

## **RULE #1**

### **COMMON AMENITIES RULES**

#### **One Madison Avenue – Strata Plan BCS 2196**

##### **Introduction**

The following rules govern the management, operation and use of One Madison Avenue amenities and the residents using them with the intent of maximizing the use and enjoyment of the facilities while minimizing operation costs.

##### **1. General Rules:**

- a) All rules remain in force until changed by the Council.
- b) Amenities shall only be used for the purpose for which they are designed and intended.
- c) Residents are responsible for ensuring that their guests follow these rules.
- d) Property Manager, Building Manager and members of the Council are authorized to enforce the Rules of the One Madison Avenue by:
  - i) Directing compliance and remedial actions as required, or
  - ii) Directing immediate ejection from an amenity.
- e) There is NO SMOKING in any of the Common and Amenities Areas.
- f) No alcoholic beverages will be consumed on common property, except in the buildings Lounge's when reserved and appropriately licensed.

##### **2. Fines:**

- a) Residents will be fined for violations of these Rules.
- b) A \$50 fine may be levied for each offence plus liability for the full cost of any damages and incidental costs. Such fines will be due at the beginning of the month following the issuance of the fine.

##### **3. Responsibilities:**

- a) Residents must accompany guests at all times while in the amenities areas.
- b) Residents are responsible for any damage to any common property, including the amenities, or harm to others done by themselves, their family or tenants or guests of themselves or their family.
- c) Any observation of contravention of bylaws or rules should be made in writing to management as soon as possible.
- d) The Strata Corporation is not responsible for loss of personal property, injury or death resulting from use of the common property, amenities and equipment.
- e) All persons using the amenities do so at their own risk, and agree to release, hold harmless, and indemnify the Strata Plan BCS 2196, Strata Council, and agents or employees thereof from any and all claims arising from the use of this facility.

#### **4. Pool, Hot Tub & Sauna**

- a) The Pool, Hot Tub & Sauna is available from 5am to 11pm.
- b) Street shoes are not permitted on the pool deck. Proper foot wear and cover-ups shall be worn outside of the pool area.
- c) Proper bathing attire is required. Cut-offs, shorts, T-shirts and other clothing are not permitted.
- d) Children in diapers must wear cloth diapers with plastic elasticized pants in the pool or Huggies swimming pants. Disposable diapers are not permitted. Children in diapers or under three years of age are not permitted in the hot tub.
- e) All swimmers with long hair (shoulder length or longer) must wear bathing caps or have their hair tightly braided or tied while in the pool or hot tub.
- f) Persons must shower immediately prior to entering the pool or hot tub.
- g) Soaps, shampoos, body oils and lotions are prohibited in the pool and in the hot tub.
- h) Diving in the pool is prohibited.
- i) No person will push, run or behave in a boisterous or belligerent manner.
- j) No person will use inflatable objects such as air mattress, beach balls, pool toys, or use the life saving equipment other than in an emergency. Protective goggles and swimming aids (i.e.: life jackets) are acceptable.
- k) No audible radios or other audio-visual equipment are permitted.
- l) No baby strollers or other similar items are permitted in the pool area.
- m) Food, alcoholic and non-alcoholic beverages except water in non-breakable plastic containers are prohibited.
- n) In compliance with the Provincial Health Act, no person shall enter the pool, hot tub, or sauna who:
  - i. is intoxicated,
  - ii. has not had a cleaning shower,
  - iii. is obviously ill,
  - iv. has open wounds or sores,
  - v. is wearing a bandage,
  - vi. has sore or infected eyes,
  - vii. has discharging ears and nose, or
  - viii. is less than 16 years of age, unless accompanied by an adult.

#### **5. Exercise Room**

- a) The Exercise room is available from 5 am to 11 pm.
- b) Guests are not permitted to use the exercise room equipment.
- c) No eating or drinking alcoholic beverages is permitted in this area.
- d) Residents using the facilities will not prolong use beyond a reasonable time if others are waiting.
- e) All equipment shall be restored to its original place after use.
- f) Any equipment damage or malfunctioning will be reported to the Building Manager, the Property Manager or the Strata Council.
- g) Children under the age of 14 years of age may not use the exercise equipment. Children between 14 years and 16 years of age may use the equipment if accompanied by their parent.

- h) No radio or sound reproducing equipment is permitted except with earplugs set at a reasonable volume. The supplied television set shall not be set at an unnecessarily loud volume.

## **6. Lounge Rental**

Residents are required to book the Lounge through the on-site Building Manager. A \$100.00 refundable deposit will be required upon booking.

See the **Lounge Rental Agreement** and **Appendix "A"** of that Agreement for the terms and conditions governing the rental and use of the Lounge Area for personal functions.