



April 7, 2008

**STRATA PLAN BCS 2555
CIELO**

ATTENTION ALL RESIDENTS
**USE OF PROPERTY,
NOISE AND COMMON CLEANLINESS**

THIS NOTICE IS BEING PREPARED AS A REMINDER TO RESIDENTS RESIDING IN THE BUILDING TO BE MINDFUL OF YOUR STRATA CORPORATION'S BYLAW #3 WITH RESPECT TO USE OF PROPERTY.

3. (1) *An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that*
- (a) *causes a nuisance or hazard to another person,*
 - (b) *causes unreasonable noise,*
 - (c) *unreasonably interferes with the right of other persons to use and enjoy the common property, common assets or another strata lot,*
 - (d) *is illegal, or*
 - (e) *is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.*
- (2) *An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.*
- (3) *An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.*
- (4) *An owner, tenant or occupant shall not:*
- (a) *use his strata lot for any purpose which may be injurious to the reputation of the building;*
 - (b) *make undue noise in or about any strata lot or common property; and*
 - (c) *keep any animals his strata lot or the common property after notice not to do so from the strata council.*

THERE HAVE BEEN SOME RECENT REPORTS COMING FROM WITHIN THE BUILDING OF EXCESSIVE NOISE RESULTING FROM PARTIES TAKING PLACE WITHIN STRATA LOTS. IN ACCORDANCE WITH THE AFOREMENTIONED BYLAW, WE DO REQUEST THAT ALL RESIDENTS BE MINDFUL OF THE PROVISIONS OF THIS BYLAW AND EXTEND CONSIDERATION AND COURTESY TO FELLOW NEIGHBOURS WITH RESPECT TO KEEPING NOISE AT A CONSIDERABLE LEVEL.

THERE HAVE ALSO BEEN SOME REPORTS THAT SOME RESIDENTS ARE DISPOSING OF CIGARETTE BUTTS IN COMMON AREAS OUTSIDE. THIS IS NOT ACCEPTABLE. THIS CREATES AN UNTIDY APPEARANCE. ADDITIONALLY, IT DOES POSE A FIRE HAZARD TO THE STRATA CORPORATION. RESIDENTS SHOULD DISPOSE OF CIGARETTE BUTTS IN A SAFE AND PROPER MANNER.

ALL RESIDENTS ARE THANKED FOR THEIR CONSIDERATION AND SHOULD THERE BE ANY CONCERNS, PLEASE DIRECT THEM TO THE ATTENTION OF THE SENIOR PROPERTY MANAGER.

Bruce Adanac, Senior Property Manager
Crosby Property Management Ltd.