

Strata Plan LMS-712 Parking Rules & Bylaws

1. Vehicle Rules

- (a) Only one vehicle shall traverse the P1/P2 vehicle gates during each gate opening.

2. Visitor Parking Rules

- (a) Visitor parking stalls are for the use of guests of residents only.
- (b) Contractors are not permitted to park in P2, P3 or P4 visitor parking stalls.
- (c) Every visitor who wishes to park in P2, P3 or P4 visitor parking stalls must first obtain a visitor parking permit from the concierge.
- (d) Every visitor who parks in P2, P3 or P4 visitor parking stalls must prominently display a valid visitor parking permit in their vehicle.
- (e) Where a visitor contravenes rule 2(d), the strata corporation may have the vehicle towed at the cost of the vehicle owner.

3. P1 Parking Rules

- (a) Day or evening guests may park on P1 and must place a note on the dash indicating the suite the guest is visiting.
- (b) Overnight guests must park in the visitors parking areas on P2, P3 and P4. A visitor's pass must be displayed prominently in the vehicle.
- (c) Some parking spaces on P1 have been designated for the use of residents for loading or unloading – the maximum amount of time a vehicle may be parked in these spaces is 30 minutes.
- (d) Contractors, cleaners, attendants, etc. may park on P1 at no charge and must display a note on the dashboard indicating whose suite they are attending.

39. Parking Bylaws:

- 39.1 A resident must not permit any oversized, commercial or recreational vehicles including, but not exhaustively, boats, trailers and campers to enter or be parked or stored on common property, limited common property or land that is a common asset without prior written consent of the strata council.
- 39.2 A resident must not store unlicensed or uninsured vehicles on the common property, limited common property or on land that is a common asset.
- 39.3 A resident storing a vehicle must
- (i) provide, to the strata corporation, proof of insurance effective on the commencement date of the storage, and
 - (ii) display a valid parking permit on the vehicle at all times.
- 39.4 An owner must not sell, lease, licence or assign parking stalls to any person other than an owner. An owner may lease a parking stall only to an occupant of the building.
- 39.5 A resident must park only in the parking stall assigned to the resident or leased from another owner.
- 39.6 A resident or visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, access lanes or no parking zones.
- 39.7 Any resident's vehicle parked in violation of bylaw 39.6 may be subject to removal by a towing company authorized by council, and all costs associated with such removal will be charged to the owner of the strata lot.
- 39.8 A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds or work on vehicles involving any automotive fluids or paints, motor tune ups or other mechanical repairs.
- 39.9 A resident or visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 10 km/hour.
- 39.10 A resident must wash a vehicle in the location designated for vehicle washing only. Once washing is completed, the resident must hose down and remove all dirt, refuse and excess water from the washing area. While washing, a resident must keep any audio volume low.

- 39.11 A resident must not park or store any vehicle that drips oil, gasoline or other fluids.
- 39.12 In the event of spillage of oil, gasoline or other fluids, a resident will be responsible for the costs of clean-up or membrane repairs.
- 39.13 The strata council may designate common property or limited common property for the exclusive use for visitor or paid parking, and may set the fees for paid parking.
- 39.14 A resident must not use any area of the common property or limited common property designed for parking for storage of personal items.

Short Term Parking:

- 39.15 The strata council may designate common property or limited common property for the exclusive use of residents for short term parking for which it may waive parking fees.
- 39.16 A resident shall not park in a designated short term parking space for more than the maximum time posted.
- 39.17 The vehicle of a resident who parks in a designated short term parking space for longer than the maximum time posted may be subject to removal by a towing company authorized by the strata council and the vehicle owner shall be responsible for any associated towing charges.

Visitor Parking:

- 39.18 The strata council may designate common property or limited common property for the exclusive use of guests of residents.
- 39.19 A resident may not park in a designated visitor parking space.
- 39.20 The vehicle of a resident who parks in a visitor parking space may be subject to removal by a towing company authorized by the strata council, and the vehicle owner shall be responsible for any associated towing charges.

Parking Permits:

- 39.27 An owner is entitled to one parking permit per assigned parking space.
- 39.28 An owner may not lend or give a parking permit to anyone other than a family member or tenant of the owner and who occupies a strata lot.
- 39.29 In the event of loss, an owner may apply in writing to the strata council requesting a replacement parking permit, for which it may charge a fee.

39.30 A resident must display a valid parking permit prominently and visibly in their vehicle at all times.