

BYLAWS & RULES

Strata VIS2633

Glenidle-by-the-Sea

This consolidation of the Bylaws is the same as that registered at Land Titles following approval at the AGM in 2007. The bylaws registered at Land Titles are the official version.

The Rules are not registered at Land Titles. This consolidation of the Rules is the official version as ratified at the AGM in 2007.

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Strata Manager:

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Strata VIS2633 is an amalgamation (registered February 1993) of
Strata Plan 314 (1976 Glenidle Road) and
Strata Plan 366 (1986 Glenidle Road)

The strata corporation is registered for residential use.

The apartment buildings were constructed in 1976.



Division 1 – Duties of Owners, Tenants, Occupants and Visitors	2
1 Strata fees	2
2 Repair and maintenance of property by owner	2
3 Use of property	2
4 Inform strata corporation	3
5 Obtain approval before altering a strata lot	3
6 Obtain approval before altering common property	3
7 Permit entry to strata lot	3
Division 2 – Powers and Duties of Strata Corporation	3
8 Repair and maintenance of property by strata corporation	3
Division 3 – Council	4
9 Council size and Eligibility	4
10 Council members' terms	4
11 Removing council member	4
12 Replacing council member	4
13 Officers	4
14 Calling council meetings	4
15 Requisition of council hearing	5
16 Quorum of council	5
17 Council meetings	5
18 Voting at council meetings	5
19 Council to inform owners of minutes	5
20 Delegation of council's powers and duties	5
21 Spending restrictions	6
22 Limitation on liability of council member	6
Division 4 – Enforcement of Bylaws and Rules	6
23 Maximum fine	6
24 Continuing contravention	6
Division 5 – Annual and Special General Meetings	6
25 Person to chair meeting	6
26 Participation by other than eligible voters	7
27 Voting	7
28 Order of business	7
Division 6 – Voluntary Dispute Resolution	8
29 Voluntary dispute resolution	8
Division 7 – Sales & Rentals	8
30 Renting a Strata Lot	8
31 Sale of a Strata Lot	8
Division 8 – Insurance	8
32 Strata Corporation	8
33 Strata Lot	8



Division 1 – Duties of Owners, Tenants, Occupants and Visitors

1 Strata fees

- (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) The strata corporation may levy interest on overdue accounts at the rate set out in the rules.

2 Repair and maintenance of property by owner

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

3 Use of property

- (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act
- (3) An owner, tenant or occupant must maintain the strata lot that is visible to the common property in a sanitary and orderly manner.
- (4) An owner, tenant, occupant or visitor must ensure that all animals are leashed or caged when on the common property or on land that is a common asset.
- (5) An owner, tenant or occupant must not keep any pets on a strata lot other than one of the following:
 - (a) fish in an aquarium that does not exceed 20 gallons;
 - (b) 2 caged lovebirds, canaries, parakeets or budgies;
 - (c) 1 dog weighing not more than 12 kilograms (25 pounds)
 - (d) 1 cat weighing not more than 12 kilograms (25 pounds)
- (6) An owner, tenant, occupant or agent must not display signs, billboards, or other notices or displays of any kind on the common property, or in or about any strata lot so as to be visible to the common property or another strata lot, unless written permission has been given by the strata corporation.
- (7) An owner, tenant, occupant or visitor uses the common assets and the common property at their discretion and sole risk for loss, theft, damage or other liability.
- (8) Except in an emergency, felling and trimming of trees will only be contracted following a 3/4 vote at an Annual or Special General Meeting.
- (9) An owner must obtain the written approval of the strata corporation before installing, or permitting to be installed, any of the following:
 - (a) Waterbed
 - (b) Vibrating furniture or appliances
- (10) An owner must not install, or permit to be installed, any of the following:
 - (a) Dishwasher
 - (b) Laundry equipment



- (11) An owner may replace, or permit to be replaced, window coverings, but only if that part that is visible to the common property is a solid colour of white or light beige

4 Inform strata corporation

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

5 Obtain approval before altering a strata lot

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
- (a) the structure of a building;
 - (b) the exterior of a building;
 - (c) chimneys or other things attached to the exterior of a building;
 - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (e) those parts of the strata lot which the strata corporation must insure under section 149 of the Act;
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) The strata corporation may approve certain alterations in a ground floor strata lot that it will not approve in a second or third floor strata lot.
- (4) Rule 1 restricts some types of materials that the strata council is authorized to approve in a strata lot, and will only be amended by a $\frac{3}{4}$ vote at a general meeting.

6 Obtain approval before altering common property

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

7 Permit entry to strata lot

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
 - (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 – Powers and Duties of Strata Corporation

8 Repair and maintenance of property by strata corporation

- (1) The strata corporation must repair and maintain all of the following:
- (a) common assets of the strata corporation;
 - (b) common property;



- (c) Doors and windows of a strata lot that front on the exterior of a building, but only those repairs and maintenance that will prevent damage to the structure and exterior of a building.

Division 3 – Council

9 Council size and Eligibility

- (1) The council must have at least 3 and not more than 5 members.
- (2) No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot.

10 Council members' terms

- (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for re-election.

11 Removing council member

- (1) The strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

12 Replacing council member

- (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

13 Officers

- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
 - (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

14 Calling council meetings

- (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
 - (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either



- A consent in advance of the meeting, or
- B are unavailable to provide consent after reasonable attempts to contact them.

15 Requisition of council hearing

- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

16 Quorum of council

- (1) A quorum of the council is
 - (a) 2, if the council consists of 3 or 4 members,
 - (b) 3, if the council consists of 5 members
- (2) Council members must be present in person at the council meeting to be counted in establishing a quorum.

17 Council meetings

- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
 - (a) bylaw contravention hearings under section 135 of the Act;
 - (b) rental restriction bylaw exemption hearings under section 144 of the Act;
 - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

18 Voting at council meetings

- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

19 Council to inform owners of minutes

- (1) The council must inform owners of the minutes of all council meetings as soon as possible after the meeting, whether or not the minutes have been approved.

20 Delegation of council's powers and duties

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
 - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
 - (a) set a maximum amount that may be spent, and



- (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
 - (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

21 Spending restrictions

- (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.
- (3) Total unapproved expenditures in a fiscal year must not exceed 5% of total expenses of the operating fund

22 Limitation on liability of council member

- (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 – Enforcement of Bylaws and Rules

23 Maximum fine

- (1) For the first contravention of a bylaw or rule:
 - (a) Upon receipt of a written complaint, the strata corporation will issue written notice to the owner or tenant informing them of an alleged breach of the bylaws or rules
 - (b) The owner or tenant may, within 14 days of receiving the written notice,
 - A respond to the strata corporation in writing, or
 - B Requisition a hearing as outlined in bylaw 15
 - (c) If the person is a tenant, the strata will also give notice to the tenant's landlord and the owner.
- (2) Once the strata corporation has complied with subsection (1), it may impose a fine or other penalty for continuing contravention of that bylaw or rule without further compliance with subsection (1).
- (3) The strata corporation may fine an owner or tenant a maximum of
 - (a) \$200, or the maximum set out in the Regulations to the Act, for each contravention of a bylaw, and
 - (b) \$50, or the maximum set out in the Regulations to the Act, for each contravention of a rule.

24 Continuing contravention

- (1) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Division 5 – Annual and Special General Meetings

25 Person to chair meeting

- (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.



- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

26 Participation by other than eligible voters

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

27 Voting

- (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (7) The vote for a strata lot may not be exercised, except on matters requiring a unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.

28 Order of business

- (1) The order of business at annual and special general meetings is as follows:
 - (a) certify proxies and corporate representatives and issue voting cards;
 - (b) determine that there is a quorum;
 - (c) elect a person to chair the meeting, if necessary;
 - (d) present to the meeting proof of notice of meeting or waiver of notice;
 - (e) approve the agenda;
 - (f) approve minutes from the last annual or special general meeting;
 - (g) deal with unfinished business;
 - (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
 - (i) ratify any new rules made by the strata corporation under section 125 of the Act;
 - (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
 - (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
 - (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
 - (m) elect a council, if the meeting is an annual general meeting;
 - (n) terminate the meeting.



Division 6 – Voluntary Dispute Resolution

29 Voluntary dispute resolution

- (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
 - (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
 - (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 – Sales & Rentals

30 Renting a Strata Lot

- (1) Before a landlord rents all or part of a residential strata lot, the landlord must give the prospective tenant
 - (a) The current bylaws and rules
 - (b) A Notice of Tenant's Responsibilities in the prescribed form
- (2) Within 2 weeks of renting all or part of a residential strata lot, the landlord must give the strata corporation
 - (a) a copy of the Notice of Tenant's Responsibilities signed by the tenant
 - (b) the names of all occupants and the phone number in the strata lot.

31 Sale of a Strata Lot

- (1) An owner who intends to sell their strata lot will obtain a current copy of *Sale of a Strata Lot* from the strata corporation and will provide their listing Realtor with a copy.
- (2) An owner will inform the strata corporation before holding an open house.

Division 8 – Insurance

32 Strata Corporation

- (1) In addition to the requirements of section 149 of the Strata Property Act, the strata corporation will also obtain and maintain
 - (a) earthquake insurance
 - (b) flood insurance
 - (c) loss of Income insurance on common property that is rented
 - (d) exterior glass insurance
 - (e) errors and omissions insurance

33 Strata Lot

- (1) An owner and tenant or occupant will obtain and maintain liability insurance.



1 Alterations

- (1) This rule will only be amended by a $\frac{3}{4}$ vote at a general meeting.
- (2) The strata council is authorized to approve the following flooring materials in a strata lot:
 - (a) Carpet in any room on any floor
 - (b) Sheet vinyl and vinyl-type tiles in any room on the ground floor but only in the entry, hallway, bathroom, and kitchen of 2nd and 3rd floor units.
 - (c) Other resilient flooring¹ in any room on the ground floor only.
 - (d) Electric in-floor heating in the entry, hallway, bathroom, and kitchen on the ground floor only.

IMPORTANT NOTE: This rule must not be interpreted as being permission to alter the flooring within a strata lot. The owner must obtain written approval from the strata corporation before making any alteration to their strata lot that is specified in bylaw 5. The strata council must comply with Rule 1 when giving their approval to alter a strata lot.

2 User Fees and Deposits

- (1) User fees for the use of common property and common assets will be charged at the rate of:
 - (a) \$10.00 per month for each extra parking stall
 - (b) \$10.00 per month for each extra locker
 - (c) \$ 1.00 for each laundry machine load
- (2) A refundable deposit will be charged at the rate of :
 - (a) \$10.00 for each bike shed key
 - (b) \$50.00 for each Games Room key
- (3) For the purpose of bylaw 1(2) the interest rate is 10% compounded annually.

3 Safety

- (1) Do not do anything in a strata lot or on the common property which will increase the risk of fire or the rate of fire insurance premiums on the building, or would constitute breach of any federal, provincial or municipal rule:
 - (a) Do not store any combustible materials in a strata lot or on common property.
 - (b) Do not use barbecues of any type on the common property.
 - (c) Do not use candles on Christmas trees or on live decorations such as evergreen boughs.
 - (d) Do not block traffic flow to the fire exits through the balconies and patios.
 - (e) Maintain a working smoke detector in the strata lot.
- (2) Do not obstruct the sidewalks, passages, or stairs, or in any way use such areas so as to limit passage in or out of the buildings.
- (3) Smoking is not permitted in the locker rooms, laundry rooms, bike sheds, Games Room or stairwells.

4 Garbage and Recycling

- (1) Place paper, cardboard, glass, tin cans and plastics **IN** their respective recycle bins.
- (2) Garbage is to be bagged and tied and placed **IN** the garbage bin.

¹ Resilient flooring refers to hard-wearing, durable flooring such as ceramic tile, hardwood and laminates.



- (3) Waste that cannot be recycled and is not normal household garbage must be disposed of directly to a garbage disposal depot including, but not limited to, car batteries, tires, mirrors, furniture, appliances, fixtures, drywall, ceramic tile, carpet, paint cans, toxic materials, etc.

5 Septic System

- (1) Do not leave water running.
- (2) Do not allow anything that has not been digested to enter our septic system including, but not limited to:
 - o medications
 - o animal waste
 - o kitty litter
 - o nail clippings
 - o hair
 - o food wastes
 - o kleenex
 - o coffee grounds
 - o oil
 - o paper towels
 - o grease
 - o diapers
 - o bleach
 - o phosphate soaps
 - o draino
 - o q – tips
 - o tampons
 - o cigarette butts
 - o condoms
 - o dental floss
- (3) Do not drive on the grass (our septic field is underneath the grass.)

6 Storage Facilities

- (1) All possessions must be removed from the common property on or before the day of vacating.
- (2) Bicycles and small motorized bikes may not be stored on patios or be transported through the stairways. A bike shed is provided for such items.
- (3) Lockers are assigned to residents (not to strata lots) by the strata manager when an Occupant Registration form is submitted.
- (4) Items stored in any common area (including, but not limited to, hallways, stairwells, equipment areas and unassigned lockers) are subject to removal without notice.
- (5) If a resident requests a first locker and none is available, anyone occupying two lockers must vacate one of the lockers at the request of the strata corporation.
- (6) Do not store flammables or explosives including, but not limited to, pressurized containers, propane tanks, petroleum products, oily rags, and paint thinner.
- (7) Kayaks, canoes, and other crafts may not be tied to the waterfront stairs, stair railings, or seawall.

7 Laundry Rooms

- (1) Hours of operation are between 9:00 AM to 9:00 PM. Violation of this rule may be deemed an infraction of bylaw 4(1) and may be subject to the maximum allowed fine.
- (2) The following are not permitted:
 - (a) Dyeing
 - (b) Oily or greasy materials
 - (c) Rubber backed mats or other rubber materials (such as wet suits)
- (3) Remove belongings from the machines at the end of their cycle.
- (4) Do not exceed the recommended quantity of soap
- (5) Do not overload the machines.
- (6) Clean the lint filters after each use.
- (7) Leave washer and dryer doors open when not in use.
- (8) Do not permit any person who is not a permanent resident of the strata to use the laundry room. Exception: overnight guests.



8 Games Room

- (1) The Games Room may be reserved for private functions by an owner or tenant who will be in attendance.
- (2) No food or drinks close to the Billiards table
- (3) No more than 1 guest per keyholder **UNLESS** pre-arranged with the strata corporation
- (4) Report damage and inappropriate behaviour to the strata corporation
- (5) Turn off the heat if you are the last to leave **UNLESS** notice is posted to leave it on
- (6) Turn off the lights if you are the last to leave
- (7) Ensure that the door is secured when you leave
- (8) Lights out by 10:30 PM
- (9) Leave the room as you found it

9 Parking Lot & Driveway

- (1) The strata corporation may have a vehicle in violation of any of the bylaws or rules towed away at the vehicle owner's risk and expense.
- (2) The strata corporation may alter the assigned parking from time to time.
- (3) An owner, tenant or occupant will park only in their assigned parking stall.
- (4) Vehicle traffic and parking in the fire lanes is permitted between the hours of 8:00 AM and 10:00 PM only:
 - (a) A vehicle must not obstruct emergency service vehicles
 - (b) Vehicle's sound systems must be turned off
 - (c) A parked vehicle must have its motor and headlights turned off
 - (d) A vehicle must not be parked for more than ten (10) minutes
- (5) No owner, tenant or occupant will keep, or permit to be kept, on the common property:
 - (a) a utility trailer
 - (b) a trailer-borne boat
 - (c) a travel trailer, camper, or motor home
 - (d) a vehicle which exceeds GVW 3700 kg
 - (e) a vehicle that does not fit within a parking space
 - (f) a vehicle that is not licensed and insured
 - (g) a vehicle that is not road worthy by the standards of the motor vehicles branch of British Columbia
- (6) Motor bikes will occupy a parking stall.
- (7) Owners and tenants are responsible for the cost of repairing damage to their assigned parking stall as a result of leaking gas or oil or other negligent act.
- (8) No repairs or oil changes to vehicles or other mechanical equipment are permitted on the common property.
- (9) A vehicle will only be covered with a neatly- and well-secured tarpaulin.
- (10) The parking lots and driveways are not to be used for recreation.
- (11) The parking lot speed is 8 kilometers per hour (5 mph.)



10 Balconies & Patios

- (1) The only permitted articles are bonafide patio furniture, plants, and tasteful decorations; no laundry, no bikes, no rugs, no appliances, no BBQ's, etc.
- (2) Do not use balconies or patios for renovations or repairs except for jobs taking only one day and only between 9:00 AM and 5:00 PM.
- (3) Equip all containers used to grow flowers and plants with water trays.
- (4) Do not attach anything to the common property. (see also bylaw 7)
- (5) Do not shake mops, dusters, tablecloths, rugs, etc.
- (6) Do not throw anything on the common property.

11 Pets and other Animals

- (1) The owner of a pet will register the pet with the Strata Council when the pet is first introduced into the unit. (space is provided on the Occupant Registration form for registering Pets.)
- (2) No pet shall cause an inconvenience to other residents or to the strata corporation.
- (3) Do not encourage pets to urinate or leave droppings on the property.
- (4) Droppings must be cleaned up immediately by the person walking the pet.
- (5) Pets are not allowed in the laundry rooms, locker rooms, bike sheds, or Games Room.
- (6) Cats and dogs must be inoculated against those diseases commonly recognized as a danger to people and other pets.
- (7) Kitty litter and pet droppings must not be disposed into the septic system.
- (8) Do not feed birds or animals, including pets, on the common property. Exception: humming bird feeders are permitted.

12 General

- (1) Possessions may be moved only between the hours of 9:00 AM and 9:00 PM.
- (2) Vacuum cleaners and power tools are to be operated only between 9:00 AM and 9:00 PM, except in the case of emergency repairs;
- (3) Strata lots must be maintained at a minimum 15 degrees Celsius
- (4) Use discretion when choosing to bathe or shower very early in the morning or late at night.
- (5) No profane, obscene, loud or boisterous language or rude behaviour.
- (6) Musical instruments, televisions, records, tapes, etc must not be heard outside or beyond the strata lot.
- (7) Obtain written permission of the strata corporation before holding a family or other type of gathering on the common property consisting of more than eight (8) persons, including children.
- (8) Do not plant or remove any flowers, plants, shrubs or trees anywhere on the common property. (see bylaw 6.)
- (9) Do not interfere with maintenance personnel or their equipment.

13 Open House

- (1) Signs, arrows or other notices and their placement must be approved by the strata corporation.
- (2) Approved signs must be removed immediately after the event has ended.
- (3) An open house must not interfere in any way with the use of common property by the residents.
- (4) An open house will be held only between the hours of 9:00 AM and 9:00 PM.