

**“INSPIRE – MAPLE RIDGE”  
SEVENTH AMENDMENT TO DISCLOSURE STATEMENT**

Date of Disclosure Statement: May 14, 2021

Date of any prior Amendments: March 21, 2022, August 31, 2022,  
August 31, 2023, July 15, 2024,  
January 29, 2025 and April 4, 2025

Date of this Amendment: March 6, 2026

Name of Development: Inspire – Maple Ridge

Name of Developer: Platinum Group Enterprises 2101 Ltd.  
Platinum Group Enterprises 2102 Ltd.  
Platinum Group Enterprises 2103 Ltd.  
Platinum Group Enterprises 2104 Ltd.; and  
1127042 B.C. Ltd. (collectively, the “**Developer**”)

Developer’s Address for Service in BC: #201 – 12837 76<sup>th</sup> Avenue, Surrey, BC V3W 2V3

Developer’s Business Address: #201 – 12837 76<sup>th</sup> Avenue, Surrey, BC V3W 2V3

Name and Business Address of  
any Real Estate Brokerage acting  
on behalf of the Developer: RE/MAX Lifestyles Realty and Keller  
Williams Elite Realty with a place of  
business located at 22308 Dewdney Trunk Road,  
Maple Ridge, BC V2X 3J2 and A123 - 2099  
Lougheed Hwy., Port Coquitlam, BC V3B 1A8

The Developer reserves the right to utilize its own employees to market the strata lots. Employees of the Developer are not required to be licensed under the *Real Estate Services Act* and shall not act on behalf of the purchasers. The Developer also reserves the right to appoint additional and replacement agents and subagents under the *Real Estate Services Act* to market the Development, including one affiliated with the Developer.

**This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.**

The Disclosure Statement for the Development is amended as set out below.

1. The Table of Contents of the Disclosure Statement is amended to reflect the changes made pursuant to this Seventh Amendment to Disclosure Statement.
2. Exhibit “J” attached hereto is added as an exhibit to the Disclosure Statement.
3. Exhibit “K” attached hereto is added as an exhibit to the Disclosure Statement.
4. The estimated date ranges/actual dates for commencement and completion of construction of the Development set out in paragraph 1 of Section 5.1 of the Disclosure Statement are amended as follows:

<i><b>Phase Number</b></i>	<i><b>Estimated Date Range/Actual Date for the Commencement of Construction</b></i>	<i><b>Estimated Date Range/Actual Date for the Completion of Construction</b></i>
1	<i>March 1, 2022</i>	<i>May 22, 2025</i>
2	<i>April 2, 2024</i>	<i>April 15, 2026 – June 30, 2026</i>
3	<i>January 29, 2026</i>	<i>May 1, 2027 – July 30, 2027</i>

5. The following paragraphs are added to Section 7.4 of the Disclosure Statement:

*Special General Meeting*

The Strata Corporation is in the process of convening a Special General Meeting on March 16, 2026 to consider adopting the following:

- (a) A special levy in the amount of \$17,000.00 for the purposes of purchasing and installing twenty-four security cameras in the gym, yoga room, games room, garbage room, patio spaces, outer courtyard area and in the parkade as well as parkade elevator lobbies (the “**Camera Installation Project**”). The special levy for the Camera Installation Project is proposed to only be paid by the owners of the Phase 1 Strata Lots in proportion to the unit entitlement of each Phase 1 Strata Lot as set out in **Exhibit “J”** to this Disclosure Statement. At this time, a special levy is not proposed for the Strata Lots in Phase 2 or Phase 3 with respect of the Camera Installation Project, however; the Developer makes no representation or warranty to any purchaser of a Strata Lot in Phase 2 or Phase 3 that a special levy will not be adopted by the Strata Corporation in the future related to the Camera Installation Project or an expansion of such project that may be payable by such purchaser.
- (b) A payment from the contingency reserve fund of the Strata Corporation in the amount of \$8,400.00 to retain an engineering firm to complete a review of the building and other improvements in Phase 1 constructed by the Developer and generate a 15-month warranty report.

- (c) The rules of the Strata Corporation set out in **Exhibit “K”** of this Disclosure Statement.

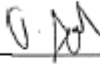
**DEEMED RELIANCE**

**Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defenses available under section 22 of the *Real Estate Development Marketing Act*.**

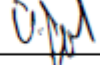
**DECLARATION**

**The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act of the Province of British Columbia* as of the 6 day of March 2026.**


**PLATINUM GROUP ENTERPRISES 2101 LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
Avtar Johl

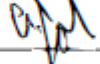
**Director of Platinum Group Enterprises 2101 Ltd. in his personal capacity:**

  
\_\_\_\_\_  
Avtar Johl


**1127042 B.C. LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
Avtar Johl

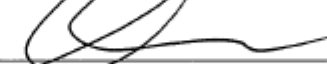
**Director of 1127042 B.C. Ltd. in his personal capacity:**

  
\_\_\_\_\_  
Avtar Johl

**PLATINUM GROUP ENTERPRISES 2102 LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
Connie Johl

**Director of Platinum Group Enterprises 2102 Ltd. in her personal capacity:**

  
\_\_\_\_\_  
Connie Johl


**PLATINUM GROUP ENTERPRISES 2103 LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
David Johl

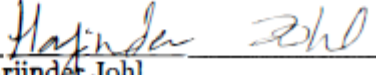
**Director of Platinum Group Enterprises 2103 Ltd. in his personal capacity:**

  
\_\_\_\_\_  
David Johl

**PLATINUM GROUP ENTERPRISES 2104 LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
Harjinder Johl

**Director of Platinum Group Enterprises 2104 Ltd. in her personal capacity:**

  
\_\_\_\_\_  
Harjinder Johl

**EXHIBIT “J”**

**Proposed Special Levy  
(Camera Installation Project)**

Proposed Special Levy - EPS10000 - Inspire			
Camera Installation Project			
DUE Upon Passing at AGM March 16th, 2026			
Unit#	SL#	U/E	Proposed Special Levy Payable on March 16th, 2026
101	1	80	\$ 144.24
102	2	71	\$ 128.01
103	3	71	\$ 128.01
104	4	71	\$ 128.01
105	5	71	\$ 128.01
106	6	71	\$ 128.01
107	7	71	\$ 128.01
108	8	71	\$ 128.01
109	9	71	\$ 128.01
110	10	80	\$ 144.24
111	11	52	\$ 93.75
112	12	52	\$ 93.75
113	13	90	\$ 162.27
114	14	90	\$ 162.27
115	15	55	\$ 99.16
116	16	80	\$ 144.24
117	17	61	\$ 109.98
118	18	61	\$ 109.98
119	19	80	\$ 144.24
201	20	80	\$ 144.24
202	21	71	\$ 128.01
203	22	71	\$ 128.01
204	23	71	\$ 128.01
205	24	71	\$ 128.01
206	25	80	\$ 144.24
207	26	71	\$ 128.01
208	27	71	\$ 128.01
209	28	71	\$ 128.01
210	29	71	\$ 128.01
211	30	80	\$ 144.24
212	31	52	\$ 93.75
213	32	52	\$ 93.75
214	33	52	\$ 93.75
215	34	90	\$ 162.27
216	35	90	\$ 162.27
217	36	53	\$ 95.56
218	37	55	\$ 99.16
219	38	80	\$ 144.24
220	39	61	\$ 109.98
221	40	80	\$ 144.24
222	41	61	\$ 109.98
223	42	80	\$ 144.24
224	43	55	\$ 99.16
225	44	53	\$ 95.56
226	45	53	\$ 95.56
227	46	62	\$ 111.78
228	47	61	\$ 109.98
229	48	61	\$ 109.98

Proposed Special Levy - EPS10000 - Inspire			
Camera Installation Project			
DUE Upon Passing at AGM March 16th, 2026			
Unit#	SL#	U/E	Proposed Special Levy Payable on March 16th, 2026
230	49	61	\$ 109.98
301	50	80	\$ 144.24
302	51	71	\$ 128.01
303	52	71	\$ 128.01
304	53	71	\$ 128.01
305	54	71	\$ 128.01
306	55	80	\$ 144.24
307	56	71	\$ 128.01
308	57	71	\$ 128.01
309	58	71	\$ 128.01
310	59	71	\$ 128.01
311	60	80	\$ 144.24
312	61	52	\$ 93.75
313	62	52	\$ 93.75
314	63	52	\$ 93.75
315	64	90	\$ 162.27
316	65	90	\$ 162.27
317	66	53	\$ 95.56
318	67	55	\$ 99.16
319	68	80	\$ 144.24
320	69	61	\$ 109.98
321	70	80	\$ 144.24
322	71	61	\$ 109.98
323	72	80	\$ 144.24
324	73	55	\$ 99.16
325	74	53	\$ 95.56
326	75	53	\$ 95.56
327	76	62	\$ 111.78
328	77	61	\$ 109.98
329	78	61	\$ 109.98
330	79	61	\$ 109.98
401	80	80	\$ 144.24
402	81	71	\$ 128.01
403	82	71	\$ 128.01
404	83	71	\$ 128.01
405	84	71	\$ 128.01
406	85	80	\$ 144.24
407	86	71	\$ 128.01
408	87	71	\$ 128.01
409	88	71	\$ 128.01
410	89	71	\$ 128.01
411	90	80	\$ 144.24
412	91	52	\$ 93.75
413	92	52	\$ 93.75
414	93	52	\$ 93.75
415	94	90	\$ 162.27
416	95	90	\$ 162.27
417	96	53	\$ 95.56

Proposed Special Levy - EPS10000 - Inspire			
Camera Installation Project			
DUE Upon Passing at AGM March 16th, 2026			
Unit#	SL#	U/E	Proposed Special Levy Payable on March 16th, 2026
418	97	55	\$ 99.16
419	98	80	\$ 144.24
420	99	61	\$ 109.98
421	100	80	\$ 144.24
422	101	61	\$ 109.98
423	102	80	\$ 144.24
424	103	55	\$ 99.16
425	104	53	\$ 95.56
426	105	53	\$ 95.56
427	106	62	\$ 111.78
428	107	61	\$ 109.98
429	108	61	\$ 109.98
430	109	61	\$ 109.98
501	110	80	\$ 144.24
502	111	71	\$ 128.01
503	112	71	\$ 128.01
504	113	71	\$ 128.01
505	114	71	\$ 128.01
506	115	80	\$ 144.24
507	116	71	\$ 128.01
508	117	71	\$ 128.01
509	118	71	\$ 128.01
510	119	71	\$ 128.01
511	120	80	\$ 144.24
512	121	52	\$ 93.75
513	122	52	\$ 93.75
514	123	52	\$ 93.75
515	124	90	\$ 162.27
516	125	90	\$ 162.27
517	126	53	\$ 95.56
518	127	55	\$ 99.16
519	128	80	\$ 144.24
520	129	61	\$ 109.98
521	130	80	\$ 144.24
522	131	61	\$ 109.98
523	132	80	\$ 144.24
524	133	55	\$ 99.16
525	134	53	\$ 95.56
526	135	53	\$ 95.56
527	136	62	\$ 111.78
528	137	61	\$ 109.98
529	138	61	\$ 109.98
530	139	61	\$ 109.98
<b>Total</b>		9429	\$ 17,000.00

**EXHIBIT “K”**

**Rules of the Strata Corporation**

**STRATA PLAN EPS10000**

**BUILDING NAME: INSPIRE – BUILDING 1**



**COMMON PROPERTY RULES**

*SUBJECT TO RATIFICATION*  
THE OWNERS, STRATA PLAN EPS10000  
12109 223 Street  
Maple Ridge, B.C.  
V2X



[INSPIRE]  
THE OWNERS, STRATA PLAN [EPS 10000]  
(the "Strata Corporation")

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## Common Property Rules, EPS 10000

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## General

### **1.1 Effect and Changes**

- (a) These rules take effect on January 1, 2026
- (b) The Strata Council may establish and modify rules regarding the use, safety, and condition of the common property during a Strata Council Meeting by majority vote.

### **1.2 Owners Stay Responsible**

- (a) Owners are responsible for the actions of their tenants, Residents, visitors and any other person related to the Owner in any manner, who enters the strata lot or common property, whether by the Owner's invitation or not.
- (b) Owners are responsible for ensuring all guests, residents, tenants or occupants of INSPIRE are familiar with and abide by the rules below.
- (c) The responsibility for the conduct of the parties mentioned in 1.2(a) remains with the Owner; and the strata council is not obliged to enforce any fines for misconduct against any party other than the Owner.

### **1.3 Applicability**

- (a) The bylaws provide for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation and for the administration of the strata corporation.
- (b) The Rules govern the use, safety and condition of the common property and common assets.
- (c) Failure to abide by these rules may result in maximum fines of \$10 per occurrence.
- (d) Video surveillance can be used by the Strata Council for the purpose of rule violation investigations.

### **1.4 Definitions**

The definitions attached and applicable to the Bylaws are also applicable to these Rules.



## **Facilities**

### **2.1 General**

- (a) All facilities are for the use of Residents and their visitors only.
- (b) Use of common facilities by any Resident or visitor is subject to the condition that the Resident and Visitor release the Strata Corporation from any liability and further indemnify the Strata Corporation against any claims arising from the said use, which results in injury and damages.
- (c) The Strata Council may prohibit the use of recreational facilities for continual breaches of these rules.

### **2.2 Storage Lockers**

- (a) Residents are responsible for securing their own lockers. Two locks are recommended.
- (b) No items are to be stored in the storage rooms outside or on top of storage lockers or sticking out of the storage lockers.
- (c) Any items left on common property outside of storage lockers is at liberty to be removed and disposal charges charged back to the resident who leaves the items on common property.
- (d) The Strata Corporation assumes no responsibility for damage or loss of items stored in the lockers, regardless of the cause of loss.
- (e) No food or scraps, propane tanks, compressed gas cylinders, or anything that could increase the risk of fire or pest infestation shall be kept in storage lockers.

## **Deliveries**

### **3.1 General**

- (a) All large deliveries such as furniture, appliances, construction materials or large plants for strata lots that do not have a street, lane or courtyard access, must be brought into the complex using the main floor lobby entrance for the South half of the building and the Street Entrance for the North half of the Building.
- (b) Owners or residents must notify the Strata Manager of any large deliveries so the elevator pads can be installed accordingly.
- (c) Owners are responsible for the cost of the repair for damages incurred by any delivery relating to their unit.



## Moving

### 4.1 General

- (a) A resident moving in or out of the buildings must make arrangements with the Strata Manager at least 72 hours in advance of the move.
- (b) Residents must use the elevator service key to control the elevator during a move.
- (c) Residents must ensure the elevator pads are up before moving into or out of the buildings.
- (d) Elevator doors are not to be held open for any period of time while moving, use the elevator key.
- (e) Lobby and exterior doors or gates must be closed at all times except for the purpose of egress or ingress. Doors are not allowed to be propped open.
- (f) Residents must ensure that all common areas are left damage free and clean.
- (g) Residents will be charged for any damage to the building caused during their move.
- (h) All residents must pay a **\$100 move fee** for all moves in or out of the building.
- (i) Furnished residences must pay a move fee of \$50 to the Strata Corporation for all changes of occupancy of the furnished residence.
- (j) The costs for move fees shall be:
  - i. The responsibility of the strata lot owners, and
  - ii. Due and payable at the time the reservation for the move is made.
- (k) Move-ins/outs may be scheduled between the hours of **9:00 am to 6:00 pm Monday to Friday, and 9:00 am to 4:00 pm Saturdays**. Any owners or tenants who wish to move outside of these hours will be subject to a \$50/hour charge, and/or a portion thereof, in addition to the fees noted in the rules above. Moves on Statutory holidays and Sundays are prohibited.
- (l) Moves outside of the allowable hours will be subject to the approval of the Strata Council.



## Security

### 5.1 General

- (a) Residents shall exercise their best efforts to ensure the security and safety of the Complex and their co-residents.
- (b) Do not admit strangers into the Complex or allow them to enter the building behind you. Persons not able to present an access key are to be firmly requested to wait to be buzzed into the building by the person they are visiting.
- (c) Residents shall verify the identity of the person buzzing on their intercoms before allowing them to enter.
- (d) Building keys should not be given to repairmen, workmen, part-time domestic help, or others who do not live in the building. If the Resident is not going to be home to admit them, make arrangements with (in order of preference)
  - i. a neighbour to give them access;
  - ii. Or a family member or friend or other person designated as the owner's proxy.
- (e) All common property doors must remain closed and locked at all times. These include the lobby doors, gates, and all basement doors.
- (f) Residents are to make certain doors lock firmly behind them when entering or exiting the building. If a common element lock is broken or missing, inform the Property Manager immediately.
- (g) Suspicious activities or prolonged nuisances are prohibited in common areas and should be reported to the Property Manager, the council or the police.
- (h) Realtor lockboxes are not permitted anywhere on the common or limited common property.
- (i) When an Owner sells the Unit, it must hand over all keys and electronic access instruments in its possession to the new Owner on the date of Closing, alternatively Occupation.

## Potted Plants and Landscaped Areas

### 6.1 General

- (a) Owners of strata lots which have outside areas that are not enclosed, will not place potted plants, do landscaping or other such items or equipment within any part of



the limited common property designated on the strata plan exclusively for the use of such Owner unless, in the opinion of the strata council, such planted plants, landscaping, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour.

- (b) If present and approved, any such potted plants, landscaping items, or equipment will be maintained in good and tidy condition on an ongoing basis, and the responsibility for such maintenance will be solely for the account of the Owner of the strata lot entitled to the use of the limited common property on which they are placed.
- (c) No strata lot owner within a landscaped area and/or potted plants in the designated limited common property will change, alter, or amend the plantings within such landscaped areas and/or potted plants without the written consent of the strata council.
- (d) An owner, resident or visitor must not cause any damage to the landscaping and must not place or utilize any outdoor furniture in a manner that may prevent or hinder the growth of or damage trees, bushes, grass or other plants.

### Common Areas

#### **7.1 Hallways and Stairwells**

- (a) All hallways and stairway areas are to be kept free of all stored items and debris.
- (b) No storage is allowed in the common hallways.
- (c) Shoe storage is not allowed in the common hallways.
- (d) Items left in the common hallways are at liberty to be disposed of by the Strata Corporation without notice, and the costs associated with such disposal are charged back to the unit owner.
- (e) Animals in common hallways must be on leash at all times and must be between the owner and the wall at all times to let others pass. No animal shall approach another person without their express consent.
- (f) Residents with the use of limited common property courtyard space shall not leave any items on the common property.
- (g) No entrance mats, decorations or other items are to be stored or put in common hallways.



## 7.2 Elevator

- (a) No unattended items are to be left in the elevator.
- (b) Abuse of the elevator is strictly prohibited.
- (c) Animals shall be kept closely on leash when in elevators and must be between the owner and the wall at all times so as to let others also use the elevators safely.
- (d) If there are already people in the elevator, residents with animals shall wait for the next elevator cab to arrive.

## 7.3 Smoking and Vaping

- (a) **Smoking or Vaping is not permitted on any common property or limited common property**, including but not limited to the lobby area, staircases, elevators, common hallways, balconies, rooftop patios, parking areas, gym, amenity room, or limited common property balconies or patios.
- (b) Consumption of alcoholic beverages are not permitted on any common property, including but not limited to the lobby, staircase, hallways and balconies.

## 7.4 Barbeques/Open Flame Devices

- (a) **Electric or propane BBQs are permitted.** Charcoal and wood-burning BBQs are prohibited.
- (b) A suitable fire extinguisher must be readily available when a BBQ is in use.
- (c) All open flame devices, such as fire pits or BBQ, must be used responsibly and not cause any damage to the building.
- (d) Any damage resulting from the operation of these devices will be charged back to the unit owner responsible.
- (e) BBQs may only be operated between 9:00 am to 10:00 pm.

## 7.5 Bicycles and Scooters

- (a) Bicycles and scooters are to be stored in the designated bicycle room in the parkade.
- (b) Bicycles and scooters are not permitted in the hallways, lobbies, and elevators.
- (c) Bicycles and scooters should enter and exit the parkade gate.
- (d) Bicycles and scooters are not to be stored in parking stalls.

## 7.6 Personal Recreational Equipment



- (a) Skateboards, rollerblades, scooters, or similar equipment are not permitted on common property except for the public pathway.
- (b) Residents or Visitors shall not use the common property for recreational purposes that will cause damage to the buildings, landscaping, or other elements of the Strata Corporation common or limited common property.

## 7.7 Playground

- (a) Any residents or visitors shall use the playground at their own risk.
- (b) The playground is open for use from 8:00 am to 10:00 pm.

## Balconies, Patios, and Window Coverings

### 8.1 General

- (a) No storage is permitted on balconies or patios except for patio furniture in good condition, potted plants, or self-contained planters or bikes, except with the prior approval of the Strata Council.
- (b) No appliances such as freezers, fridges, or bar fridges are to be stored on balconies or patios without prior approval of the Strata Council.
- (c) Mops, dusters, and other cleaning devices are not to be shaken off balconies.
- (d) No refuse or other objects shall be thrown out of any windows, doors, balconies, or patios.
- (e) No laundry shall be hung from balconies or patios.
- (f) No carpeting, astroturf, or rubber mats shall be placed or installed on balconies or patios.
- (g) Any temporary patio flooring needs to be approved in advance by the Strata Council.
- (h) Privacy Screens or bug screens are not permitted without the prior approval of the Strata Council.
- (i) Gazebos or other large sun shading devices are not permitted on balconies or patios without the approval of the strata council.
- (j) No window coverings visible from the outside of the building are to be installed that are not white in colour.
- (k) Climbing on balcony railings is prohibited.



## Garbage and Recycling

### 9.1 General

- (a) Household refuse must be bagged and tied before depositing it in the garbage bin.
- (b) No refuse or garbage is permitted in the common hallways.
- (c) **All recyclables must be placed in the appropriate bins for such items as cardboard, mixed containers, mixed paper, and organics.**
- (d) **Styrofoam is not to be disposed of in the garbage room and must be taken to the local recycling depot.**
- (e) All cardboard boxes must be flattened and put into the applicable bin.
- (f) Items that cannot fit in the garbage or recycling bins shall not be left in the garbage room and will be removed by the resident.
- (g) Only organic material is to be disposed of in the organic container.
- (h) An owner must arrange for the disposal of all waste material other than ordinary household garbage and normally collected recyclable materials from the owner's lot at the owner's expense.
- (i) Renovation debris must be removed from the site by the Owner at the Owner's expense.
- (j) Video surveillance can be used to report garbage room violations.
- (k) Cat litter must be double-bagged before disposal into the dumpster.

## Vehicles and Parking

### 10.1 General

- (a) Owners are responsible for ensuring that all tenants, visitors, or occupants are aware of the following parking bylaws.
- (b) Residents are not permitted to store anything in or on the parking spaces allocated within the common property parkade.
- (c) Visitor parking is for visitors only; residents who are parked in visitor parking will be towed without warning or notice.
- (d) A Visitor is defined as someone who is not a permanent resident of a Strata Lot and does not stay overnight in a Strata Lot more than two (2) times per week.



- (e) A visitor must display a visitor parking pass when parking in the visitor parking. Failure to display a pass will result in the vehicle being towed.
- (f) A visitor must not park in visitor parking more than two (2) consecutive days without the prior written approval of the Strata Council.
- (g) Vehicles are not permitted to be parked anywhere in the parkade except in designated parking stalls.
- (h) Residents parked in contravention of the parking rules may be towed at the request of the council, and the cost of the towing shall be charged to the owner of the vehicle.
- (i) The council does not need to contact the owner of the vehicle before proceeding to tow the vehicle.

### 10.2 Repairs

- (a) No Owner or Resident shall carry out any work on, maintenance to, or repair of vehicles and gasoline-propelled mechanical equipment, including but not limited to: motor vehicles, motorcycles, recreation vehicles, garden equipment, etc.

### 10.3 Speed limit

- (a) **The maximum speed within the common property is 10 (ten) km per hour.**
- (b) Vehicles may not park or stop in areas where it is prohibited by signs.

### 10.4 Parking

The following Parking Rules are complimentary to and in addition to the Parking Bylaws.

- (a) Enclosed parking (parking garages) and parking spaces on common property allocated to Owners and Tenants shall use those parking spaces exclusively and shall under no circumstances rent their parking spaces to anyone living outside the strata.
- (b) Residents are not permitted to store anything in or on parking spaces allocated on common property.
- (c) The Owner who uses each parking space is responsible for cleaning up and maintaining that parking space, i.e., oil spills.
- (d) Parking is not allowed in the following areas:
  - i. Directly outside or inside any entrance to the Strata Complex;
  - ii. In any street or lane inside the Complex;
  - iii. (iii) In front of any parking space that is not the property of the vehicle Owner;



- iv. Anywhere that would cause an obstruction.
- (e) Recreational vehicles such as trailers, boats, motorhomes, campers, and commercial vehicles are prohibited on the Common Property.
- (f) Vehicles parked in contravention of the parking rules may be towed at the request of the council and the cost for towing shall be charged to the Owner of the vehicle. If the vehicle and/or its location do not constitute a safety hazard, the council will make a reasonable attempt to contact the Owner of the vehicle.
- (g) Residents must not park or permit any Resident of their strata lot to park any vehicle in such a manner that will reduce the width of another Owner's parking space, or prevent access to the other Owner's parking stall, or on any limited common property. (h) Excessive running, idling, or revving of motorized vehicles or equipment is prohibited.

## 10.6 Insurance

- (a) Any vehicle that is on the common property of the Strata Corporation must be fully insured, including storage insurance for any stored vehicle. A copy of such insurance must be provided to the Strata Corporation within 7 days of a request for such documentation.

## Decorations

### 11.1 General

- (a) Holiday decorations may be put up on balconies, patios and windows if owners wish.
- (b) No decorations are permitted on common hallway doors or unit front doors or to be affixed or attached to the building in any manner.**
- (c) Christmas Decorations can be up from November 15th to January 10th.
- (d) All other holiday decorations can be up 10 days ahead of time and 5 days after. This includes all holidays from various religions and cultures.**
- (e) Lights or lit up decorations should be used in accordance with minimizing disruptions to neighbouring units and should be turned off between 10:00 pm and 8:00 am.
- (f) Decorations of whatever nature may only be displayed on the exterior of buildings and in the common areas within the periods set out herein.



- (g) Decorations may not pose a danger to the Owners, tenants, visitors or pose a risk of any kind for any property of the Strata Corporation or Owners.
- (h) The Owner must use electricity from his or her own strata lot to power any decorations.
- (i) Decorations must be tasteful.
- (j) The Strata Council may order the removal of any decoration within 24 hours at its own and absolute discretion.

### Gym Use

#### **12.1 General**

- (a) **The Gym is open 24 hours per day and seven days a week.**
- (b) Anyone using the gym must be accompanied by a resident of the building.
- (c) The gym is not to be used for commercial purposes such as a fitness class, yoga class, or personal training classes.
- (d) Residents are allowed to be accompanied by a one-on-one personal trainer if they have hired one for personal fitness training.
- (e) Residents are responsible for wiping down the equipment after each use.
- (f) Residents should report any issues with the gym equipment immediately to the Strata Manager.
- (g) Do not use broken equipment.
- (h) Music can be played if you/your group are alone in the gym. If another individual or group enters, you must only listen to music through headphones out of courtesy for others.
- (i) Loud music that can be heard in surrounding residential units is not allowed.
- (j) The Strata Council reserves the right to terminate a resident's or visitor's use of the gym if they are not following these rules.

#### **12.2 Gym Etiquette**

- (a) **Cleanliness:** Wipe down equipment after use with provided sanitizing wipes or towels.



- (b) **Equipment Usage:** Return weights and other equipment to their designated spots after use. The time limit is 20 mins max per machine if someone is waiting for the same equipment.
- (c) **Noise Level:** Keep conversations to a reasonable level. Use headphones if you require music.
- (d) **Personal Space:** Maintain a comfortable distance from other gym users and avoid hovering, especially when waiting for equipment.
- (e) **Appropriate Attire:** Wear proper athletic shoes and clothing that is suitable for exercise.
- (f) **Hygiene:** Refrain from using the gym if you are feeling unwell to prevent the spread of germs.
- (g) **Personal Belongings:** Keep personal belongings organized and avoid leaving them on or around equipment. No large backpacks or bags allowed.
- (h) **Age Restrictions:** No persons under 14 years old may be alone in the gym.
- (i) **Food and Drink:** Eating and drinking (other than water) are prohibited.
- (j) **Smoking and Alcohol:** These are prohibited in the gym area.
- (k) **Damage to Equipment:** Residents may be held responsible for damage to equipment caused by misuse.
- (l) **Business operations:** Running or operating any sort of personal business in all amenities is strictly prohibited.

### Games Room

#### 13.1 General

- (a) **Hours of Operation:** 4am - 11pm
- (b) **Cleanliness:** Wipe down equipment after use with provided sanitizing wipes or towels.
- (c) **Respectful Conduct:** Be mindful of other residents!
- (d) **Age Restrictions:** No persons under 16 years old may be alone in the Games Room.
- (e) **Food and Drink:** Eating and drinking (other than water) are prohibited.
- (f) **Smoking and Alcohol:** These are prohibited in ALL amenity areas.



- (g) Residents may be held responsible for damage to the amenity spaces caused by misuse.
- (h) **Business operations:** Running or operating any sort of personal business in all amenities is strictly prohibited.

### Rooftop Patio

#### 14.1 General

- (a) Hours of Operations: 8:00 am – 11:00 pm
- (b) **Cleanliness:** Please dispose of all garbage, recycling, and compost in the provided bins and leave the space clean for the next user.
- (c) **Respectful Conduct:** Keep noise to a reasonable level. Be mindful of nearby units and other residents using the space.
- (d) **Guest Policy:** Residents must accompany all guests. A maximum of 4 guests per unit is permitted unless prior approval is obtained from the Strata Council.
- (e) **Food and Drink:** Food and beverages are permitted; however, glass containers are not allowed for safety reasons.
- (f) **Smoking and Alcohol:** Smoking, vaping, alcohol and recreational drug use are prohibited.
- (g) **Damage and Misuse:** Residents are responsible for any damage caused by themselves or their guests and may be charged for repairs or cleaning.
- (h) **Furniture and Equipment:** Do not remove, relocate, or leave personal furniture or equipment on the patio without strata approval.
- (i) **Business Activities:** Running or operating any type of business on the rooftop patio is strictly prohibited.

### Rooftop BBQ

#### 15.1 General

- (a) could include the following items: 4-hour time slot, use of the BBQ, table and patio chairs. Residents are restricted to one (1) booking per month. The outdoor



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lounge/BBQ area, including the BBQ must be cleaned within one (1) hour after use (cleaning can be done from 8:00PM to 9:00PM).

- (b) Glass is not permitted on the patio, under any circumstances (bottles, glasses, plates etc.)
- (c) Alcohol is not permitted on the patio.
- (d) Smoking is not permitted.
- (e) Residents are responsible for cleaning the BBQ after each use
- (f) The patio itself may not be booked for private functions.
- (g) Any inappropriate behaviour will not be tolerated.
- (h) After use, please report low propane levels to the Strata Agent.
- (i) Failure to follow the above rules may result in fines as well as loss of use of the BBQ area for an amount of time to be determined by council.