

# HF HARBOUR FLATS CONDO CORP.

SSCC 431

FOR GUESTS AND TENANTS  
AT FRIDAY HARBOUR RESORT



## ABOUT THIS GUIDE

Welcome to Friday Harbour! We are pleased that you are here to enjoy all that Friday Harbour has to offer! In order to ensure your experience is exceptional, we have created a guide for you to help you navigate the Resort and everything that comes along with it.

Condominium living is community living. The Condo Corp has certain rules in place to ensure that the community can be enjoyed by all. Owners and residents are not only expected to abide by these rules, but are entitled to insist that other unit owners and residents also abide. It is Friday Harbour Property Management's responsibility on behalf of the Condo Corp to ensure that all of the rules set out in the Corporation's Declaration, By-laws and Official Rules are obeyed and enforced.

## CONTACT INFORMATION

### Friday Harbour Property Management

For any questions regarding clarification on your Corporation's Rules or any other property concerns, please contact Friday Harbour Property Management.

705.812.8880 X8388  
fhpm@fridayharbour.com

### The Owner of Your Unit

For any questions regarding becoming enrolled at Friday Harbour, non-emergency in-suite issues, access to the Corporation's Common Areas and to the unit, access to parking spots, and mail delivery please contact the Owner of your unit.

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Unit Address: \_\_\_\_\_ Unit #: \_\_\_\_\_

### Friday Harbour's Experience Team

For any questions about the amenities at Friday Harbour, upcoming events, or assistance with navigating the Resort, please contact the Experience Team or visit them at the Welcome Centre on the Boardwalk.

705.812.8880  
info@fridayharbour.com

# Friday Harbour's Security Team

To report any suspicious behaviour or if you require assistance, please contact Friday Harbour's Security, Health and Safety Team or visit them at their office behind Starbucks (accessible from the Boardwalk or through the underground parking garage below the Boardwalk Condos). The Security Team also offers a Keyholder Service for registered units.

705.984.1008

**For any emergencies, please contact 911.**

## PARKING AT FRIDAY HARBOUR

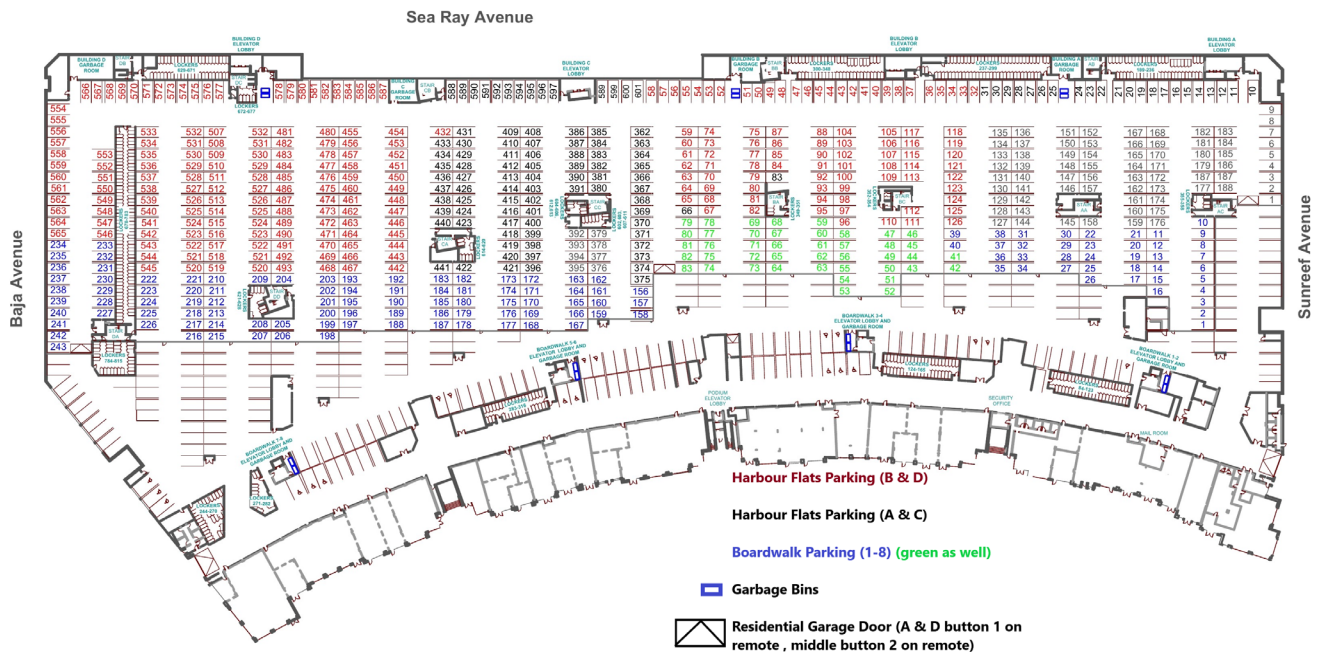
Your designated Parking Spot is

#: \_\_\_\_\_ Colour: \_\_\_\_\_

Any parking at Friday Harbour must conform to all posted signage. Overnight parking is not permitted without an authorized permit from the Parking Enforcement Unit. Accessible designated parking spots across the Resort must be used with valid permit only.

For enquiries and reporting parking concerns, call 705.812.8892 (24 hours-a-day, 7 days-a-week).

### VIEW PARKING POLICY



# FRIDAY HARBOUR AMENITY SPECIFIC RULES AND REGULATIONS

Each of the amenities at Friday Harbour has their own set of Rules and Regulations specific to them. Before visiting or booking with these amenities, please review the linked documents below so you can be sure you are well-versed and do not inadvertently disobey the guidelines set out in these documents. These Rules and Regulations are set out in the interest of the safety and fairness of all. Thank you for following them while you are on the Resort.

THE RESORT ASSOCIATION

THE FH MARINA



# SSCC 431 RULES

Amended February 26, 2021

1. GENERAL
2. QUIET ENJOYMENT
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## RULES

The following Rules made pursuant to the Condominium Act, 1998, S.O. 1998, C. 19 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 tenants, guests and invitees.

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 family, guests, servants, agents or occupants of his Unit, shall be borne and/or paid for by such Owner and may be recovered by the Condominium Corporation (the "Corporation" ) against such Owner in the same manner as Common Expenses.

### **1. GENERAL**

(a) Use of the common elements and units shall be subject to the Rules which the Board may make to promote the safety, security or welfare of the owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units.

(b) Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit owners and occupants, their families, guests, visitors, servants or agents.

(c) No animal, which is deemed by the Board or the property manager, in their absolute discretion, to be a nuisance shall be kept by any Owner in any Unit. Such Owner shall, within two (2) weeks of receipt of a written notice from the Board requesting the removal of such animal, permanently remove such animal from the Property. Notwithstanding the generality of the foregoing, no attack dogs, reptiles or snakes shall be allowed in any Unit. No breeding of animals for sale shall be carried on, in or around any Unit.

## **2. QUIET ENJOYMENT**

(a) Owners and their families, guests, visitors, servants and agents shall not create nor permit the creation or continuation of any noise or nuisance which, in the opinion of the Board or the Manager, may or does disturb the comfort or quiet enjoyment of the Units or Common Elements by other Owners or their respective families, guests, visitors, servants and persons having business with them,

(b) No noise shall be permitted to be transmitted from one Unit to another. If the Board determines that any noise is being transmitted to another Unit and that such noise is an annoyance or a nuisance or disruptive, then the Owner of such Unit shall at his expense take such steps as shall be necessary to abate such noise to the satisfaction of the Board. If the Owner of such Unit fails to abate the noise, the Board shall take such steps as it deems necessary to abate the noise and the Owner shall be liable to the Corporation for all expenses hereby incurred in abating the noise (including reasonable solicitor's fees).

(c) No auction sales, private showing or public events shall be allowed in the any unit or the common elements.

(d) Firecrackers or other fireworks are not permitted in any unit or on the Common Elements.

(e) Any repairs to the units or Common Elements shall be made only during reasonable hours (between 8:30-7:30). No repairs to the units or Common Elements shall be made by an owner on weekends or statutory holidays.

## **3. SECURITY**

(a) Residents are to immediately report any suspicious person(s) seen on the property to the manager or its staff;

(b) No one shall change any lock or locks in or to a residential unit or the common elements or place any additional lock on any door in or to any residential unit or the common elements, without first obtaining the written approval of the Board of Directors, and if such approval is given, the new lock must be keyed to the master key system so that the Corporation can obtain entry to the unit in the event of an emergency. No duplication of keys shall be permitted except with the authorization of the Board, and the names of persons authorized to have keys shall be furnished to the Board at all times.

(c) No visitor may use or have access to the Common Elements and facilities unless accompanied by an owner or occupant.

(d) Service elevator availability, where applicable shall be allocated by the manager in accordance with the elevators and moving rules. Loading facilities shall only be used with prior permission and as scheduled by the manager.

(e) No owner or occupant shall place or cause to be placed on the access doors to any unit, additional or alternate locks, without the prior written approval of the Board. All door locks and keys must be compatible with the lock systems on the property and a copy of each new key must be delivered to the manager.

(f) Owners shall supply to the Board the names of all residents and tenants of all Residential Units and the license number of all motor vehicles that are parked in parking units.

#### **4. SAFETY**

(a) No storage of any combustible or offensive goods, provisions or materials shall be kept in any of the Units or Common Elements, other than propane tank used and connected to propane fueled residential approved outdoor patio appliances exclusively located on balconies, patios, or terraces, subject to review and approval of mandatory written application to the Board through property management.

(b) No propane gas tank shall be kept in the units or exclusive use Common Elements, including but not limited to locker or parking units, other than propane tank used and connected to propane fueled residential approved outdoor patio appliances exclusively located on balconies, patios, or terraces, subject to review and approval of mandatory written application to the Board through property management.

(c) Use of propane fueled residential approved outdoor patio appliances or charcoal barbeques shall be permitted exclusively on balconies, patios and terraces, subject to review and approval of mandatory written application to the Board through property management.

(d) Owners and occupants shall not overload existing electrical circuits.

(e) Water shall not be left running unless in actual use.

(f) Nothing shall be thrown out of the windows or the doors of the units.

(g) No owner or occupant shall do, or permit anything to be done in his unit or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any buildings, or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.

#### **5. COMMON ELEMENTS**

(a) No one shall harm, mutilate, destroy, alter or litter the Common Elements or any of the landscaping work on the property, if any.

(b) No awning, foil paper or shades shall be erected over, on or outside of the windows or balconies or terraces without the prior written consent of the Board.

(c) No outside painting shall be done to the exterior of the units, railings, doors, windows, or any other part of the Common Elements.

(d) The passageways and walkways which are part of the Common Elements shall not be obstructed by any of the owners or occupants or used by them for any purpose other than

for ingress and egress to and from a unit or some other part of the Common Elements. Any physical damage to the common elements caused by an owner or occupant his family, guests, visitors, servants, or agents shall be repaired by arrangement and under the direction of the Board at the cost and expense of such owner or occupant.

(f) No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door or any part of the Common Elements over which the Owner has exclusive use. No building or structure or tent shall be erected, placed, located, kept or maintained on the Common Elements and no trailer, either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained on the Common Elements.

(h) Each pet owner must ensure that any defecation by such pet must be cleaned up immediately by the pet owner, so that the Common Elements are neat and clean at all times. Should a pet owner fail to clean up after his pet as aforesaid, the pet shall be deemed to be a nuisance, and the owner of said pet shall, within two (2) weeks of receipt of written notice from the Board or the Manager requesting removal of such pet, permanently remove such pet from the property.

## **6. RESIDENTIAL UNITS**

(a) The toilets, sinks, showers, bath tubs and other parts of the plumbing system shall be used only for purposes for which they were constructed and no sweepings, garbage, rubbish, rags, ashes, cat litter, or other substances shall be thrown therein. The cost of repairing damage to the common elements and other units resulting from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose, tenant, family, guest, visitor, servant or agent shall cause it.

(b) No owner or occupant shall make any major plumbing, electrical, mechanical, structural or television cable alteration in or to his unit without the prior written consent of the Board.

(c) No Owner shall overload existing electrical circuits in his Unit and shall not alter in any way the amperage of the existing circuit breakers in his Unit.

(d) Units shall be used only for such purposes as provided for in the Corporation's Declaration and as hereinafter provided. No immoral, improper, offensive or unlawful use shall be made of any unit. All municipal and other zoning ordinances, laws, rules and regulation of all government regulatory agencies shall be strictly observed.

(e) No Owner shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his Unit or adjacent Common Elements. Each Owner shall immediately report to the Manager all incidents of pests, insects, vermin or rodents and all Owners shall fully co-operate with the Manager to provide access to each Unit for the purpose of conducting a spraying program to eliminate any incident of pests, insects, vermin or rodents within the buildings.

## **7. TENANCY OCCUPATION**

(a) No unit shall be occupied under a lease unless, prior to the tenant being permitted to occupy the unit, the owner shall have delivered to the Corporation a completed Tenant Information Form in accordance with Schedule 1 attached hereto, a duly executed Tenant's Undertaking and Acknowledgment in accordance with Schedule 2 attached hereto and an executed copy of the Application/Offer to Lease and the Lease itself.



(b) In the event that the owner fails to provide the foregoing documentation in compliance with paragraph (a) above prior to the commencement date of the tenancy, and in compliance with Section 49 of the Condominium Act (the "Act") any person or persons intending to reside in the owner's unit shall be deemed a trespasser by the Corporation until and unless such person or persons and the owner comply with the within rules and with the Act.

(c) Within seven (7) days of ceasing to rent his unit (or within seven (7) days of being advised that his tenant has vacated or abandoned the unit, as the case may be), the owner shall notify the Corporation in writing that the unit is no longer rented.

(d) The foregoing documentation shall be supplied promptly and without charge to and upon request for same by the Corporation.  
All owners shall be responsible for any damage or additional maintenance to the common elements caused by their tenants and will be assessed and charged therefor.

(f) The owner shall supply to the Board in writing, his current address and telephone number during the period of occupancy by the tenant.

## **8. PARKING**

For the purpose of these Rules, "motor vehicle" means a motor vehicle that is either a private passenger automobile, station wagon, compact truck/van, motorcycle, ATV, golf cart, utility trailers, boats, personal watercrafts (PWC), snow mobile, and water scooters. All boats, personal watercrafts (PWC's), snow mobiles, and water scooters, parked upon any Parking Unit, must be on a utility trailer. In addition- all of the foregoing must be properly plated with a current validation permit (if applicable) and a current insurance contract in effect. No motor vehicle parked upon any parking unit or common elements shall exceed a height of 2.10 meters.

(a) No vehicles, equipment or machinery, other than motor vehicles shall be parked or left on any part of the Common Elements and without limiting the generality of the foregoing, no parking areas shall be used for storage purposes. Bicycles are not permitted to be stored in any parking unit unless placed in a bike rack. Bike racks are not to be affixed to the parking unit columns, walls, floors, or ceilings. All Homeowner property shall be contained fully within the boundaries of each Homeowners respective parking unit.

(b) Parking is prohibited in the following areas:  
i fire zones;  
ii traffic lanes;  
iii delivery and garbage areas; and  
iv roadways.

(c) No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the Common Elements without the express written consent of the Manager or the Board. No motor vehicle shall be driven on any part of the Common Elements other than on a driveway or parking space.

(d) No motor vehicle, trailer, boat, snowmobile, mechanical toboggan, machinery or

equipment of any kind shall be parked on any part of the Common Elements, nor in any Unit other than in a designated parking space but which provision shall not apply for the purposes of loading and unloading furniture, or other household effects of the Owners provided that the length of time where such parking is limited shall be no longer than is reasonably necessary to perform the service.

(e) All motor vehicles operated by Owners/Residents must be registered with the Manager. Each Owner shall provide to the Manager the licence numbers of all motor vehicles driven by residents of that Unit.

(f) No motor vehicle shall be driven on any part of the Common Elements at a speed in excess of posted speed.

(g) No person shall place, leave, park or permit to be placed, left or parked upon the Common Elements any motor vehicle which, in the opinion of the Manager or as directed by the Board, may pose a security or safety risk, either caused by its length of unattended stay, its physical condition or appearance or its potential damage to the property. Upon seventy-two (72) hours written notice from the Manager, the Owner of the motor vehicle shall be required to either remove or attend to the motor vehicle as required and directed by the Manager, in default of which the motor vehicle shall be removed from the property at the expense of the Owner. If a motor vehicle is left standing in a parking space or upon the Common Elements and is unlicensed or unregistered with the Manager, the vehicle may be towed without notice to the owner and at the Owner's expense.

(h) Motorcycles shall be licensed and equipped with the most recent noise control devices and operated on the roadways and in a manner so as not to disturb the other Owners. Mopeds and bicycles shall be operated only on the road and in such manner as not to obstruct traffic. No mopeds and bicycles are permitted to be operated on sidewalks.

(i) No unlicensed motor vehicle including mopeds and go-carts shall be driven within the property complex and no person shall operate a motorized vehicle within the complex without proper operating licence.

(j) No person shall park or use a motor vehicle in contravention of these Rules otherwise such person shall be liable to be fined or to have his motor vehicle towed from the property in which event neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses whatsoever caused to such motor vehicle or to the Owner thereof.

(k) No motor vehicle having a propane or natural gas propulsion system shall be parked in a parking unit or the common elements.

(l) No parking units shall be used for any purpose other than to park a motor vehicle that is either a private passenger automobile, station wagon, compact truck/van, motorcycle, ATV, golf cart, utility trailers, boats, personal watercrafts (PWC), snow mobile, and water scooters. All boats, personal watercrafts (PWC's), snow mobiles, and water scooters, parked upon any parking unit, must be on a utility trailer. In addition- all of the foregoing must be properly plated with a current validation permit (if applicable) and a current insurance contract in effect. Bicycles are not permitted to be stored in any parking unit unless placed

in a bike rack. Bike racks are not to be affixed to the parking unit columns, walls, floors, or ceilings. All Homeowner property shall be contained fully within the boundaries of each Homeowners respective parking Unit. No other objects (Tires of any kind, gas cans, strollers, carts, storage bins, etc.) shall be parked or stored in the parking units except with the written approval of the Board through Property Management.

## **9. LOCKER UNITS**

(a) All stored articles must be placed within individual Locker Units and no storage is permitted on top of any Locker Units so as to conflict with fire regulations.

(b) No stores of coal, propane or natural gas tank or any combustible materials or offensive goods, provisions or materials or any food stuffs shall be stored in any Locker Unit.

(c) Locker Units shall not be used as workshop areas or for any purpose other than for storage.

## **10. BALCONIES, PATIOS, TERRACES AND EXCLUSIVE USE AREAS**

(a) No hanging or drying of clothes is allowed on any balcony, patio, terrace or exclusive use area.

(b) Balconies, patios, terraces and exclusive use areas shall not be used for the storage of any goods or materials.

(c) Only seasonal furniture is allowed on balconies, patios, terraces and exclusive use areas.

(d) No owner, occupant or tenant shall do or permit anything to be done on a balcony, patio, terrace or exclusive use area which does or may unreasonably disturb, annoy or interfere with the comfort and/or quiet enjoyment of the units and/or common elements by other owners, occupants or tenants.

(e) No awnings or shades shall be erected over or outside of balconies, patios, terraces and exclusive use areas without the prior written consent of the Board. The Board shall have the right to prescribe the shape, colour and material of such awnings or shades to be erected.

## **11. OWNER'S CONTRACTORS TRADE OR SERVICE PERSONNEL**

No Contractor, trade or service personnel may or shall enter upon the property to perform any work or services in or about any unit (including an "exclusive use" common element area) that may or will affect the common elements or common building services unless such persons or firms are:

(a) employed directly by the Condominium Corporation; or

(b) employed by a unit owner in circumstances where the intended performance of work and/or services in or about a unit has first been approved, in writing, by the Corporation and where the work and/or services are supervised by an approved contractor or service personnel in accordance with the Corporation's written direction; and the owners of the unit has provided to the Corporation a deposit in a reasonable amount to cover the Corporation's initial costs of supervision (to be adjusted upon completion of the work); and where the unit owner has entered into a written

undertaking to indemnify the Corporation with respect to any expenses, damages or costs whatsoever incurred by the Corporation arising from the carrying out of the work by the unit owner's contractor, trade or service personnel including any resulting damage to the common elements or to common building services which arises during or following completion of the work. Any such expenses, resulting damages and costs may be collected by the Corporation from the unit owner in the same manner as common expenses.

## 12. INDEMNIFICATION RULE

Each unit owner shall indemnify and save the Corporation harmless from any loss, cost, damage, injury or liability ("Costs"), in respect of any unit, the common elements or the assets of the condominium corporation, which the Corporation may suffer or incur:

- (a) which is not otherwise recoverable from insurance coverage; and,
- (b) which results from, or is caused by, any conduct, acts or omissions of:
  - (i) such unit owner; or,
  - (ii) any resident, tenant, employee, agent, invitee or licensee of such unit owner's unit.

(a) The types of Costs contemplated by this rule to be indemnified include, but are not limited to any and all legal costs incurred by the Corporation, including:

- (i) as a result of the conduct, actions or omissions of a unit owner or any resident, tenant, employee, agent, invitee or licensee of such unit owner's unit;
- (ii) by reason of a breach of the Act, as amended, the declaration, by-laws and/or rules of the Corporation in force from time to time;
- (iii) any excess amount of legal costs incurred by the Corporation over and above costs awarded by a court;
- (iv) the cost of any legal advice given to the Corporation;
- (v) the cost of any letters written by the Corporation and/or the Corporation's solicitor as a result of any such conduct, acts or omissions; and/or
- (vi) any excess of legal costs incurred by the Corporation over and above costs awarded by a court in respect of any proceedings or other steps taken, resulting from an Owner's default in payment of the common expense contribution in respect of a unit;
- (vii) increased insurance premiums;
- (viii) cleaning charges; and/or,
- (ix) repair charges, including any repairs to the Owner's unit, any other Owner's unit or the common elements.

(b) Any and all Costs so indemnified pursuant to this rule shall be recoverable against such unit owner in the same manner as common expenses, as if the Costs in question were arrears of common expenses.



FRIDAY HARBOUR™

*All Seasons Resort*