

# VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

June 9, 2008

Sohrab Saebnia  
701-555 Jervis Street  
Vancouver, BC  
V6E 4N1

Dear Mr. Saebnia:

**Re: Strata Plan LMS 2064 – Harbourside Park  
Renovation Approval – Unit 701A B**

Further to your letter received June 5, 2008, the strata council has approved your renovation request. The strata council has also approved your hardwood floor installation request. However, Council requires all such installations to adhere to the following conditions:

1. To absorb noise, the following underlay must be installed:
  - a. Underlay (sound deadening material) under the hardwood floor must be at least 3.5 mm thick and possess a STC (sound transmission class rating > 50 and IIC must be > 60; (May 15, 2007)
  - b. Council requires proof of purchase and the STC and IIC ratings for the above underlay materials in order to approve the owner's application for the installation of hardwood flooring; and (May 15, 2007)
    - i. To ensure you have used the required underlay has been purchased and installed, council has requested that you submit receipts/proof of purchase for the purchase of said soundproofing. If receipts/proof of purchase is not submitted within 2 weeks of the flooring being installed, council may take action within their rights under the corporation's bylaws.
  - c. Ceramic tiles on the kitchen and bathroom floors must also be installed with sound deadening underlay material and details of this material must be submitted to council in order to approve the owner's application for installation of ceramic flooring.
2. Area rugs are to be laid in high traffic areas; and
3. Shoes should not be worn inside the unit when walking on the hardwood floor.
4. During the installation of the hardwood flooring, your unit door must remain closed at all times. Any smoke or debris that may enter the common hallway has the potential to trigger the hallway smoke detectors. If these detectors are triggered and it is found to be a result of renovations in your suite, you will be responsible for any charges to the strata.
5. damage deposit to be paid – form to be filled out at the strata office



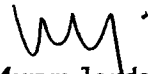
All bylaws pertaining to renovations and alterations at the strata corporation (attached), as registered at the Land Title Office, must be strictly adhered to at all times without exception. Any violation of the bylaws will result in a penalty being levied against your account.

Please also ensure that the renovation deposit is paid to the Site Manager, Alice and that the office is made aware of the renovation details.

In addition, note that the strata corporation's insurance policy does not provide coverage for "improvements or betterments". As a result, it is your responsibility to obtain separate insurance for the new cabinets etc. Please feel free to call me if you need further information or assistance.

Yours truly,

VANCOUVER CONDOMINIUM SERVICES LTD.

  
Muryn Jordan  
Strata Agent  
Per the Owners  
Strata Plan LMS-2064

## **9. Renovations / Alterations**

- 9.1 A resident must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.
- 9.2 An owner must ensure that the delivery of any construction materials is through the service entrance and, if in an elevator, the owner must ensure the elevator is protected with proper wall pads and floor coverings. An owner must not permit any renovations/alterations materials to be delivered through the main lobby.
- 9.3 A resident must be responsible to ensure:
- (a) Drop cloths are installed and removed daily between the elevators and the strata lot as well as between other doors to protect common areas from any spillage or dripping; and
  - (b) Stairs, lobbies and paths through the parking areas are regularly cleaned (and vacuumed at the request of the council) and the residential corridor thoroughly vacuumed daily.
- I Hard surface floors must be installed using the following specifications:
- (i) Underlay (sound deadening material) under the hardwood floor must be at least 3.5 mm thick and possess a STC (sound transmission class rating > 50 and IIC must be > 60;
  - (ii) Council requires proof of purchase and the STC and IIC ratings for the above underlay materials in order to approve the owner's application for the installation of hardwood flooring; and
  - (iii) Ceramic tiles on the kitchen and bathroom floors must also be installed with sound deadening underlay material and details of this material must be submitted to council in order to approve the owner's application for installation of ceramic flooring.
- 9.4 An owner must ensure the hours of work are restricted to 9:00 a.m. to 5:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. Saturdays. An owner must not conduct work or permit work to be conducted on Sundays or statutory holidays. The owner must advise the site office of planned renovations/alterations and provide a refundable \$200 damage/cleaning deposit prior to their commencement.
- 9.5 An owner must be in attendance for all SIGNIFICANT renovations/alterations, the determination of SIGNIFICANT shall be in the discretion of the council.
- 9.6 An owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for ensuring that any and all required permits and licenses are obtained.
- 9.7 An owner in contravention of any of bylaws 9.1 to 9.6 (inclusive) shall be subject to a fine of \$100.00 for each contravention, as well as be responsible for any clean up or repair costs.