

EPS8078 Brooklyn – Rules Ratified at June 29 & July 6, 2022

First Annual General Meeting

ROOFTOP TERRACE RULES:

- The Rooftop Terrace will be open from 6am to midnight daily;
- Anyone under 16 years of age must be accompanied by an adult over 21 years of age;
- The equipment must not be used by persons under 16 years of age;
- No alcohol of any kind is permitted on the Rooftop Terrace;
- No glass or breakable dishware of any kind is allowed on the Rooftop Terrace;
- No pets are allowed on the Rooftop Terrace;
- Any abuse of the above Rules or violation of the strata corporation's Bylaws may result in a suspension of access to the Rooftop Terrace;
- The Rooftop Terrace is available to all owners, residents and occupants of the Residential Section; there will be no exclusive use granted for the Rooftop Terrace;
- It is the responsibility of each individual person intending to use the Rooftop Terrace to ensure that it is safe to use before making any use of it, to report immediately to a representative of the strata corporation any injury, accident or maintenance or safety issue relating to the Rooftop Terrace of which that person has knowledge, and to provide a full written summary of such incident or issue within 24 hours if any injury to person or damage to property was observed.

INTERIOR AMENITIES ROOMS RULES:

- The Interior Amenities Rooms consist of a Lounge and Kitchen rooms located on the 25th floor;
- These rooms will be available by reservation only, and must be made by an owner or tenant, who will be responsible for any damage or clean-up costs arising from the use of the Interior Amenities Rooms;
- There is a \$300 damage deposit/cleaning fee payable to the Residential Section at time a reservation is confirmed. Refunds will be provided based on how the rooms are left after their use; owners or tenants may be charged additional amounts if damages and cleaning fees exceed the initial deposit;
- The maximum number of people allowed in Interior Amenities Rooms will be as posted at the entrance to the room, and determined by the fire code;
- An owner or tenant may only have one outstanding reservation at a time;
- No pets are allowed in the Interior Amenities Rooms;
- It is the responsibility of each individual person intending to use the Interior Amenities Rooms to ensure that they are safe to use before making any use of them, to report immediately to a representative of the strata corporation any injury, accident or maintenance or safety issue relating to the Interior Amenities Rooms of which that person has knowledge, and to provide a full written summary of such incident or issue within 24 hours if any injury to person or damage to property was observed.

PARKING RULES (to be ratified at 2023 general meeting):

- All owners, tenants, guests and occupants must park in their assigned parking spaces.
- Visitor parking stalls are intended for those who are visiting a resident of the building. All occupants, including owners, tenants and short-term guests must not park in the visitor parking. Parking facilities are used at the occupant's own risk.
- Resident parking passes must be displayed in vehicles parking the residential parkade and Visitor parking passes must be displayed in vehicles parking the visitors parking stalls.
- The strata corporation will charge a fee for replacement or additional passes, which may be amended from time to time. The current fee is \$100 per pass.
- RVs of any type, campers, trailers, motorhomes and water crafts are not permitted in any parkades.
- Violations may result in towing of the vehicle at the owner's expense.

ELECTRIC "EV" CHARGING RULES IN VISITORS' PARKADE (to be ratified at 2023 general meeting):

- The four (4) charging stations and accompanying stalls may be used by any guests and occupants to charge their EV. Please ensure that once your vehicle finished charging, that you move it to the strata lot's assigned parking stall allowing for others to use the charging station or out of the premise. A maximum of four (4) hours of charging is allowed at one time. The fee for using the chargers are as shown in the ChargePoint app.