

RULES
STRATA PLAN NWS 3385
THE RIVIERA
1185, 1235, 1245 QUAYSIDE DRIVE NEW WESTMINSTER BC
Ratified at AGM – February 27, 2024

1. Amenities

- 1.1. Non-resident owners, and/or their guests are not permitted to use any of the amenities.
- 1.2. Food, drink (alcohol or otherwise) and glass are not permitted in any common area except the social lounge, craft room and guest suite.
- 1.3. Except for the social lounge, the resident of a strata lot will limit the number of their guests using any one common area at any one time to a reasonable number.
- 1.4. To remain in any of the common areas after a) 10 pm in the exercise areas and b) 11 pm in all other common areas except the guest suite) will result in a fine including the first offense.
- 1.5. While COVID-19 protocols are in place, an owner, tenant or occupant cannot use the common property amenities until they have first submitted a signed waiver, provided they are 18 years of age or older. Parents or legal guardians must sign a waiver on behalf of their minors and will be responsible for their compliance with the COVID-19 protocols.
- 1.6. All amenity washrooms are for the exclusive use of those residents actively using the pool, exercise rooms, social lounge, craft room, games room and hot tubs. Drop-in use is not permitted. *(Ratified at AGM – February 22, 2022)*
- 1.7. The Social Lounge (2nd floor, Tower C)
 - 1.7.1 A maximum of 45 people are allowed for Social Lounge events.
 - 1.7.2 The Craft Room is not available for residents and guests attending an event in the Social Lounge.
 - 1.7.3 The organizer of any Social Lounge event is responsible for ensuring fire exits are clear.
 - 1.7.4 No open flames are permitted.
 - 1.7.5 No tacks, staples, nails nor anything else that may damage the wall, ceiling, floor or counters.
 - 1.7.6 Tables and chairs are to be returned to their storage location.
 - 1.7.7 Any kitchen items used, must be cleaned, and properly stored.
 - 1.7.8 The organizer of any Strata Sponsored or Private Social Lounge event is responsible for ensuring the lounge, kitchen and washroom are clean and any garbage removed at the end of their event. Cleaning includes all surfaces, any food or drink spills, washroom cleaning includes mirror, sink, toilet, and floors & walls if required.
 - 1.7.9 All Strata sponsored Social Events must be approved by a member of the Strata Council in advance and in writing. *(Rule 1.7.1 – 1.7.9 Adopted at Council Meeting – May 30, 2023)*

- 1.8. The swimming pool, hot tub and sauna (1st Floor Tower A) and the hot tub (2nd Floor Tower C)
 - 1.8.1. No person who has not obtained the age of fifteen is permitted unless accompanied by a resident who has obtained the age of majority.
 - 1.8.2. Where a person who has obtained the age of fifteen but who has not obtained the age of majority is authorized for the unaccompanied use of the pool, hot tub and sauna, the person giving the authorization accepts full and complete liability for any and all misfortune, injury or death that may befall the person/s so authorized.
 - 1.8.3. Prior to the use of any hot tub, the sauna or the swimming pool, each person will shower in the showers provided in the area, regardless of the type of swimwear.
 - 1.8.4. No person with an open wound will enter any hot tub, the sauna or the swimming pool.
 - 1.8.5. Electric or electronic devices of any kind are prohibited.
 - 1.8.6. The use of shampoo, conditioner, soap, body oils or any other substance that could possibly contaminate the water is strictly prohibited.
 - 1.8.7. Long hair must be tied back, or bathing caps must be worn in any hot tub or the swimming pool.
 - 1.8.8. Any foreign matter that falls into the hot tub or pool must be reported to the site manager immediately.
 - 1.8.9. Street clothes cannot be used as swimwear unless they are street clothes that are only used for swimwear.
 - 1.8.10. Diving and/or jumping into any hot tub or swimming pool is prohibited.
 - 1.8.11. Each person will dry off completely before leaving the pool area to ensure that no water is tracked outside of that area.
- 1.9. The Gym and Exercise Areas
 - 1.9.1. No devices that reproduce sound that can be heard, other than through personal headphones, are allowed in the gym or exercise areas.
 - 1.9.2. Equipment in the exercise rooms or gym will be used in such a manner that it will not cause a disturbance to others using the gym or residents of suites located close to the exercise rooms or gym.
 - 1.9.3. When not in use free weights and weights on gym equipment are to be returned in a gentle manner that will not result in a loud noise or cause unnecessary stress to the gym equipment.
 - 1.9.4. Residents using the exercise areas or gym will carry with them a towel and will wipe off each piece of equipment after use. A spray bottle of cleaner and a cleaning cloth will be provided in the gym for residents to use to clean the gym equipment prior to their use if they so desire.

2. Security

- 2.1. It is an offence to voluntarily allow entrance to the Riviera to any persons not personally known to the resident.

- 2.2. It is an offence to open any door marked as an emergency exit-only door except in the case of an emergency.
- 2.3. It is an offence to leave open and unattended or unlocked any door or gate within the Riviera for any reason.

3. Disposal of Garbage and Refuse

- 3.1. All garbage must be disposed of in accordance with the standards as set out by the strata council that are posted on the doors to the garbage rooms and on the recycling bins provided.
- 3.2. All owners and residents are to make themselves aware of city and other regulations regarding the disposal of refuse and govern themselves accordingly. Improper disposal of hazardous materials (i.e. paint, car batteries, chemicals, etc) will result in fines. Improper use of the strata's garbage disposal system will be subject to a fine.
- 3.3. Corrugated cardboard boxes will be empty and flattened or crushed prior to being placed in the container provided.
- 3.4. Any material other than household refuse and garbage will not be disposed of by use of the garbage rooms.

4. Guest Parking Areas

- 4.1. The guest parking areas are solely and exclusively for the use of guests of residents of the Riviera. Any resident of the Riviera allowing their guest parking pass to be used in any manner other than for the sole and exclusive use of a guest visiting them in their strata lot will be subject to a fine.
- 4.2. Improper use of the guest parking area passes to provide off-street parking may result in the Strata Council revoking all guest parking passes issued to the strata lot in question.
- 4.3. All vehicles in the guest parking areas must have clearly displayed a "Riviera Guest Parking Pass" which are issued to each strata lot.
- 4.4. No vehicle will be parked in such a manner that interferes with the use of a different parking stall or any area marked as a restricted parking area.
- 4.5. No vehicle will be parked overnight in the guest parking area more than five times in any one calendar month or overnight for more than five consecutive nights.
 - 4.5.1. This includes vehicles that use a number of different guest parking passes issued to different suites.
 - 4.5.2. A vehicle "parked overnight" will be defined as one that is parked in the guest parking areas at the time of the evening guest parking patrol and still parked in any guest parking area at the time of the morning parking patrol.
- 4.6. Residents who have a guest staying with them for more than five days but less than fifteen days must obtain a special guest parking pass for up to a ten-day extension from the Site Manager.
- 4.7. When a resident of the Riviera has the care and control or use of a vehicle, whether registered in his or her name or in the name of any other person or a corporation,

all such vehicles will, for the purposes of this rule, be considered as a “resident’s vehicle”.

- 4.7.1. All such “resident’s vehicle(s)” will not be eligible for parking in any guest parking area with or without a guest parking pass.
- 4.7.2. All “resident’s vehicles” parked in any guest parking area will be towed.

5. Bike Storage

- 5.1. The term “bike” includes tricycles and all other types of pedal bikes but does not include wheeled toys for children under the age of 5 years or adaptive bicycles.
- 5.2. The storage of bikes is restricted to the two bike rooms provided for this purpose.
- 5.3. No bikes are allowed inside or transported through any of the three towers.
- 5.4. All bikes will be taken through the inside parking area when going to the bike storage room.
- 5.5. No bike will be stored on any common property or balcony.
- 5.6. Only bikes with attached Riviera identification tags are permitted to be stored in either of the two bike storage rooms.
 - 5.6.1. Upon applying to the Riviera office, residents will be given a Riviera identification tag to be affixed to their bikes.
- 5.7. Any bike that is not stored in accordance with these rules will have the lock cut and the bike will be removed from the bike storage room.
- 5.8. Bikes with or without a bike tag that, in the opinion of the strata council have been abandoned in the bike room, will become the property of the strata corporation and will be disposed.
- 5.9. All bike(s) not removed from a bike room within thirty days of moving out of Riviera will become the property of the strata corporation, removed from the bike room and disposed appropriately.

6. Moves in and out

- 6.1. Only the one elevator scheduled for use during the move will be used for moving possessions.
- 6.2. Moves in or out and large deliveries will only be made through the side doors designated for such purpose in each tower.

7. Mover and Contractor Vehicle Parking

- 7.1 Riviera Strata Council or the Riviera Site Manager cannot guarantee parking for movers or contractors on Riviera property, or may refuse any request for parking.
- 7.2 Parking of moving trucks takes priority over contractor parking.
- 7.3 Moving truck parking on Riviera property must be scheduled and reserved in advance, and vehicles must park within a designated area.
- 7.4 Parking passes will be issued and must be placed on dashboard in vehicles, and are only valid on the approved dates.

- 7.5 Moving trucks or contractor vehicles cannot park in a manner that blocks resident access to Riviera parking areas, or encroaches on the front sidewalks.
- 7.6 Contractor's vehicles can only park in the designated loading area for loading or unloading, and must move immediately when complete.
- 7.7 Contractor's vehicles cannot park or stop in the designated loading area if it has been reserved for moving that day.
- 7.8 Owners of any non-compliant vehicles will be asked to immediately leave the property or the vehicles will be towed.

8. General

- 8.1 Whenever the BC Provincial Public Health Office mandates the wearing of facial masks in indoor spaces the occupants, contractors, service providers, delivery persons, staff and visitors at Riviera shall be required to wear masks when they are in any indoor common property area. The number of persons may also be limited in specific areas to ensure safe social distancing. *(Ratified at AGM – February 22, 2022)*
- 8.2 All postings on any common area bulletin board must be approved by Council, or the Riviera Site Manager, before being posted. Posting must be stamped as authorized by the Strata office. *(Added at Council meeting – May 30, 2022)*

9. Parking Garage Electrical Usage

- 9.1 The connection by residents of an extension cord or electrical device to any common area electrical power receptacle is prohibited, unless approved by Riviera Strata Council.
- 9.2 A Riviera Strata Lot owner(s) may request that Riviera Strata Corporation install a 'Stored Vehicle Battery Charger Receptacle' (SVCR) within the Strata Lot owners Limited Common Property parking stall.
- 9.3 A Strata Lot owner cannot have the SVCR installed on their own.
- 9.4 The cost of installing the SVCR, plus a one-time electrical usage fee, set by Riviera Strata Council, will be charged to the Strata Lot owner.
- 9.5 Riviera Strata Council must approve the location of the SVCR.
- 9.6 The SVCR can only be used under these conditions:
 - a) Only an unaltered certified battery charger may be connected.
 - b) The rated output capacity (volts x amps) of the battery charger cannot exceed 25 watts.
 - c) No engine block heaters or any other use of the SVCR is permitted.

- d) Only one charger per duplex receptacle may be connected.
- e) An unaltered 'Outdoor Use' rated, approved extension cord with a maximum length of 5 meters, may be used within the parking space.
- f) The use of the SVCR cannot be shared with another parking space.
- g) The battery charger may only be connected to a stored vehicle (driven less than once per week)
- h) Any unauthorized or unsafe use of the SVCR may result in the disconnection or removal of the SVCR with no cost refund.
- i) Use of the SVCR can be transferred to a new owner if the associated Strata Lot is sold.
- j) The battery charger may be periodically inspected for compliance
(Ratified at AGM – February 27, 2024 – {Added at Council Meeting – November 28, 2023})

Explanation of Rules:

Bylaws and rules affect the strata lot owner's (and tenant's) rights and responsibilities and set out what the strata corporation will be like to live in and how it is administered. Bylaws and rules also apply to visitors.

Bylaws and rules are one of the ways that living in a strata is not the same as living in housing that is non-strata titled.

Bylaws can cover many different areas including strata lots and common areas. The purpose of bylaws is to provide for the administration of the strata corporation and for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation.

Rules are different from bylaws. Rules can be created to govern the use, safety and condition of the common property and common assets. *Rules may not govern the use of strata lots, only bylaws can govern the use of strata lots.*

The strata council can create a rule without consulting owners, and it applies to owners, tenants and visitors until the next annual general meeting (AGM), or special general meeting (SGM), if the SGM occurs before the AGM. At the general meeting, the rule must be ratified by a majority vote or it ceases to have effect.

Once a rule has been ratified at a general meeting by majority vote it is effective until it is repealed, replaced or altered, without the need for further ratification.

Rules have lower fines than bylaws. Riviera Bylaws Division 4 – Enforcement of Bylaws and Rules Section 28 states that the maximum fine for each contravention of a rule is \$50 and can be imposed every 7 days if a contravention of the rule continues without interruption.