

**RULES**  
**STRATA PLAN VIS 6797**  
**“THE FALLS”**

Updated: July 23, 2021

**1) Fitness Room, Pool & Hot Tub (the amenities)**

- a) The amenities are open daily from 6:00 a.m. to 9:00 p.m.
- b) There is no lifeguard on duty. Use of the pool and hot tub are at your own risk.
- c) Maximum number of people allowed in the swimming pool is thirty five.
- d) Maximum number of people allowed in the hot tub is six.
- e) The amenities are for the use of Residents of the Falls and their **accompanied** guests only. The maximum number of users from any one suite is 4 at any given time. Minors under the age of 12 years must be **accompanied** by an adult resident of at least 19 years old.
- f) The following activities are prohibited in the amenities:
  - 1. Diving into the pool;
  - 2. Smoking (also addressed by a Strata Bylaw);
  - 3. Consuming alcohol and/or Drugs of any kind;
  - 4. Eating food;
  - 5. Using toys or inflatables in the pool and/or hot tub;
  - 6. Roughhousing and loud noise (including loud music);
  - 7. Bringing in pets of any kind;
  - 8. Using fitness room and equipment while wet or wearing bathing attire;
  - 9. Using any form of glass containers and/or breakable items; and
  - 10. Reserving fitness equipment, deck chairs, lounge chairs and/or tables for those not present in the amenities.
- g) Personal items used in the amenities must be removed upon departure.
- h) Use of the hot tub is limited to 15 minutes at a time. Children under the age of 6 years old must not use the hot tub.
- i) All persons must shower before using the pool or hot tub, and dry off before leaving the area.
- j) Any person with any apparent skin disorder, sore or inflamed eyes, cold, cough, nasal or ear discharge, or any communicable disease, must not use the amenities.
- k) Children who are not toilet trained must wear disposable swim diapers
- l) Fitness equipment must be wiped down with sanitizing wipes before and after each use.
- m) Any damage or breakage must be reported to the Resident Building Manager ([fallsmanagement@gmail.com](mailto:fallsmanagement@gmail.com)).
- n) The Strata Council and Management reserve the right to deny the use of the amenities to anyone at any time.

**2) Car Wash**

- a) Residents must not splash or get other vehicles dirty while using the car wash.
- b) Residents must place all brushes, hoses and other car wash equipment back in their place after using the car wash.
- c) Residents must not store any items in the car wash area.
- d) Residents must not block access to other parking stalls or the parking driveway while using the car wash.

- e) Residents must not leave their cars parked in the car wash for any duration of time. Vehicles parked in the car wash will be towed at the owner's expense.
- f) Residents must not wash their car engines in the car wash, they may only wash the exterior of their vehicles.
- g) Residents must ensure the car wash area is left clean and tidy after each use.
- h) Residents may also wash their non-motorized vehicles/equipment in the car wash, but must follow all of the above rules and applicable bylaws.

**3) Safety & Security**

- a) Owners, Residents and/or Property Managers must not attach or store any keys or lockboxes on or to common property.
- b) Strata lots are limited to a maximum of 5 fobs per strata lot. Any additional required fobs will require application to and approval by the Strata Council.
- c) Drivers of vehicles, motorcycles and bicycles must stop and wait for the gate to the secure underground parking to fully close before proceeding either into the parking lot or out of the breezeway.
- d) Residents must ensure that when they enter or leave any of the secure doors of the Falls that the doors are closed and locked to prevent unauthorized access by non-residents. Secure doors must not be propped open unless there is a need such as to move furniture, etc. If they must be propped open, there must be someone in attendance at the door at all times to ensure no unauthorized entry is possible.

**4) Garbage and trash**

- a) Trash must be securely bagged and placed in the garbage dumpster in the garbage room.
- b) Cardboard boxes of all sizes must be broken down and placed inside the "cardboard" dumpster only.
- c) Old furniture, appliances, beds, or other large items of durable goods must not be left in the garbage room or placed in the dumpsters. Residents are personally responsible for the disposal of these items.
- d) Trash and trash bags are prohibited on, in, under, or around entry areas, walkways, stairwells, patios, or balconies and in all common areas.
- e) Refundable containers must be placed in the appropriately labeled bin in the garbage room.
- f) Recyclable plastics and metals must be cleaned and placed in the appropriately labeled bin in the garbage room.
- g) Compostable waste must be placed in the appropriately labeled bin in the garbage room.
- h) Used electronics, batteries and/or empty propane cylinders must not be placed in the dumpsters or in the garbage room. Residents are personally responsible for the disposal/recycling of these items.