

Strata Property Act
Form K
Notice of Tenant's Responsibility
(Section 146)

***Note: Please print out all the information needed for our records**

Re: Unit # _____ of Strata Plan KAS2849

Street Address of Strata Lot 1128 Sunset Drive, Kelowna, B.C. V1Y 9W7

Names of Tenants(s) _____

Commencing _____ (month/day/year) **Ending** _____

Vehicle Information:

Year _____ Make _____ Plate _____ Prov _____ Stall# _____

Year _____ Make _____ Plate _____ Prov _____ Stall# _____

***THIS FORM WILL BE RETURNED TO TENANT OR AGENT IF NOT FILLED OUT PROPERLY**

Important notice to Tenants:

1. **Under the Strata Property Act, a tenant in a strata corporation must comply with the bylaws and rules of the strata corporation that are in force from time to time (current bylaws and rules attached)**
2. The current bylaws and rules may be changed by the strata corporation, and if they are changed, the tenant must comply with the changed bylaws and rules.
3. If a tenant or occupant of the strata lot, or a person visiting the tenant or admitted by the tenant for any reason, contravenes a bylaw or a rule, the tenant is responsible and **may be subject to penalties, including fines, denial of access to recreational facilities and if the strata corporation incurs cost for remedying a contravention (I.E. – Security called) payment of those costs.**

I/we have read, understand and will comply with all the rules and regulations stated in the Hotel Innkeepers Act, Strata Property Bylaws and on the reverse side of this 'K' form. By signing this form, you are responsible for the actions of all persons occupying or visiting this strata lot.

Date: _____ (month/day/year)

Signature of Tenant

Signature of Tenant

Owner's Name: _____

Owner or Agent's signature: _____

Rental Agent:

Long term _____

Short term _____

For the enjoyment of all, we ask that you adhere to the following:

1. **Quiet Time:**
 - Owners, tenants, renters or visitors must observe a quiet time in the use of a strata lot or limited common property from 9:00 pm to 8:00 am. No loud or boisterous activity or profanity is permitted within these areas at any time.
2. **Pools and Hot Tubs:**
 - Hours for Indoor Pool & Hot Tub are from 6:00 am to 11:00 pm daily. Quiet time: 6-8 am and 9pm-11pm
 - Hours for Outdoor Pool & Hot Tub are from 8:00 am to 11:00 pm daily. Quiet time 9pm-11pm
 - To avoid contamination, please shower before entering pools and hot tubs.
 - No smoking on pool decks.
 - No glass, but plastic and cans are permitted
 - Please put garbage in containers provided
3. **Hallways and Common Areas — Inside and Outside**
 - No noise after 11pm — this includes suites and Sundecks
Bikes, roller blades, skateboards, etc are not to be ridden on-site.
No smoking in hallways, elevators, lobbies or other common areas.
4. **Decks and Patios:**

Please do not hang articles over the glass railings or throw items over — this includes cigarette butts, cans, garbage
5. **Garbage:**

Garbage bins are located to first right off the elevator in the lobby. Garbage chutes are also available on each floor of the high-rise.
Garbage left anywhere else is a fineable offence.
Re-Cycle bins are located in the garbage room (Recycle bins are green and Garbage bins are blue) as well as a separate area for bottles and cans.
6. **Parking:** Park in designated parking stall to avoid being towed at your expense.
7. **Washing Machines:** Do not leave unattended at any time.
8. **Illegal:** Drugs or under-age consumption of alcohol will not be tolerated.
9. **Bikes:** May not be stored in your unit or on decks. Contact your host if you need assistance with the bike storage location.
10. **Pets:** No more than 2 dogs or 2 cats are permitted and only if they are:
 - Allowed by Property Manager and not more than 15" high
 - Under control at all times and on leash when not in unit (Pets not allowed on plaza level)
 - Taken off site to do their thing" (not in parkade or other common areas).
11. **Common Sense:** Ensure you know where valves for water Supply to washers and sinks are and if leaks are discovered: Immediately turn off valve and contact Building Manager.

Failure to comply will result in a fine to you of not less than \$50 per offence

Emergencies:

Prior to 7 pm, Building Manager Dan 250-258-9251 – After 7 pm, SOS Security 250-862-9800

WE ARE GLAD YOU ARE HERE AND HOPE YOU HAVE A SAFE AND HAPPY HOLIDAY