

KAS 3488 – MIRA VISTA

Consolidated Strata Rules (Last Ratified October 20, 2022)

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