and return of amenity room keys, and the like.
- 4) Owners are permitted no more than one booking per month.
- 5) A deposit of one hundred and fifty dollars (\$150.00), or more as amended periodically by council, shall be deposited and collected from an Owner at time of reservation to protect and offset the costs to the strata corporation that may be incurred for damage or cleaning to the amenity room and common property, of which one hundred dollars (\$100.00) will be refunded and the balance will offset costs to clean, shampoo carpets and upgrade supplies as required.
- 6) Where the amenity room or surrounding common property is not cleaned by the Owner by noon of the following day, or the key is not returned by the appointed return time, or the strata corporation incurs damage or cleaning costs as a result of amenity room usage, the full deposit shall immediately become non-refundable.
- 7) Any additional costs requiring repairing any damage or cleaning the amenity room or surrounding common property over and above said one hundred dollars (\$100.00) deposit shall be levied against the Owner.
- 8) The Owner must be in attendance for the duration of the amenity room usage to ensure that equipment is protected, and that all bylaws are being enforced.
- 9) It shall be noted for clarity that the Owner, their visitors, and guests, while using the amenity room shall:
 - a) Not make undue noise or do anything that is a nuisance or interferes unreasonably with the comfort of any other Owner at any time.
 - b) Not parking vehicles in a manner which shall cause difficulty for other Owners to access their homes; all vehicles must be parked along Citadel Drive;
 - c) Not smoke in the amenity room;
 - d) Keep all entry and exit doors closed at all times to the amenity room;
 - e) Not litter or damage the amenity room, flowerbeds, or any other common areas;
 - f) Not permit any pet or animal in the amenity room;
 - g) Not sublet the use of the room to others for any purpose, including but not limited to, commercial purposes.
- 10) While the amenity room is in use, upon verbal or written complaint by another Owner to the property manager or a council member of any bylaw violation, and said violation is personally confirmed by the property manager or council member, the property manager or council member may, at his discretion, verbally provide an opportunity to the person(s) responsible for the bylaw violation to correct same, or immediately terminate the exclusive-use reservation.
- 11) Decorations may be used provided that all areas of the common property are left without marks, holes, tape, and any other damage. Owners who make use of the amenity room are responsible to ensure that any tape used to attach decorations is designed to be non-marking and low-tack/removable. No nails or tacks are permitted.

Added – May 25, 2005