

# KAS 3488 – MIRA VISTA

## Consolidated Strata Rules (Last Ratified October 24<sup>th</sup>, 2023)

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**Residents are reminded that they are responsible for their guests and that their guests should be aware of the bylaws and rules of the strata corporation.**

**THANK YOU FOR YOUR COOPERATION**

### **PET RULES**

1. No pets are allowed on landscaped areas of the common property, such as grass, shrubs, etc.
2. All owners, tenants, guests and visitors are responsible to clean up after their pets. Pet owners must not allow their pets to use the common property to defecate or urinate on. Please take your pet off the strata property for this purpose; the grass is being destroyed by the pet feces and urine. Please be respectful of your neighbours on surrounding properties as well.
3. All Pets must be on a leash at all times whilst outside a strata lot.
4. Owners/residents must submit a completed Pet Registration Form to the management company or to the building manager within 2 weeks of moving into the building or within 2 weeks of acquiring a cat or dog.

### **BUILDING EXTERIOR**

1. No items may be stored on patios/balconies except for patio furniture, BBQs, a reasonable number of children's toys, and a reasonable number of potted plants excluding large shrubs, trees, and vines.
2. No blinds or sunshades of any type affixed to the building exterior are permitted.
3. Christmas Lights or other decorative string/theme lights may be displayed on patios/balconies from December 1<sup>st</sup> to January 15<sup>th</sup> only.
4. No laundry, washing, clothing, bedding, rugs or other articles shall be hung or draped from deck/balcony railings. Clotheslines are not permitted on decks/balconies.
5. Fire pits or similar are not permitted.
6. Potted plants shall be placed on a planter saucer to prevent water from dripping on to the balcony/deck floor and units below. Dead plants must be removed from the deck as they are unsightly and pose a fire hazard.

### **MISCELLANEOUS RULES**

1. Cigarette butts may not be disposed of on common property. No items may be thrown or dropped off balconies.
2. The Tobacco Control Act & Regulations prohibits smoking within 3 meters (10 feet) of a doorway, window or air intake of a building and within common areas of apartment buildings or condominiums. This includes, but is not limited to; the parking garages, pool area, amenities room, workshop, garbage and storage rooms and building lobbies, elevators and hallways.
3. The washing of vehicles, trailers, boats or recreational vehicles is not permitted anywhere in the parking garage at any time.
4. Discharging of fireworks, fire crackers or fire arms is not permitted on strata property at any time.
5. No shopping carts are permitted to be used or brought onto strata property.
6. Skateboarding, bike riding, playing or loitering is not permitted in the garages.
7. Patios are not to be used for entering the building from the landscaped common property or exiting the building onto the landscaped common property. (April 8, 2013).

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8. A Homeowner may apply to alter their unit's Common Hallway Deadbolt with an Electronic Key Code Deadbolt with one of the two approved Weiser Code locks in either Basic Electronic or a Wifi Capable model Code Lock in SATIN NICKEL colour. The type and colour provide continuity of appearance in the Common Property Hallways. An Alteration Application must be submitted to council for approval prior to installation.
9. A Homeowner that has a limited common property parking stall with a full concrete wall may apply to Install an Approved Model Bicycle Rack of their own purchase at the height and location diagrammed in the Alteration Application. The homeowner may request the Strata Corporation to install their bike rack purchase for a fee of \$50. The approved model is available at Canadian Tire and at Amazon online as pictured in the alteration application. An alteration application must be submitted for approval prior to installation. The Strata Corporation is not responsible for stolen or damaged property as a result of the installation.

### **SECURITY**

#### **1. Security**

Garage Door Openers - The use of a manufacturers' in-vehicle garage door opener is not permitted with the overhead garage door and/or security system that operates the parkade garage doors. Residents are required to use a Strata Council authorized garage door opener device that is removable from the vehicle. Garage door openers must not be left in resident or visitor vehicles at any time. Report lost or stolen garage openers or fobs to on-site Strata Administration Office for deactivation.

### **PARKING**

1. Garage openers may be purchased from the strata corporation at a cost for \$100 and door fobs for \$50. Contact the Building Manager for details. Owners or property managers must authorize tenants for garage opener or fob purchases. (September 24, 2013)
2. Owners/residents must provide the make, model, year, colour, and license plate number of their vehicle(s) to the management company or to the building manager within 2 weeks of taking possession of their unit and/or obtaining a new vehicle.
3. No owner, tenant or occupant shall keep or permit to be kept a vehicle that does not fit within a parking space in width, length or height. (Width is defined by a minimum of 6 inches inside the painted lines on either side of the vehicle; length by a maximum of 21 feet; height by the Maximum Clearance for the parking garage as posted over the garage entrance.)
4. All vehicles parked on common or limited common property must be insured for Public Liability and Property Damage. Unlicensed vehicles must be covered by an "Unlicensed Motor Vehicle" policy and proof of insurance must be provided to the management company or building manager. A proof of insurance placard, issued by the Building or Admin Manager, must be placed on the dashboard, windshield or side window clearly visible.
5. Additional strata corporation parking spaces may be rented for a monthly fee of **Seventy-Five Dollars (\$75.00)**. The fee must be paid in advance on or before the first day of the month. This amount must be paid whether or not the rental stall is used for all or part of a month. Owners/residents must provide 20 days advance notice of cancellation of a rental agreement. Privately owned stalls may be rented, but only to a resident of the same building. The vehicle using these stalls must be registered with the strata corporation.
6. Owners/residents wishing to rent a stall will be added to the Rental Stall Waitlist on a first-come first-serve basis. When rental stalls become available, owners/residents will be notified based on the waitlist and will be required to respond within 5 business days by completing the Rental Parking Authorization Form.

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7. No vehicles may be parked in the common areas except in parking stalls and for loading purposes. No parking is allowed in common areas and fire lanes.

8. **1. Location:**

1) An owner, tenant or occupant or their guests shall only park motor vehicles in areas designated or assigned for such purpose.

2) In the underground parking area, an owner, tenant or occupant shall not park in a parking space other than parking spaces designated on the Strata Plan for that strata lot.

3) An owner, tenant or occupant shall only permit his or her visitor or visitors to park in the designated visitor parking areas.

**2. Parking Prohibitions:**

An Owner, tenant, occupant and their visitors shall not park the following on common property or the limited common property:

1) an uninsured, unlicensed or unserviceable motor vehicle, including cars, trucks, trailers, boats and motorcycles.

2) a motor home, recreational vehicle or a similar type of vehicle, without the prior approval of the strata corporation, which said approval may be granted subject to conditions.

3) any boat or trailer.

4) a commercial vehicle including a transport, logging truck, dump truck or other similar vehicle.

5) This rule shall not affect or prohibit parking for the specific purpose of doing construction or maintenance work for the benefit and improvement of the strata corporation's lands or commercial business on the strata lots or the common property.

**3. Parking Restrictions**

An Owner, tenant, occupant and their visitors shall not:

1) service, maintain or repair a motor vehicle on any limited common property parking area or on common the property;

2) park on common property, except for the purpose of picking up or dropping off;

3) park in fire lanes;

4) park on the common property or limited common property in a manner which may compromise the safety or security of the residents of the complex;

5) exceed the speed limit of 10 kilometers per hour on the common property;

6) park a motor vehicle which is leaking oil on the common property or in a designated parking space until such time as the vehicle has been repaired.

**4. Towing Rights**

1) The strata council or management will place a notice of violation on offending vehicles and if the violation is not corrected within twenty-four hours (24) from the date of delivery of such notice, the strata council, in addition to any other right which it may have, shall have the right to tow any vehicle which violates these rules.

2) Written notice of a further contravention of this rule is not required prior to towing in the event of a second, subsequent or continuing infraction of this bylaw.

3) The Owner or tenant who caused or permitted the infraction of these rules shall indemnify the strata corporation and save it harmless from and against all costs incurred by the strata corporation, including towing costs, legal costs, as between a solicitor and his own client, and any other reasonable costs.

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### 5. Visitor Parking

The stalls reserved in each phase as visitor parking are intended for the use of people visiting residents of Miravista. **Visitors must display a valid visitor parking pass. Each owner will be issued one parking pass.**

- 1) Parking is limited to a maximum of 7 days. If a visitor requires use for a longer period of time, please contact the Building Manager or Okanagan Strata Management.
- 2) Residents are not permitted to park in visitor parking at any time. Anyone that stays at Miravista for longer than 7 days in any calendar month OR for two periods of longer than 3 days during any calendar month, is considered a resident for the purpose of these rules”.
- 3) Vehicles parked in the visitor parking that are not displaying a valid parking pass will be towed.
- 4) Replacement of lost or stolen Visitor Parking Permits may be issued for a fee of \$25.00

### 6. Fire Hydrants

Please be reminded the Motor Vehicle Act (Part 3, 189 1-d) states vehicle stopping is prohibited within 5 m of a fire hydrant measured from a point in the curb or edge of the roadway that is closest to the fire hydrant.

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The Workshop is intended for use of the Homeowners of Mira Vista. Homeowners are responsible for signing this written consent for their own use or to grant their tenants permission to use the Workshop. The Homeowner acknowledges that the Homeowner or Tenant named below has permission to use the Workshop and accepts responsibility for their use of the facility. The Homeowner and Tenant agree to follow the Rules of Use. All Homeowners and Tenants/Residents using the Workshop must sign the Liability Waiver below.

### **WORK SHOP RULES**

1. All residents provide a \$75 refundable deposit for use of the Key to access the Workshop. The deposit can be sent via e-transfer at [miravista2020@gmail.com](mailto:miravista2020@gmail.com) and will be held by the Strata, for a mutually agreed time or until the room key is returned. If the key is lost, stolen or damaged and the room must be re-keyed, the fees for the services of a locksmith will be charged back to the Homeowner.
2. The Workshop may be accessed seven days per week between the hours of 8:00am and 8:00pm in 4-hour blocks for light carpentry work, furniture refinishing, and small hobbies and crafts etc.
3. To access the Workshop, the Resident User must contact the building Maintenance Superintendent by email at [miravistabuilding@gmail.com](mailto:miravistabuilding@gmail.com) to sign out the key for use of the room. The workshop is available on a first come, first serve basis and access must be arranged, at a minimum, the day before or within two weeks of required date.
4. The key to the Workshop must be returned to the building Maintenance Superintendent or delegate promptly and as directed. When the Homeowner/Tenant returns the key at the end of four time block, the refundable deposit is returned upon request or held ongoingly for intermittent use.
5. The workshop allows for storage of only small hand tools and accessories. Leaving tools in the Workshop is done so at your own risk. No general non-shop related storage is permitted.
6. All unidentified items located in the workshops will be tagged and removed from workshop areas after two weeks of tag date.
7. Residents assume all responsibility for the condition of the room and tools while signed out to their care.
8. Workshop users are expected to clean the work area and remove all debris, remnants, sawdust, and overspray etc. at the end of each day
9. Lumber, paint, etc. other than for the project in immediate progress may not be left in the workshop.
10. Floors, counters, and tables should be protected from paint and stain overspray.
11. No pets, smoking or alcohol permitted at any time. The Entrance door must always remain closed.
12. It is your responsibility when leaving the room to turn off lights, equipment and secure all doors. Persons using this facility do so at their own risk and release and indemnify the Strata Corporation, Strata Council and the managing agents and contractors from all claims arising from the use of the facility. The Homeowner/s give their permission and are responsible for their Tenant/s use of the Workshop.

UNIT #: \_\_\_\_\_ Date: \_\_\_\_\_ Duration: \_\_\_\_\_

Homeowner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Email: \_\_\_\_\_

Tenant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Email: \_\_\_\_\_

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### **AMENITY ROOM RULES**

#### AMENITIES ROOM

Available Hours: 1PM – 10:00PM

The Amenity Room is here for your enjoyment, In order for this facility to continue to be enjoyed in its current state, it is important that each user treat it as part of their own home. Damage to the Amenity Room and its contents affect all owners in that repairs and replacement of damaged or stolen articles comes out of strata funds and can ultimately affect the strata fees you pay.

#### RULES

1. Booking permits the exclusive use of the Amenity Room, with the exception of access to the washrooms which must be made available to all residents at all times. Booking is on a first come, first served basis for a \$50 non-refundable fee. All requests must be submitted to the Building Manager and must be made by the owner. If a tenant wishes to rent the room, the owner will be required to book on their behalf.
2. Both the owner and user are responsible for the conduct of his/her guests and their treatment of the facilities and any damages that may occur. All guests must comply with these rules. The use of these facilities will be governed by the provisions in the bylaws relating to the use of Common Property and by the rules prescribed by the Council from time to time.
3. Users of the Amenity Room shall respect the equipment and furniture of the room at all times and shall report any damage to the Building Manager.
4. Rules of etiquette, appropriate language and conduct shall be observed at all times. Unnecessary noise, rowdy behaviour, defacement or misuse of common property and any incivility to residents is forbidden.
5. Regular parking rules apply to visitors attending a function.
6. The Amenity Room will be inspected by the Building Manager along with the resident requesting the private booking on the date the function is to be held. They will review the condition of the room noting any prior damage. On the morning following the function, the Building Manager and the resident will once again inspect the room. The resident will be responsible for any new damage.
7. The owner or resident who arranged the booking must be in attendance at all times if their guests are using the facilities and no children (18 and under) may be in attendance without an adult owner or resident present.
8. An owner and/or resident that receives two or more written complaints (witnessed) will be barred from exclusive use of the Amenity Room for a six-month period. The Council or Management reserves the right to deny use of the facility to anyone at anytime.
9. The pool and hot tub are not included with the Amenity Room and cannot be booked for exclusive use.
10. The maximum occupancy of the Amenity Room is 35 people.
11. **NO PETS and NO SMOKING permitted in the Amenity Room at any time.**
12. The owner or resident must supply and remove all dishes, appliances, garbage receptacles etc. needed for their function. Cooking inside the Amenity Room is not permitted.
13. Nothing, including decorations, may be attached to the walls, windows or doors of the room.

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14. Candles and sparklers are not permitted in the room to comply with fire regulations.
15. Low volume music is allowed provided it does not cause a disturbance to other residents.
16. **NO LIQUOR and/or ALCOHOL are allowed in the Amenity Room at any time.**
17. The Amenity Room is not to be used for commercial purposes.
18. When leaving the room, turn off all lights and taps, and secure all doors. Collect all garbage and recycling, vacuum if required and clean any spills or stains. The room must be cleaned prior to 8am the next day or alternative cleaning should be arranged.
19. 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
20. **FIFTY DOLLAR** (\$50.00) non-refundable user fee is required 7 DAYS prior to the event day. This fee is used to secure the booking date and is non-refundable whether the event takes place or not. Payment must be by cheque or money order, made out to KAS 3488.
21. **TWO HUNDRED DOLLAR** (\$200.00) damage deposit is required on the event date. If the room or furnishings are damaged or extra cleaning is required, the cost will be deducted from this damage deposit and the balance returned to the facility user. Payment must be in cash and will held until an assessment of any damage can be made and corrected.

Furthermore, if, as a result of this event, the costs to repair/restore the amenity room go beyond the \$200.00 damage deposit, the person(s) named below agree to pay in full any and all repair/restoration expenses immediately and in full.

### EMERGENCIES

- Matters of damage, call 250-718-9212
- Matters of security and safety, call 911

The signature(s) below indicate acceptance of and agreement to abide by the rules stated on page 5, page 6 and page 7 of this document.

DATE OF EVENT: \_\_\_\_\_

PERSON(S) RENTING ROOM (printed):  
\_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERSON(S) RENTING ROOM SIGNATURE(S):  
\_\_\_\_\_

\$50.00 USER FEE:  check mark indicates the USER FEE HAS BEEN PAID.

\$200.00 DEPOSIT:  check mark indicates the DAMAGE DEPOSIT HAS BEEN PAID

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### **POOL & HOT TUB RULES**

The Pool and Hot Tub Areas are for the exclusive use of the Owners, Tenants, their families and Guests. These facilities will be governed by the provisions in the bylaws relating to the use of Common Property and by the Rules prescribed by the Council from time to time.

1. Hours of operation for Pool and Hot Tub: 9:00am – 10:00pm, Monday – Sunday
2. No lifeguard on duty. All persons using the Pool and Hot Tub do so at their own risk. Neither the Strata Council nor the Management are liable for accidents or injuries however caused.
3. Access to the pool and amenities room is with your common area key. Do not prop open the pool gate or amenities room doors.
4. Change rooms are located in the Amenities Room. Persons using the Amenities Room are to make sure the bathrooms are left clean and free of all personal effects.
5. Children under 16 years of age must be supervised by a responsible adult. There is no lifeguard on duty at the pool at any time.
6. Shower before entering pool or hot tub.
7. No animals in pool or on pool deck.
8. No smoking on pool, hot tub or pool deck area.
9. No alcohol in pool, hot tub or pool deck area.
10. No glass containers or cans permitted in pool, hot tub or pool deck area.
11. No food permitted in the pool, hot tub or pool deck area.
12. No diving.
13. No scooters, skateboards, bicycles, roller blades, etc. allowed on pool deck area.
14. No swearing, yelling, or coarse language. No running, fighting, or other conduct likely to cause an accident.
15. Pool toys should not interfere with others' enjoyment of the pool.
16. No persons with open sores, bandages, discharging ears, eyes, noses or head colds allowed in pool or hot tub.
17. Bathing load of Pool 40 persons. Bathing load of Hot Tub 8 persons.
18. Maximum recommended use of hot tub 20 minutes.
19. No cut-offs allowed in the Pool and Hot Tub.
20. Infants must wear children's swimwear or swim diapers – no regular diapers or pull-ups.
21. Personal music players only allowed in the Pool area (iPods etc.)
22. The Strata Council reserves the right to deny use of the facility to anyone in violation of the Pool & Hot Tub Rules.
23. All children under the age of 3 years are required to wear proper identified swimming diapers while in the pool.
24. Any persons with long hair past shoulder length must be tied up in either a ponytail or a bun.

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### MIRAVISTA KAS3488 - GUEST SUITE RULES

- Reservations can be made up to 3 months in advance at [miravistabuilding@gmail.com](mailto:miravistabuilding@gmail.com)
- Length of stay is for a minimum of two nights to a maximum of seven consecutive nights.
- The guest suite is only available for use of the visitors of homeowners and tenants.
- The booking party is responsible for the conduct of their guests. Any damages are charged to the homeowner account of the unit that reserved the guest suite.
- There is a non-refundable \$70 deposit via E-Transfer to [MiraVista2020@gmail.com](mailto:MiraVista2020@gmail.com) at the time of booking to confirm the reservation.
- Additional nights stay is \$40 per night to a maximum of seven.
- Full payment of the balance is required **FIVE DAYS** prior to arrival. No cash transactions are available.
- Cancellations after full payment are refunded at 50% of balance.
- At 3:00 pm on the day of check in you will receive an email with the code for the lock box that contains the key to the suite.
- Check-In Time is 4 pm and Check-Out time is 11 am
- There is \$150 replacement fee charged for the key, fob, and garage opener if not returned.
- The booking party must supply all linens (including child's cot, pillows, bedding, towels, tea towels, dishcloths, and toilet paper) for their guests.
- Visitor Parking is available in the underground parkade at the bottom of the ramp.
- A parking pass is available in the Guest Suite for display on the guest vehicle dashboard.
- Occupancy is limited to 2 adults and 2 children (maximum up to age 10 years old).
- Children may not be left unattended in the guest suite. Quiet time is 11:00 pm to 07:00 am
- Wi-Fi Internet Name is Guest 3833, and the Password is available upon admission.
- There is a queen size bed, large screen TV, full size fridge and stove, coffee maker, and toaster.
- When your guests check out, please remove linens, wash, and put dishes away, check sinks and toilets, and remove garbage and recycling.
- Upon check out the key and fob are returned to the Bldg 1 Lobby Mailbox labelled Bldg Manager
- Send an email to say that the room has been vacated and keys have been returned.
- Smoking is not allowed in the Guest Suite, underground parkade, or at the entrance to the building.
- Pets are not allowed in the Guest Suite.

#### # 3: Use of property Applicable Bylaw is reproduced here:

- 3 (1) An owner, tenant, occupant, or visitor must not use a strata lot, the common property or common assets in a way that
- a) causes a nuisance or hazard to another person
  - b) causes unreasonable noise,
  - c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets, or another strata lot,
  - d) is illegal, or
  - e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant, or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the Strata Corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

**Call 911 for Police, Fire, & Ambulance Call 1-877-797-0010 for 24/7 Emergency Building Response**

Including water or sewer leaks, stalled elevator, or garage doors etc.

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### GARBAGE AND RECYCLING

- 1) Anyone found dropping off electronics and or household items such as furniture in the garbage and or not breaking down boxes for recycling will be assessed a \$50 fine and can be assessed back the fine charged by the Waste management company. **(added and updated April 28, 2021)**
- 2) Leaving garbage or recycling on the floor of the garbage room is not permitted at any time. **(added July 19, 2022)**