

## **STRATA PLAN BCS1559 - THE TAYLOR**

### **LOBBY LOUNGE – GENERAL:**

1. The Lobby Lounge is open from 6:00 AM to 11:00 PM.
2. All Visitors must be accompanied by a Resident.
3. Guests are limited to three (3) adults or minors per strata lot unless for exclusive bookings.
4. Minors (under 16 years) must be accompanied at all times by an adult (over 19 years).
5. No pets or animals allowed, with exception of certified assistance dogs.
6. Smoking is not permitted.
7. No loud music or audio permitted.
8. Any damage to the premises must be reported to the Building Manager immediately.
9. Anyone not complying with these regulations may be denied the use of the facilities and/or fined. The first offence is subject to suspension of fob for gym/lounge access for a period of up to three (3) months for the first offence and a period of up to six (6) months for the second offence.
10. The Owners of the Taylor – BCS1559 and the Strata Council for the Taylor -BCS1559 are not liable for any accidents or injuries while using the Taylor Lobby Lounge.
11. The Taylor – BCS1559 Lobby Lounge is for the use and enjoyment of all Owners and Residents therefore no commercial or business activity is permitted.
12. Owners are responsible for ensuring that there is no illegal activity taking place by the Owner or their guests. All illegal activity must be reported to the Building Manager immediately.
13. Users are reminded to keep the premises clean and tidy after use, and to be respectful of other users of the space.
14. The capacity of the Lobby Lounge is 25 people.

### **LOBBY LOUNGE – BOOKING POLICY:**

The Taylor Lobby Lounge is designated for the use and enjoyment of all owners and residents. In order to ensure access to all facilities for the Owners, exclusive use bookings will be limited as outlined below.

1. No commercial type activities are permitted.
2. No room rental bookings will be accepted less than 7 days in advance.
3. Owners are permitted one active booking at a time, once every 30 days.
4. Maximum number of persons in the lounge is 25 at any one time.

### **LOBBY LOUNGE – BOOKING PROCEDURES & FEES:**

**Booking Procedures:** Lobby Lounge must be booked a minimum of 7 days in advance. A form accepting responsibility and understanding of facilities rules must be signed at the time of booking.

Cash or Cheques for the damage deposit must be received a minimum of 7 days prior to the reservation.

**Booking Fees:** A \$200.00 refundable damage deposit is required and will be returned after the event and upon completion of a satisfactory inspection by the Building Manager. If additional cleaning or repairs are needed, the costs will be taken out of the \$200.00 damage deposit, with any excess costs charged back to the unit in question. Payment must be made in cash or by cheque to the Building Manager at the time of booking.

### **LOBBY LOUNGE – EXCLUSIVE BOOKINGS:**

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Anyone wishing to rent the Lobby Lounge for a private function must adhere to the following, in addition to the general rules set out above:

1. Application:
  - a. An application for the use of Lobby Lounge may be made by a Resident of The Taylor – BCS1559.
  - b. Residents are required to pay \$200.00 refundable damage deposit at the time of booking. The \$200.00 will be refunded if there is no damage.
  - c. The damage deposit is payable to the building manager at the time of booking, and payment must be made by cash or cheque.
  - d. Residents wishing exclusive use of the Lobby Lounge must book with the building manager.
  - e. Residents must sign the application form for the use of Lobby Lounge which includes a waiver of liability.
2. Attendance at Function:
  - a. The Residents must be in attendance at the function, unless approved by the Strata Council for 550 Taylor, BCS1559.
3. Guest Responsibility:
  - a. The Residents are personally responsible for the conduct of the guests attending their function.
  - b. This responsibility is acknowledged and accepted by signature to the booking application form.
4. Clean-Up:
  - a. The Lobby Lounge is to be left in a state of cleanliness greater than or equal to how it was found before the booking.
  - b. Any damage or extra cleaning required as a result of a booking, over and above the damage deposit, will be charged back to the Owner of the unit booking the Lobby Lounge.

**STRATA PLAN BCS1559 - THE TAYLOR  
LOBBY LOUNGE PRIVATE FUNCTION  
APPLICATION FOR EXCLUSIVE USE OF THE LOUNGE**

Owner(s) Name: \_\_\_\_\_ Unit# \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date Requested: \_\_\_\_\_

Hours, From: \_\_\_\_\_ to: \_\_\_\_\_

Number of Guests: \_\_\_\_\_

Purpose of Event: \_\_\_\_\_

The Lobby Lounge is for the use and enjoyment of Taylor Residents (authorized user) and their Guests only. Each Strata Lot is entitled to reserve the Lounge for private functions once every 30 days. The reservation will be for a continuous period of not more than 6 hours per reservation. Strata Meetings and Business will take precedence over all other bookings.

**General:**

- Hours of Operation: 6:00 AM to 11:00 PM.
- Noise levels are to be controlled at all times
- Age Restriction - anyone under the age of 19 years must be accompanied by an authorized user
- Animals are not permitted

**Private Functions:**

- The Lounge must be booked through the Building Manager at least 7 days in advance
- Details of the event must be listed with the Building Manager
- The Resident must leave a refundable deposit of \$200.00 at time of booking
- Maximum attendees to a private function are 25 people
- The Lounge must be left clean and tidy
- Any cleaning, damage repairs required will be deducted from the \$200.00 deposit, and, where this is insufficient, charged back to the unit.

**Misuse of the Lobby Lounge will result in suspension of  
lounge/gym access, in keeping with the Strata rules.**

**IN THE USE OF THE LOUNGE, I AGREE TO TAKE FULL RESPONSIBILITY FOR THE FOLLOWING:**

1. The conduct of my guests.
2. Replacing furniture to its original location.
3. I will not use tacks or tape on the walls or ceiling.
4. I/we agree to pr-pay a deposit of \$200.00 (by cash or cheque) for the use of The Lobby Lounge.
5. I/we understand that \$200.00 will be refunded upon inspection of Lobby Lounge, to ensure that it has been cleaned to the specifications of Building Manager and/or Council designate, and that no damage has taken place.
6. I/we agree to provide 7 days notice of cancellation, or the damage deposit may be forfeited.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_