

# STRATA PLAN BCS 1559 – THE TAYLOR

## RULES

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The following Rules are created in accordance with Part 7 of the *Strata Property Act* and the Registered Bylaws of Strata Plan BCS 1559. Together with the Bylaws already in effect these additional regulations apply to The Taylor and must be complied with at all times.

### 1. Fitness Room

**Hours of Operation:**

24 hours per day.

**Age Restriction:**

Minimum age is 13, however, persons under the age of 16 are not permitted in the gym without adult supervision.

An adult is defined as a person at least 18 years old.

**General:**

Use by Residents of The Taylor only and their Guests.

No smoking allowed.

No animals allowed.

Headphones must be used when listening to music.

### 2. Fobs

A \$50.00 administration fee is incurred to reactivate any fob that is derelict after a fob audit.

### 3. Lobby Lounge

*\*\* See separate Lobby Lounge Rules document \*\**

### 4. Keys

Registered Residents and Owners may purchase a key for the stairwell door leading onto their specific floor at a cost of \$20.00 per key. Each unit will be allowed to purchase up to two keys.

### 5. Electric Vehicles – Located in the Visitors Parking

The strata corporation has provided for electric charging for residents/guests in the visitor parking area. The fees are set and collected by a third-party vendor at the advertised rate, which may change from time to time. A vehicle must be moved from the charging station / designated electric vehicle parking stall within 60 minutes of the vehicle charging being completed, otherwise, there will be additional fees charged, and/or the vehicle will be subject to towing at the vehicle owner's expense.

Non-electric vehicles or electric vehicles that are not actively charging in the parking stall designated for charging only will be subject to towing at the vehicle owner's expense.

## **6. Electric Scooters**

For the safety of residents, electric scooters are not permitted to be ridden in the lobby, elevators, hallways, or any other indoor common areas, except for the parkade. No scooters are to be kept on balconies or patios; however, they can be kept inside the strata lot, or in a designated parking stall/storage locker assigned to the resident.

\*This Rule does not apply to motorized scooters for people with disabilities.

## **7. Towing**

Any vehicle parked in violation of the bylaws may be subject, in Strata Council's sole discretion, to removal by a towing company and all costs associated with such towing will be charged to the owner of the strata lot.

## **8. Heat Pump Installation Requirements \***

### **1. *Heat Pump Installation Requirements:***

- *When a heat pump head is installed in any room within a strata lot, the baseboard heater(s) located in that room must be fully removed.*

### **2. *Electrical Circuit Modification:***

- *Upon removal of the baseboard heater(s), the corresponding circuit breaker for the baseboard heating system in that room must either:*
  - 1. *Be removed from the electrical panel; or*
  - 2. *Be repurposed for the installation of the heat pump, where such repurposing is permissible and complies with all applicable electrical codes and safety standards.*

### **3. *Compliance with Electrical Code:***

- *All modifications related to the removal of baseboard heaters and the repurposing of circuit breakers must be performed by a licensed electrician and in strict accordance with the latest version of the local electrical code.*

### **4. *Approval and Documentation:***

- *Owners must obtain approval from the Strata Council before making any modifications to the heating system. Documentation of the work, including any required permits or electrical code compliance certificates, must be submitted to the Strata Council for record-keeping.*

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### Amendments:

- Rules ratified at March 6, 2007 AGM
- Rule #4 e) added – May 7, 2007 Council Meeting – ratified as amended at January 15, 2008 AGM
- Rule #4 b) amended – June 4, 2007 Council Meeting – ratified January 15, 2008 AGM
- Rule #4 g) added – June 4, 2007 Council Meeting – ratified as amended at January 15, 2008 AGM
- Rule #13 added – September 4, 2007 Council Meeting – ratified January 15, 2008 AGM
- Rule #6 added – October 2, 2007 Council Meeting – ratified at January 15, 2008 AGM
- Rule #4 c) amended – ratified at February 10, 2009 AGM
- Rule #4 e) amended – ratified at February 10, 2009 AGM
- Rule #6 added – January 8, 2008 Council Meeting – ratified at February 10, 2009 AGM
- Rule #10 added – April 10, 2008 Council Meeting – ratified at February 10, 2009 AGM
- Rule #7 amended – passed at April 7, 2009 Council Meeting –ratified at March 21, 2013 AGM
- Rule #4 f) deleted – ratified at February 9, 2010 AGM
- Rule #4 g) deleted – ratified at February 9, 2010 AGM
- Rule 14 added – passed at December 8, 2009 Council Meeting –ratified at March 21, 2013 AGM
- Rule 4 added – passed at March 9, 2010 Council Meeting – ratified at March 10, 2011 AGM
- Rule 4(f) added – passed at October 18, 2010 Council Meeting – ratified at March 10, 2011 AGM
- Rule 6 amended – passed at February 7, 2011 Council Meeting – ratified at March 10, 2011 AGM
- Rule 15 added – passed at July 18, 2011 Council Meeting; amended at January 4, 2012 Council Meeting – ratified at March 21, 2012 AGM
- Rule 4 amended – passed at April 12, 2012 Council Meeting –ratified at March 21, 2013 AGM
- Rule 16 added – passed at July 19, 2012 Council Meeting –ratified at March 21, 2013 AGM
- Rule 15 amended – passed at October 17, 2012 – ratified at March 21, 2013 AGM
- Rule 13 #2) added – August 17, 2015 Council Meeting – ratified at February 17, 2016 AGM
- Rule 17 added at March 7, 2016 Council Meeting – ratified at March 30, 2017 AGM
- Rule 18 added at February 22, 2017 Council Meeting – ratified at March 30, 2017 AGM
- Rule 19 added at November 8, 2017 Council Meeting & amended at January 22, 2018 Council Meeting – ratified at March 26, 2018 AGM
- Rule 19 amended at August 15, 2019 Council Meeting – ratified at June 22, 2020 AGM
- Rules #5, #9, #11, #12, and #13 deleted and subsequent Rules renumbered accordingly – ratified at April 15, 2021 AGM
- Rules #1, #2, #4, #5, #6, #7, #8, #12, #13 deleted & converted into bylaws & subsequent rules renumbered accordingly – ratified at April 15, 2021 AGM
- Rules #6 and #7 added at the September 16, 2021 Council Meeting – ratified at November 18, 2021 SGM
- Rule #1 amended at June 15, 2022 Council Meeting – ratified at April 19, 2023 AGM
- Rule #5 amended at June 15, 2022 Council Meeting – ratified at April 19, 2023 AGM
- Rule #6 amended at June 15, 2022 Council Meeting – ratified at April 19, 2023 AGM
- \* *Rule #8 added at October 21, 2024 Council Meeting – to be ratified at next AGM*

(<https://wynfordgroup.sharepoint.com/sites/Properties/BCS/BCS 1559/Bylaws & Rules/2024-10-21.Rules.bcs1559.docx>)