

## **Rules of Strata Corporation NW 3299**

### **General Rules:**

1. Owners shall not install interior window covers, other than beige in colour, which are visible from the exterior of a strata lot.
2. Owners shall not hang or display any laundry, washing, clothing, bedding or other articles from any window, balconies, or any other part of the building so that such are visible from outside the building.
3. No shades, awnings, window or balcony guards or screens, ventilators, supplementary heating, or air-conditioning devices shall be used or installed in or about the strata plan except those installations approved in writing by strata council.
4. Christmas decorations and seasonal lightning, inclusive of extension cords, shall be erected no earlier than November 15<sup>th</sup> and removed no later than February 15<sup>th</sup>.
5. No repairs or adjustments to motor vehicles of other mechanical equipment shall be carried out on common property.
6. Owners shall not use any portion of common property for storage, accept by prior written consent of strata council.
7. Duplication of keys, electronic gate openers and/or their codes and use of any keys of electronic gate openers by non owners, shall be prohibited unless prior approval from a quorum of strata council is obtained in writing. Such approval is not to be unreasonably withheld.
8. Communication between owners and strata council shall be in writing, with signatures, and shall be directed to the president.

9. Owners and guests park and/or store personal property on common property at their own risk.
10. Any consent, approval or permission given under these rules by strata council must be in writing, and shall be revocable (in writing) for reasonable cause.
11. Garbage, for collection, must be in garbage cans or bins with lids attached.
12. Owners shall not erect or cause to be erected any signs, fences, billboards, placards, advertising or notices of any kind on the common property or exterior of the strata lot without prior consent of strata council. The only exceptions are temporary signs to sell a strata lot. Such signs shall be placed on the post provided outside the entry gate.
13. To reduce fire hazards, owners shall not do anything or store anything on the strata lot or on common property which will increase the risk of fire or may increase the rate of fire insurance or any other insurance policy held by the strata corporation or which will invalidate any insurance policy.
14. Owners shall not allow the strata lot to become unsanitary.
15. Maintenance fees shall be submitted to the treasurer by a series of 12 post-dated monthly cheques on or before the first day of the month following the annual general meeting. A fine for each week of late payment of maintenance fees shall be levied. Costs for non-sufficient funds (NSF) cheques will be charged to the owner plus a fine for each instance. Fines for NSF cheques shall be in the amount of \$10.00 and payable upon presentation of the NSF cheque to the owner.
16. Washing of vehicles is allowed only in the recreational vehicle parking area.
17. Owners are responsible for visiting children with respect to proper conduct and safety of the children.

18. When playing on common property children must be accompanied by a parent or a responsible adult.
19. Purchasers of a strata lot are required to read and agree, in writing, to comply with the bylaws and rules of strata corporation NW 3299.

**Gardening:**

20. Prior written permission must be obtained from strata council before owners may make any changes, additions, or any removal to existing planted areas. Permission is not to be unreasonably withheld.
21. Owners shall not;
  - a) prune, trim or cut any plants, shrubs or trees located on common property without prior approval of the strata council gardening committee.
  - b) fertilize any lawns, plants, shrubs or trees without prior approval of the strata council gardening committee.

**Parking:**

22. Owners shall not park or store any boats, trailers, campers or recreational vehicles, or allow such to be parked or stored, except in the designated recreational vehicle parking area.
23. All vehicles and recreational vehicles parked on common property must be insured for liability.

24. Visitors shall be allowed to park in visitor parking stalls only for no longer than 120 hours (five days). For extension of this limit written permission is required from strata council. Strata council may request that the vehicle be placed in the RV parking area or on Best street. Failure to comply may result in towing of the vehicle at the owner's expense. Repeat violations may result in strata council levying a fine against the owners involved.
25. No parking is allowed on the driveway of strata Corporation NW 3299 except for loading/unloading of vehicles. Towing and/or fine may result for violations.
26. Parking by owners in visitor parking stalls is allowed to a maximum of two hours between 9:00a.m. and 3:00p.m.
27. Vehicle speed shall not exceed 15kmh on strata corporation NW 3299 property.

**Pets:**

28.
  - 1) Owners are allowed to keep on their strata lot:
    - a) a maximum of 20 fish or other small aquarium animals;
    - b) up to two small caged mammals;
    - c) up to two caged birds;
    - d) one dog or one cat.
  - 2) Dogs and cats must be neutered.
  - 3) Dogs must, at all times, be under control and on a leash while on common property. Owners found not in control of their dog, including removal of defecation from common property or those allowing their dog to be unattended on common property (applies to guests dogs as well) shall be subject to a fine.

- 4) Owners whose cat(s) defecate on common property must remove the feces immediately upon notification. Failure to comply shall result in a fine.
29. Violations of the foregoing rules and following RV parking area rules may result in a fine in the amount of \$50. Fines shall be levied by strata council where applicable and subsequent to a thorough investigation and, if requested, a hearing. Repeat or ongoing violations may be subject to a \$50 fine for each seven days of an ongoing violation. The only exception are fines for "NSF" cheques.

**Strata Corporation NW 3299**

**Recreational Vehicle Parking Area Rules**

1. **Definitions of recreational vehicles (RV's):**  
  
Boat and boat trailer; Tent trailers; Fifth wheel trailer and tow vehicle; Motor homes Class A, B, C and tow dolly; Camper van; Converted bus; Camper and truck.
2. **All recreational vehicles are to be insured for liability.**
3. **One recreational vehicle only per stall is allowed.**
4. **Towing vehicle and tow dollies only are allowed to be parked in front or behind recreational vehicles.**
5. **Recreational vehicle electrical outlets will remain 15 amp service, adapter plugs may be used.**
6. **Owners using tarps are required to keep them in good state of repair and securely fastened.**
7. **Recreational vehicle parking sites will be kept neat and tidy and shall not be used to store items not related to the recreational vehicle parking in the specific stall. Parking stall to be left clean and empty of all items when the recreational vehicle is not on site.**
8. **Owners must use the necessary size and number of blocks to properly and safely level the recreational vehicle and to protect the pavement from weight damage.**

9. If space is available, owners, on a first come first served basis, shall be allowed to temporarily park a vehicle in the recreational vehicle parking area until the specific site is required for an owners recreational vehicle. The fee for such temporary parking shall be \$6.00 per month or a prorated portion thereof for shorter time periods. Owners wishing to park a vehicle in a recreational vehicle parking site must obtain permission in writing from the designated recreational vehicle parking site occupant and provide a copy of same to strata council.
10. A vacant recreational vehicle parking stall may be used by a visitor at a daily rate of \$3.00 with prior permission from strata council.
11. No strata lot owner can hold, sell or pass on to a purchaser a recreational vehicle parking stall. If an owner ceased to own a recreational vehicle they must immediately advise strata council of same and relinquish the assigned recreational vehicle parking stall. Owners who trade their recreational vehicle or sell same with the intent to replace it shall advise strata council in writing of such intent and the owner shall retain the assigned stall for 90 days while in the process of replacing their recreational vehicle. In the case of delay, strata council is to be kept advised. Extensions of the 90 days limit shall be at the discretion of strata council.
12. Propane tanks (cylinders – bottles) are to be shut off at all times.
13. The discharge of black water holding tanks is strictly prohibited.
14. Block heaters are not allowed to be plugged in, at any time, into any of the recreational vehicle parking area electrical outlets.
15. Parked recreational vehicles left unattended may develop condensation which may create mildew, mold, a musty smell that could cause damage to the recreational vehicle. Owners with an assigned recreational vehicle parking stall may use a maximum of two only low wattage drying units or fans to prevent condensation. No heaters of any sort may be used. Failure to observe this rule may result in the offending owner losing the electrical supply to the assigned recreational vehicle parking stall.

- \* Owners wishing electrical service for the following year shall notify strata council in writing not later than September 15<sup>th</sup> of the current year.
- \* Owner who use electricity shall pay for each fiscal year an amount to be determined by strata council annually. Payment to be submitted to the treasurer not later than September 30<sup>th</sup> of the current year.
- \* Should the cost of electricity exceed the amount contributed for the current fiscal years the difference will be borne equally by the users of electricity at year-end.



**New Rule #28 – 5)**  
**There will be no feeders of any kind for birds or any form of wildlife, other than Hummingbird feeders, on limited or common property.**

Above Rule adopted at AGM May 16, 2005  
Registered at Land Registry May 18, 2005

Please insert into your **Bylaws and Rules Booklet** of May 23, 2001

Dated May 18, 2005