



WELCOME TO CENTURIA URBAN VILLAGE

Welcome to Centuria Urban Village. The following documents and protocols included in this package are intended to assist you in getting to know your new home.

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Other documents and information about Centuria Urban Village can be obtained by viewing our website at (<https://centuriaurbanvillage.com>) under Resources on the main menu.

Kind regards,
 Pete Gehrke
 Cell: (778) 215-8600
 Email: villagecenturiaurban@gmail.com
 Centuria Building Manager
 (Note: My work hours are 6:30 to 3:00 Monday to Friday)



FOB PROTOCOL

The following outlines the protocol for the Fobs at Centuria Urban Village.

Fobs are purchased from our Building Manager. We now only sell the “all in one” Fobs which are \$120 each and the cost is billed to the owner’s strata account. Renters must have the owner or property manager send our Building Manager an email authorizing any Fob purchase (villagecenturiaurban@gmail.com).

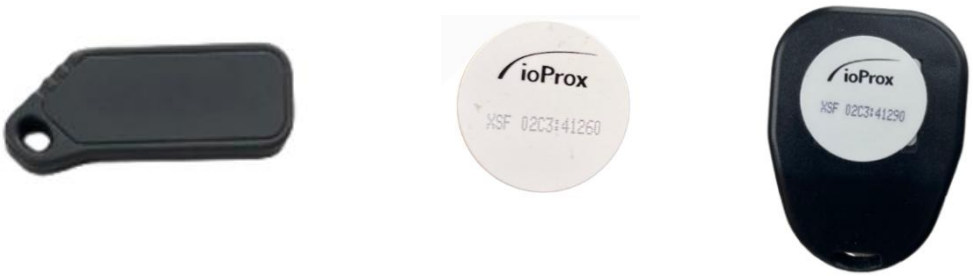


Below are the different types of Fobs that you may encounter:

Below is the 2 button and 4 button Fob that operates the garage doors as well as the main doors at Centuria. When the keys are hanging towards the ground the top left button will open the main garage parkade door and the top right button will open the second parkade gate. Any additional buttons are not functional.



The grey Fob below is for the main doors only and the sticker Fob (ioProx) is also for main doors only. The sticker is what is inside of the garage Fobs that allow it to open the man doors when you tap the contact pads. These are not found in the old 4 button teardrop shaped Fobs that have the little round red button.



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This is the newest fob and now the only one for sale (\$120 each). Once again with the keys hanging towards the ground, the top button opens the main garage parkade door and the one directly beneath opens the second parkade garage gate. The 2 smaller buttons below do nothing.



Simply tap the Fob against the contact pad at the main doors to unlock (the red light on the contact pad should change to green).



When batteries are drained or depleted you will no longer have the indicator illuminate up (only on the newest and the black 2 & 4 button Fobs). The battery required is a CR2032 as shown to the here. A 3 pack at the dollar store is \$1.99 or you can spend \$5.00 for a brand name (such as Duracell) for 1 battery. They are available almost everywhere at gas stations, grocery stores, hardware stores and dollar stores.



If you need help to replace them our Building Manager is happy to assist you.

Kind regards.
Pete Gehrke
Cell: (778) 215-8600
Email: villagecenturiaurban@gmail.com
Centuria Building Manager



OWNERS of STRATA PLAN KAS3399 FOB PURCHASE

Unit # _____

Owner's Last Name(s) _____

Owner's First Name(s) _____

Owner's Signature: _____

Fob #: _____

Fob #: _____

Fob #: _____

Fob #: _____

Activation Date: _____

Price per Fob: \$120.00

Total Cost to be debited from Coldwell Banker Strata Unit Account: _____

Intercom Information: Please arrange through the Building Manager at Centuria Urban Village

INTERCOM PROTOCOL

To have your intercom setup at Centuria you are required to complete an Intercom Data Information Sheet, which can be found on the Centuria website <https://centuriaurbanvillage.com>, select "Resources" on the main menu or see Intercom Data Information Sheet found on the next page.

Our Building Manager will submit information to our security contractor who will set up the intercom. Please understand that the intercom system is not personalized so if the intercom is working for other residences or tenants it is working, whether yours is working or not.

Reasons your intercom may not work after being setup:

- The number 236-420-1948 (which is the Centuria intercom number) has somehow ended up in your blocked numbers list. This happens quite often after a cell phone update.
- Your phone may be set to do not disturb or airplane mode.
- Our security company made a clerical error when entering the number (does not happen often but it has happened).
- Should none of the above solve your issue with the intercom you will need to contact your cell provider as there is nothing our Building Manager is able to do.



Once connected to the system "Centuria Front Door Lobby" will come up in your call display when someone is ringing to be allowed access to the building. Please note: your phone number is never visible on the call display, and your information will always be confidential.

Simply press 9 on your phone to let them in. Only allow people you know into the building. People will always try to access the building so be vigilant on who you buzz in.

Kind Regards
Pete Gehrke
Cell: (778) 215-8600
Email: villagecenturiaurban.com
Centuria Building Manager



INTERCOM DATA INFORMATION SHEET

To be listed in our intercom system you must provide up to 2 numbers you wish to be contacted. Units can have either landlines or cell lines.

The unit # listing will be displayed first then your information to follow. Here are some examples:

Unit 1403 Occupied

Unit 1403 B Johnson

Unit 1403 Johnson

You can be as public or discreet as you want with your description. Once connected to the system "Centuria Front Door Lobby" will come up in your call display when someone is ringing to be allowed access into the building.

Simply press 9 on your phone to let them in. Only allow people you know into the building. People will always try to access the building so be vigilant on who you buzz in.

Unit # _____

Contact 1. _____

Phone # _____

Contact 2. _____

Phone # _____

This information is required to program the system. Your phone number is never visible on the call display, and your information will always be confidential.

PARKADE GARAGE DOOR PROTOCOL

WHEN ENTERING THE PARKADE:

Parkade entry is available only from Bernard Avenue down the concrete ramp. A sign indicates the maximum height of a vehicle into the parkade is 6'-4" (no exception). When coming down the ramp to the parkade you will see an amber light in the top right corner. If it is flashing the door will not open as another tenant is entering the parkade ahead of you. Please wait until the flashing stops and then open the door.



If the Amber Light is flashing, please wait until it stops flashing and then use your Garage Fob Button #1.

If the amber light is not flashing, once you press Fob Button #1 the parkade door will open and when fully open it remains open for about **15 seconds** before it closes. If the door is already open when you enter the ramp to the parkade it is best to be cautious and wait until the garage door closes.

Once you have made it past the first door there is another light on the cement pillar to the right (as shown below). Once again if it is flashing the gate will not open until the flashing stops and the main door has closed behind you. If you are coming down the ramp or around the corner leaving the parkade and the door is open **STOP** and wait for the door to close and then open it. Unless you are immediately behind the vehicle that opened the door you have no way of knowing when it is about to close! If you strike a parkade door it will be caught on camera and you will be responsible for the repairs which can get extremely costly!

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It is far wiser to wait for a minute, save that money and damage to your vehicle.

Once inside the parkade you will have to wait at the 2nd gate.



If the Amber Light is flashing, please wait until it stops flashing and then use your Garage Fob Button #2.

WHEN EXITING THE PARKADE:

The parkade traffic is one way and when exiting the overhead gate door next to the car wash it will automatically open.



When you proceed through the above gate you will be at the main parkade garage door which you will have to press Garage Fob button #1 to open the door. If the main parkade door is already open as you move towards the garage door, best to proceed with caution, and wait until the garage door closes.

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Some older Fobs require you to hold the button for a few seconds. For Fobs that have an indicator light, remember that if you don't see the light from your Fob when you press the button the door will not open.

Kind regards,

Pete Gehrke

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Centuria Building Manager