



**STRATA PLAN LMS712  
888 BEACH**

**RULES**

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**888 BEACH  
STRATA PLAN LMS 712**

**APPROVED RULES**

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**PARKADE REMOTES**

1. Garage remotes are priced at \$100.00 each.
2. There is a limit of two garage remotes for each parking stall.

**ACCESS FOBS**

1. Access fobs are priced at \$30.00 each.
2. There is a limit of four access fobs for each strata unit.

**MOVE-IN FEES**

1. All moves are subject to a non-refundable \$200.00 move-in fee, including moves within Beach, Ocean and Garden Towers and the California Walkway. The move-in fee will also apply to a move-in to any townhouse that requires access through one of the towers, an elevator, or the parkade.
2. At the discretion of the Strata, a fee for a security guard to monitor a move can be charged. The fee is \$125.00 for a security guard for a minimum of four hours (even if s/he works less than four hours). For moves that exceed four hours, the Owner will be charged the hourly rate plus applicable taxes billed to the Strata by the security firm.
3. Payment for the move-in fee and the security guard must be made at the time of booking a move. An elevator booking cannot be guaranteed or reserved until payment is made. In the event of a telephone booking, payment must be received within 24 hours of the booking to avoid the booking being cancelled.

**TRICKLE CHARGING**

1. A trickle charger (2 amps or less) can be used as needed to maintain an owner's vehicle lead acid battery when the owner is absent for extended periods of time or when the vehicle is being stored.
2. A trickle charger (2 amps or less) may be used to protect an electric vehicle battery from fully discharging when the resident is away for an extended period of time, provided that the resident has received written approval from the Building Manager, indicated the time period for the use, and the electric vehicle is fully charged to at least 80% prior to using the trickle charger. For certainty and despite the foregoing, parkade electrical outlets must not be used to charge an electric vehicle.

3. Residents may not use common parkade outlets for trickle charging. Owners who wish to install (at their own cost) an electrical outlet to use a trickle charger as permitted in the bylaws must have a concrete post or wall near their parking stall. Owners must submit a copy of their electrician's proposal for the installation of an electric outlet (120V only) to the Building Manager for approval.
4. An owner installing an outlet for a trickle charger may install a locking cover on the outlet.
5. The following strict guidelines must be adhered to when using an electrical outlet in the parkade for a trickle charger used to maintain a vehicle's battery:
  - (a) details of the vehicle trickle charger must be submitted to the Building Manager for approval,
  - (b) all chargers must automatically switch to a maintenance mode when a charge is complete,
  - (c) all chargers must be warranted as free of creating a fire hazard; all chargers must have a CSA or ULC safety certification,
  - (d) if an extension cord is being used, it must be 12 or 14 gauge,
  - (e) an extension cord must not be wrapped along or around any exposed piping (eg. sprinkler piping) or laid across the concrete flooring outside the boundary of the Owner's parking stall.
6. Notwithstanding #3 above, in the case of a parking stall not adjacent to either a wall or a pillar, an outlet may be mounted on the nearest pillar, in which case any cord needed to reach the vehicle's trickle charger must run along the painted white line of the neighbouring stall, and must be fully protected while in use by a heavy-duty commercial-grade free-standing cord cover, suitable for walking or driving over, with a prominent yellow stripe on either side. The cord cover must be approved by the Building Manager. Under no circumstances may anything be adhered to the parkade surface.

## **ELECTRIC VEHICLE CHARGING**

*Ratified on Annual General Meeting March 13, 2025*

1. Charging of electric vehicles at charging stations will be at the rate of \$1.50 per hour for the maximum permitted time as established by these rules.
2. In order to ensure the availability of EV chargers for all residents, a rate of \$2.00 per minute to a maximum penalty of \$100.00, will be charged once the maximum permitted time has been exceeded. To prevent accidental overstay due to digital failure, vehicle owners should set their own alarms rather than rely on reminder messages from the charging station.
3. The maximum time of charging is limited to one 4-hour session in a 12-hour period. A minimum of 8 hours from a previous charging session must elapse before an electric vehicle may be charged further.

## **GARBAGE CHUTES**

1. No human or pet waste may be disposed of via the garbage chutes. This includes diapers, cat litter, and dog feces, no matter how well contained.

## **BICYCLE & SCOOTER REGISTRATION**

*Ratified on Annual General Meeting March 13, 2025*

1. All bicycles, tricycles, and scooters stored by residents anywhere on the property must display the most recent LMS712 identification tag. A bicycle, tricycle, or scooter not bearing such a tag will be subject to removal.
2. In order to obtain an ID tag, residents must submit the online registration form. The URL for this form is available from the concierge.
3. The resident will be contacted within several days to pick up the ID tag from the concierge desk, along with directions for applying the tag.
4. From time to time, notice will be issued for all residents to renew their bicycle, tricycle, or scooter registration and to apply new ID tags.
5. As a fire protection measure, electronic active transport vehicles and devices (bicycles, tricycles, scooters, and other similar personal vehicles) and/or their batteries must be recharged using the electrical outlets in the bicycle storage areas. They are not to be charged in residential areas of the building.
6. Any such device plugged into an outlet in a bicycle room or anywhere in the parkade must be labeled with owner information.
7. Once fully charged, such devices and/or their batteries must be promptly unplugged.

## **COMMERCIAL SIGNAGE**

1. A commercial unit may display a maximum of two small sandwich boards, provided that they do not impede pedestrian traffic.

## **MISCELLANEOUS FEES & COSTS**

*Ratified on Annual General Meeting March 13, 2025*

1. Common Area keys are priced at \$7.00 each.
2. Locker Room keys are priced at \$30.00 each
3. Bicycle Room keys are priced at \$7.00 each
4. Elevator keys are priced at \$50.00 each
5. Replacement window handles are available from the Building Manager at a cost of \$50.00 each.

## **COURTYARD CHAIRS**

*Ratified on Annual General Meeting March 13, 2025*

1. Chairs are to be returned to the alcove and stored immediately after use. Do not leave a chair out in the courtyard thinking you will be back later and will return it to the alcove at that time.
2. Chairs are on a first come, first served basis. Do not save chairs for your friends who might be coming later.
3. Chairs are for use in the courtyard. Do not remove chairs to use on your patios or balconies.
4. The courtyard is for the quiet enjoyment of residents. Please keep your voices or music down so as not to disturb residents in the towers and townhouses.

## **PACKAGE DELIVERIES**

*Ratified on Annual General Meeting March 13, 2025*

1. Concierge staff accept package deliveries for residents as a courtesy. When notified of a delivered package, residents should collect the item promptly or arrange for another resident to pick it up on their behalf. Failure to do so may result in Concierge staff refusing to accept packages on behalf of the offending resident. Staff are not expected to and are under no obligation to deliver packages to individual units.
2. In order to ensure WorkSafe compliance and in recognition of our limited storage space, residents ordering large, heavy, or awkward items must arrange for delivery directly to their unit or accept the delivery in person at the door of the building. These include, not exclusively, appliances, large or heavy boxes, soiled or clean laundry, fast food or perishable food delivery, and any item that requires special handling or cannot be easily stored in the package room. Concierge staff are instructed not to accept delivery of such items.

## **MOBILE PHONE CREDENTIALS**

*Ratified on Annual General Meeting March 3, 2026*

1. Mobile phone fob credentials (allowing a phone to be used like a button fob, but not for parkade gate access) are priced at \$15.00 each.
2. Each unique credential is valid for a single phone, cannot be shared, and will not migrate to a replacement phone.
3. Any credentials associated with an owner/resident will be cancelled if the owner/resident sells or moves out of LMS712.