



EMERALD CITY CLUB

RULES AND REGULATIONS: PARTY ROOM

March 15, 2019

The following Rules made pursuant to the Condominium Act, 1998, (the "Act") shall be observed by all Owners (collectively, the "Owners") and any other person(s) occupying the Unit with the Owner's approval, including, without limitation, members of the Owner's family, his/her tenants, guests, invitees, servants, agents and contractors.

Any losses, costs or damages incurred by the Corporation by reason of a breach of any Rules in force from time to time by any Owner, or his/her family, guests, servants, agents or occupants of his/her Unit, shall be borne and/or paid for by such Owner in the same manner as Common Expenses.

15. PARTY ROOM

(a) Any Unit Owner wishing to use the Party Room on Level 5 shall complete an application for rental of this room and leave same with the Management Office together with a non-refundable fee, plus a security deposit, or an amount to be determined by the Board of Directors or their agent at the time of application. The deposit shall be 13 returned if the party room is left in the same condition as it is found.

(b) No resident shall permit more persons to be present in the Party Room than is allowed by the fire marshal's office, as indicated in the rental application.

(c) No resident shall permit noisy, rowdy, or raucous behavior in or adjacent to the Party Room nor any behavior or noise which disturbs the comfort and quiet enjoyment of other residents, their families, guests, visitors, servants, and persons having business with them.

(d) No resident shall permit any illegal or offensive act in or adjacent to the Party Room or upon the property of the Condominium Corporation.

(e) Any resident using the Party Room shall comply with all provisions of the application form filed with the Management Office and all such provisions are and shall be incorporated into the Rules and Regulations of the Condominium Corporation.

(f) Advance reservations for the use of the Party Room must be made through management or concierge.

(g) Reservations must be cancelled no later than 14 days prior to the date reserved. If fees, deposit, and signed forms have not been received by the Management Office 14 days prior to rental date, the reservation will automatically be cancelled.

(h) A security guard is to be hired for every event booked in the Party Room at the resident's expense according to the requirements clarified in the Party Room Booking Policy. The security fees must be paid in full no later than 14 days prior to the date reserved.

(i) Terrace and barbecue facilities are not available for residents' use during private bookings with exception to the residents of that private booking.

(j) The Party Room may only be used as outlined in the exclusive and none exclusive agreement.

(k) Door and exits to be kept clear at all times.