

# STRATA PLAN BCS 2897 – GLENMORE

## ~ R U L E S ~

Please remember that as a strata lot owner, each of you have a vested interest in properly maintaining the common areas which includes the Visitors parking area, landscaped areas, sidewalks, road and virtually all areas not within the confines of your suite.

To protect your investment, the philosophy of taking responsibility for the use, safety and condition of the common property is conveyed in the Rules that follow. Any consent, approval or permission given under these Rules must be given by the Strata Council, or the managing agent acting upon the instructions of the Strata Council, and must be in writing.

Any reference in the Rules to “Owners” applies to all residents.

If in the case where these Rules conflict with the Bylaws of Strata Corporation BCS 2897 or the *Strata Property Act* (British Columbia) the Bylaws of Strata Corporation BCS 2897 or the *Strata Property Act* (British Columbia) will prevail.

The Developer may do what is reasonably necessary to remedy a contravention of its Rules. The Developer may require that the reasonable costs of remedying a contravention be paid by the persons(s) responsible for such contravention.

### 1. PARKING

1. Parking spaces assigned to a strata lot shall not be rented or leased to non-residents.
2. No other motor vehicle, bicycles, trailer, boat, equipment or items of any kind shall be parked or placed on any common property without the prior written approval of the Strata Council. Any vehicle, trailer, boat or equipment parked in contravention of the foregoing will be removed at its owner’s sole risk and expense.
3. No person(s) is/are allowed to camp overnight in any type of vehicle in common areas.
4. Excessive speeds and dangerous driving are prohibited in all the parking areas. The speed limit is 10 km/hr in the common areas and will be strictly enforced.
5. A resident must not store an uninsured vehicle on the common, limited common property, or on land that is a common asset.
6. A resident storing a vehicle must provide proof of valid insurance to the strata corporation on the commencement date of the storage, and also be displayed on the vehicle.
7. A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds), or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical parts.

### 2. VISITOR PARKING

1. Two visitor parking permits are provided per strata lot and are issued to the strata lot owner.
2. Visitor parking is permitted only in designated stalls and is for the exclusive use of short term visitors only.
3. Visitor's parking in the visitor lot does so at their own risk and must abide by any and all rules that apply to the parking at Glenmore in general.
4. Residents of Glenmore are not permitted to park in the visitors parking area at any time.
5. A visitor's parking permit must be clearly displayed on the dashboard of the visitor's vehicle.
6. A visitor's parking permit is valid for a maximum stay of 16 hours within any 7 day period.
7. Lost or stolen parking permits can be replaced upon written approval of the Strata Agent and at a cost of \$35 per parking pass.
8. Owners are reminded to turn over the strata lot visitor parking permits to new owners/occupiers upon the sale or lease of a strata lot.
9. Because the interior roadways are considered fire lanes and must be kept clear, no owner or visitor vehicles may be parked on the side of the roads or on the town home 'aprons'.
10. Any vehicles found in violation of any of the parking regulations will be towed away at the owner's risk and expense. The Strata Corporation, Strata Council and Strata Agent will not accept responsibility for any damage or loss to vehicles that are towed away.
11. Strata owners are responsible to ensure that their guests park in designated parking areas and follow regulations.
12. No commercial vehicles are permitted to park in the visitors parking area overnight.

### **3. MOTOR VEHICLES**

1. The maximum speed on the property may be no more than 10 km/hour.
2. An owner, tenant, occupant or visitor must not allow their motor vehicle to cause oil or exhaust stains on common property, including limited common property, or common assets.

### **4. PATIOS AND BALCONIES**

1. No changes to common property are permitted without the express prior approval of the council. This includes the removal or replacement of any fixtures, plants or grassed areas.
2. No items shall be affixed to the building, patio railing or balconies, which shall affect the building envelope in any manner, such as but not limited to plant hangers, awnings, shades, shutters, hammocks or signs without the express prior approval from council.

3. Satellite dishes, antennas or other transmitting devices are not permitted to be installed without the express prior written approval from council.
4. Patios and balconies are not for storage. Large items other than a barbeque are not permitted to be stored on patios and balconies.
5. No items of any sort, including cigarette butts, may be thrown over balconies, patios or from windows.
6. The washing of patios and balconies is permitted only to the extent that the water used does not overflow, or is swept onto, the property of another unit.
7. Only suitable patio equipment is permitted on patios and balconies, such as patio tables and chairs, heaters and a gas or propane barbecue.
8. No wood-burning or briquette barbecues are permitted.
9. Propane is to be properly vented and stored, with the tank and all attachments maintained at top safety standards.
10. Residents must move all barbecues away from the building walls while they are in use.
11. Any damage done to the building or another Strata Lot as a result of unattended or improperly placed barbecues shall be the responsibility of the Strata Lot where the damage originated. All related costs to repair the building, the Strata Lot and/or any other Strata Lot as a result of this incident shall be assessed against the Strata Lot where the damage originated.
12. Any patio or balcony with a barbecue must have a fully charged "Type B" fire extinguisher on their patio or balcony.
13. Plants are to be of a reasonable size for a balcony or patio and shall not be placed directly onto the balcony or patio membranes.
14. No perennial (crawling plants), such as ivy, morning glory or clematis is permitted so as not to attach to any area of the building, patios, balconies, railings or fences. All crawling type plants must have a space between the building envelope and the plant of a minimum of four (4) inches.
15. It is the responsibility of the owner to report to the Property Manager any mould, moss or mildew on patio or balcony areas.

## **5. HAZARDS**

1. No smoking is permitted in indoor common areas.
2. No smoking is permitted within 4 meters of the playground area.
3. The resident is responsible for damage caused by waterbeds, fish tanks, appliances and other fixtures.
4. The storage of highly combustible products is prohibited.

5. A resident must not use or store barbecues, camp fire units or heaters on common property, other than those fuelled by propane, gas, or electricity. Any of these items must be operated in a safe manner as instructed in the Manufacturers Manual regarding Safety Instructions.

## **6. CHILDREN AND SUPERVISION**

1. Residents are responsible for the conduct of visitors including ensuring that noise is kept at a level, in the sole determination of a majority of the council, which will not disturb the rights of quiet enjoyment of others.
2. Residents are responsible for the conduct of children residing in their strata lot, including ensuring that noise is kept at a level, in the sole determination of a majority of the council, that will not disturb the quiet enjoyment of others.
3. Residents are responsible to assume liability for and properly supervise activities of children including, but not exhaustively, bicycling, in-line skating, skateboarding and hockey.

## **7. SEASONAL DECORATIONS**

1. An owner must ensure that outdoor lights are installed after December 1<sup>st</sup> of the year approaching Christmas and be removed before January 15<sup>th</sup> of the year following Christmas.

## **8. WASTE DISPOSAL**

1. An owner, tenant or occupant must not leave any waste collection bins; including bins for garbage, recycling and organic waste; on common property, including limited common property, except in the areas designated by the Strata Corporation after 6 pm the day before the schedule waste removal day and on the scheduled waste removal day.
2. An owner, tenant, occupant or visitor must not deposit or throw any waste material on to the common property, including limited common property, except waste paper from the mailboxes may be deposited into the mail recycling container. Common examples of waste material that are not permitted to be deposited or thrown on to the common property include: any cigarette butt or food container

## **9. BIRD FEEDERS**

1. An owner, tenant or occupant must not keep any bird feeders on common property, including limited common property.