THE 501
STRATA PLAN LMS 4050

APPROVED RULES

COURTYARD USE GUIDELINES

1. The Courtyard is common property. Its purpose and use are for all 501 residents and is subject to the same Use of Property and other Bylaws as all common areas, including fines for non-compliance.

2. Courtyard quiet hours are from 9:00PM – 9:00AM. Please respect your neighbours and keep noise to a reasonable level during the day; no noise permitted during quiet hours.

3. The Courtyard gate is locked at all times for security purposes and may not be propped open to enable free passage of guests in and out of the Courtyard.

4. No pets are permitted in the landscaping or beach volleyball areas.

5. Smoking or vaping is not permitted in the Courtyard, or anywhere on 501 Pacific property.

6. The Courtyard is available for rental by residents only for periods of up to 6 hours between 9:00AM to 9:00 PM, including setup and clean up time.

7. Bookings must be made by contacting the Building Manager's office and accompanied by a completed rental form plus rental and refundable deposit fees.

8. The Courtyard may not be used for commercial purposes.

9. Residents are responsible for cleaning up after themselves.

10. The courtyard at 501 Pacific is a common gathering space for all residents of the building. The courtyard space is defined as the outdoor beach volleyball court area and the lower picnic area. A rental of the courtyard does not include the walkway to the mailbox, or the walkway in front of the townhouses, which must remain clear.

11. All building residents are free to use the courtyard anytime including during non-booked celebrations, such as birthdays or picnics. For larger celebrations, such as pot luck dinners, graduations, weddings et cetera which require exclusive use of the courtyard, a booking form must be completed with the 501 Building Office fourteen or more days in advance, detailing the nature of the celebration, adult(s) responsible for the organization of the celebration, expected or potential numbers of participants, length of celebration (up to six hours) including any set up or clean up needed. Shorter notice may not be available.

12. For courtyard bookings, the following rules apply:

    (a) The Courtyard is available for rental by residents of 501 Pacific (tenants must have a Form K on file) only for periods of up to 6 hours from 9:00AM to 9:00 PM including setup and clean up time, with a **$25 non-refundable rental fee**. A **$100 refundable**

damage deposit is required and will be returned following an inspection of the Courtyard after use.

(b) The Host Must Attend: The host must be in attendance at all times.

(c) Guest Responsibility: The person booking is responsible for the conduct of the guests attending their function to ensure that all **Rules and Bylaws** of the Strata Corporation are followed.

(d) The Courtyard may not be used for commercial purposes.

(e) Decorations, streamers and banners are not permitted to be attached to the walls, gate or landscaping. Candles, confetti, glitter, rice or similar materials are not permitted.

(f) Guests must not disturb other residents.

(g) Gambling is not permitted without a city of Vancouver permit.

(h) "The 501" has zero tolerance for disorderly or drunken behaviour. A function which generates complaints or violates rules or bylaws will be shut down immediately. "The 501" is not liable for any accidents or incidents caused by disorderly or drunken behavior.

(i) Smoking is not permitted anywhere on the property.

(j) Courtyard doors. These doors may not be propped open and must be monitored by the renter.

13. Barbecues are permitted under the following conditions:

(a) Only portable propane/butane barbeques may be used in the courtyard. No charcoal barbeques or hibachis are permitted.

(b) Portable barbeques must not be placed on the picnic table or flammable surface.

(c) Residents must clean any area where a portable barbeque has been used.

(d) An adult must supervise the barbeque at all times while it is in use.

14. Clean Up:

(a) Food waste and compostable material must be removed from the Courtyard by users and not left in the courtyard or the litter bin by laneway.

(b) Renter is responsible for repairing any damages incurred to the Courtyard grounds, gardens, structures, and furniture owned by the strata.

(c) The Courtyard is to be left in a clean state after use. It is to be cleared of all food, beverages, trash, markings, and personal items.

15. Building staff have the right to close a Courtyard celebration if it deems the usage to be unduly noisy or reckless and all deposit monies may be forfeited.

16. Only interior signage is allowed.

17. Signs are permitted to be backlit.

18. No exterior signage is permitted.

19. Signs are only permitted in the top portion of the windows.

20. New signs are to be consistent with sizes of other signs.

21. All new signage must have a written proposal and drawings approved by the Strata Council.

22. All signage must meet City guidelines and approval.

23. Volleyball court is for recreational use by The 501 residents and is not to be used for tournaments or participate on a tournament circuit.

24. Residents may use the volleyball court for up to one hour without a booking.

25. Scheduling is not necessary to use the court but it allows for planning of events and reduces potential conflict. Booking may be made by contacting the Building Manager's office.

26. A Resident may book one session a maximum of twice a week. Each session is three hours long.

- Noon – 3:00 p.m.
- 3:00 pm – 6:00 p.m. OR
- 6:00 pm – 9:00 p.m.

27. In order to ensure the enjoyment and safety of all resident users, the following rules apply:

- Activities must not extend beyond 9:00 p.m.
- No glassware
- No pets permitted
- No smoking
- No amplified music or unreasonable noise
- Residents are responsible to clean up after themselves.

28. All notices posted to the resident notice board in the mailroom must be dated and removed after one month. The notice board is intended for residential and community use, notices deemed inappropriate by council will be removed.

29. Bookings may be made by contacting the Building Manager's office.

30. Hours 8:00 a.m. to 10:00 p.m.

31. No smoking, music, pets or gambling.

32. Residents are responsible to clean up after themselves.

33. No amplified music. Music must be listened to through the use of headphones only.

COURTYARD USE AND BOOKING FORM

THE 501

COURTYARD BOOKING FORM

Name: _____

Owner ☐ **Tenant** ☐

Unit/Address: _____

Email Address, Phone Number: _____

Date/Time of Event: 6 hour time block maximum, including set up and clean up time, rental hours begin at 9:00 a.m. and end at 9:00 p.m.

Requested time: ____:00 – ____:00

Type of Function:_____

Location: _____

(Initial) _____The Resident in charge will ensure courtyard door is not left open.

(Initial) _____The Residents are aware of the courtyard use guidelines.

Number of Guests: _____

	YES	N0
Food Being Served	☐	☐
Alcohol Being Served	☐	☐
Exclusive Use	☐	☐
Barbeque	☐	☐
City Permit Required	☐	☐

I, _____, agree to observe the Courtyard Use and Booking Rules (attached). I understand that fines apply if these rules are breached.

Initial _____

Date **Signature of Owner/Tenant**

_____ _____