



June 11, 2008

## **STRATA PLAN BCS 2555 CIELO AT COAL HARBOUR**

### **ALL RESIDENTS**

## **31<sup>ST</sup> FLOOR EXERCISE AND AMENITY ROOM USAGE**

WE ARE IN RECEIPT OF REPORTS RECENTLY FROM RESIDENTS IN THE BUILDING WHO NOTE UNAUTHORIZED INDIVIDUALS, IE: THOSE THOUGHT NOT TO BE RESIDENTS OF THE BUILDING, HAVE BEEN UTILIZING THE FITNESS AND EXERCISE AREAS ON THE 31<sup>ST</sup> FLOOR.

ALL RESIDENTS ARE REMINDED OF YOUR STRATA CORPORATION'S BYLAW 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.*

ANY UNAUTHORIZED INDIVIDUAL FOUND TO BE UTILIZING THIS ROOM WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW FOR TRESPASSING ON PRIVATE PROPERTY.

WE FURTHER REMIND ALL RESIDENTS OF SOME BASIC RULES WHICH ARE IN PLACE FOR USE OF THE EXERCISE ROOM.

1. THE PROPER CLOTHING IS REQUIRED. SHIRTS MUST BE WORN AT ALL TIMES.
2. RESIDENT ARE NOT PERMITTED TO INVITE MORE THAN TWO GUESTS AT A TIME INTO THE GYM AREA.
3. FINES WILL BE IMPOSED ON ANY RESIDENT FOUND TO BE VIOLATING THESE RULES IN ACCORDANCE WITH STRATA CORPORATION BYLAWS.
4. RESIDENTS ARE REMINDED TO WIPE DOWN AND CLEAN EXERCISE EQUIPMENT AFTER EACH USE.
5. RESIDENTS WHO OBSERVE ANY WRONGDOING ARE ENCOURAGED TO REPORT EACH OCCURRENCE OF WRONGDOING TO THE PROPERTY MANAGER OR, IF THE SECURITY OF THE BUILDING AND RESIDENTS IS THOUGHT TO BE COMPROMISED, TO REPORT TO THE VANCOUVER POLICE DEPARTMENT.

WE THANK EVERYONE FOR THEIR COOPERATION.

Bruce Adanac, Senior Property Manager  
Crosby Property Management Ltd.