

Violation and Breach of Bylaw and/or law(s) Notice and Sanctions

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Who Must Follow the Rules?

If you work, own, or live in Park Place Meadows, you must follow the Alberta [Condominium Property Act](#) and [Regulation](#), along with the PPM Bylaws.

This policy explains how complaints are handled, what happens if you break the rules, the penalties, and how you can appeal.

Notice of Violations and Sanctions

What Happens If You Break a Rule?

If the Board (Park Place Meadows Condominium Corporation No. 062 1415) discovers that someone has violated a rule or law, they will send a notice to the Owner and/or Occupant/Tenant involved.

The notice will specify which rule was broken and provide at least (3) days (excluding holidays), or another period as required by the Act, for correction.

If the issue remains unresolved, the Corporation may impose a fine (a monetary penalty) or another appropriate sanction.

Examples of Breaking the Rules

- Making too much noise
- Using shared spaces for personal storage
- Not taking care of your unit
- Having non-approved pets
- Parking in the wrong place

Monetary Sanctions (Fines)

The Corporation can set minimum monetary sanctions for violations, depending on the type of violation and for repeated or ongoing violations, provided the amounts do not exceed the limits specified above or by the Act.

- First offence: \$500 fine, or \$500 for each week the problem continues
- Second and later offences: \$1,000 fine, or \$1,000 for each week the problem continues
- The Corporation can set minimum fines, but not more than the amounts above or what the law allows

Other Penalties

Withdrawn Approval or Loss of Access

The Corporation can impose non-monetary penalties if you break the Corporation's rules, provided everyone has been informed about the laws and policies, and they are enforced. For example, you could lose:

- Permissions (like pet approval)
- Access to amenities (like the social room or guest suite)

Legal Action

- The Corporation can go to court to make someone follow the rules
- For serious or recurring issues, the Corporation may seek removal, eviction, or forced sale of the unit

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www.ppmcondos.ca**General Provisions**

If an owner, tenant, visitor, or anyone else violates these Bylaws or laws, the Corporation can address the issue. Any costs, including legal and management fees, will be charged to the owner's unit and added to their monthly payments. These charges will also earn interest and must be paid like regular dues. If the problem persists, the Corporation may take legal action, which could result in a court order or eviction. Every day the violation continues counts as a separate offence.

Appeal Procedures

1. If you receive a notice, you can send a written appeal to the Corporation within the time given in the notice, or within seven days, whichever is longer.
2. Explain why you think the penalty is wrong and include any proof
3. The Corporation will decide within 14 days and let you know in writing. Their decision is final, unless the law allows another appeal.

Related Policies

- [Agreement Undertaking by a Tenant](#)
- [Hardwood or Laminate Flooring Unit Alteration Request Form](#)
- [Pet Application](#)
- [Video Doorbell Request Form](#)
- [PPM Owner & Residence Form](#)
- [PPM PAD Authorization](#)
- [Common Property Policy](#)
- [Health & Smoking Policy](#)
- [PPM Parking Policy](#)
- [Move In Out Terms and Form](#)
- [Social Room Contract](#)
- [Guest Suite Contract](#)

Related Legislation

- [Condominium Property Act](#)
- [Condominium Property Regulation](#)

Related Documents

- [Bylaws](#)

Revision History

Date (mm/dd/yyyy)	Description of Change
12/3/2025	Approved by the Board of Directors