

RULES

Rules for Governance of Strata Corporation Effective Immediately

1. **Use of Common Property**

- 1.1 No part of the common property will be used for storage except areas designated by the strata corporation without prior written consent of the council.
- 1.2 Storage lockers may only be used for personal use by owners, tenants or occupants.
- 1.3 An owner or resident shall not cause damage to trees, plants, bushes, flowers or lawns and shall not place chairs, tables or other objects on lawns or grounds so as to damage them or prevent growth.

2. **Use of Limited Common Property**

- 2.1 Balconies and patios must not be used for storage of any kind with the exception of patio furniture and accessories.
- 2.2 No awning, shade screen, satellite dish, radio or television antenna, or any other item shall be hung from or attached to the exterior of a strata lot without prior written consent of the strata council.
- 2.3 Drapes or blinds visible from outside of the building shall be neutral in colour.

3. **Parking**

- 3.1 Parking spaces must not be used for storage of any kind (bicycles exempted). The strata corporation may remove any items stored in an owner’s parking stall at any time and any costs incurred for removal and disposal will be charged to the strata lot.
- 3.2 Oil leaks, drips and exhaust pollution stains must be cleaned and made good by the owner, tenant or occupant. If an owner, tenant or occupant fails to clean all leaks, drips and stains within (7) days of notice by the strata corporation to do so, the strata corporation may perform the clean up at a minimum charge of \$25 and impose a minimum fine of \$50.
- 3.3 Only motorized, currently licensed and/or insured and operational vehicles shall be parked on common property. Motor vehicles not bearing current licenses plates must provide a copy of valid storage insurance (showing a minimum of \$1M liability) to the strata corporation or the vehicle may be towed away at the vehicle owners’ sole costs and expense.

4. **Pets**

- 4.1 Not pet is permitted to defecate or urinate on common property. If any pet defecates on the common property or limited common property, including patios and balconies, the pet owner will immediately and completely remove the pet’s waste from the common property and dispose of it by sanitary means. Litter boxes must be kept indoors and not on common property or limited common property.
- 4.2 An owner, tenant or occupant must not feed birds, rodents or other wild animals from any strata lot, limited common property, common property or land that is a common asset. No

bird feeders of any kind are permitted to be kept on balconies, strata lots, common property or land that is a common asset.

5. **Noise/Disturbance**

- 5.1 A quiet period shall be in force in the entire complex from 11 p.m. to 7:30 a.m. at which time owners and everyone else on the premises are expected to take special care and attention to not make noise.
- 5.2 The following shall be specifically deemed to be unreasonable, undue and excessive noise and is therefore not permitted;
- a) sound from music systems, and/or televisions, and/or live music at a volume that can be heard by people in any other strata lot or in the common property during the quiet hours set for in Rule & Regulation 5.1.
 - b) sound and/or vibration from appliances, especially washers, dryers, dishwashers, vacuums, Jacuzzis and grinders that can be heard by people in any strata lot or in the common property during the quiet hours set for in Rule & Regulation 5.1.
 - c) Sound from one, several or many people, including that from gathering and parties, or from pets that can be heard by people in any other strata lot or in the common property at any time, and specifically during the quiet hours set forth in Rule & Regulation 5.1.
 - d) Overly loud and unnecessary sound from one or more person, or from their vehicles, or from their pets, cause by entering, loitering in, or leaving the strata lot premises (including buildings, grounds or parking lots) at any time, and specifically during the quiet hours set forth in Rule & Regulation 5.1.
 - e) Overly loud or excessive sound from people walking on floors in a strata lot, that can be heard by people in any other strata lot or in the common property at any time, and specifically during the quiet hours set forth in Rule & Regulation 5.1, and
 - f) Sound from the movement of furniture, closing of doors, and construction that can be heard by people in any other strata lot or in the common property at any time, and specifically during the quiet hours set forth in Rule & Regulation 5.1.

6. **Building Security**

Security of the building cannot be maintained without the full cooperation and observance of these Rules & Regulations by all owners/occupants.

- 6.1 No one shall leave open or unlock any outside entrance or fire exit doors.
- 6.2 Admission to the building shall not be permitted to any person unless known to the resident. Persons delivering goods or other articles must be met at the front entrance.
- 6.3 Residents should report to the management company and/or the police any suspicious person(s) in or around the complex.
- 6.4 All keys to locks on the common property are common property and will be made and issued only with the authority of the council for the strata corporation.
- 6.5 Additional/replacement keys and garage transmitter may be obtained by a registered owner or registered tenant. The keys and garage transmitters will be issued by the management company under the authority of the council at a cost to be determined from time to time by Council.

- 6.6 All garage transmitters and common area keys lost/stolen shall be reported to the management company and strata corporation immediately. In order to discourage losses of keys or garage transmitters, the strata corporation will set a levy for replacements.
- 6.7 A resident or visitor must ensure all entrance doors are closed firmly behind them, including the garage door.

7. Miscellaneous

- 7.1 No material substance especially burning material such as cigarettes or matches shall be thrown or permitted to fall out of any window or any other part of the strata lot or the common property. Owners identified are subject to a maximum fine of \$200 without warning.

8. Landscaping

- 8.1 Please respect all garden areas.
- 8.2 Please limit play to the central play area, on grassy areas, and on paths only.
- 8.3 Play safe and with appropriate parental supervision.
- 8.4 If an Owner is to plant their own landscaping on their patio and/or balcony, that the height of it must not exceed the adjacent structures and/or common area landscaping

Added:

9. Barbecue

- 9.1 A Resident must only use electric, natural gas or propane barbecues on the Strata Corporation's property. The use of wood burning or briquette barbecues is prohibited.
- 9.2 Barbecuing is permitted on balconies and patios of strata lots, provided the barbecuing is conducted in a safe manner and does not create a nuisance to other Residents.
- 9.3 Barbecuing equipment must be maintained in an orderly appearance and must be stored outside.

10. Electrical vehicles

- 10.1 Owners must inform the Strata and will be charged a fee of \$25 per month when using the parkade outlets for charging electrical vehicles.