

PARK PLACE MEADOWS CONDOMINIUM CORPORATION NO. 062 1415  
COMMON PROPERTY POLICY  
[www.ppmcondos.ca](http://www.ppmcondos.ca)

The intent of this policy and information is to ensure that common property used by owners/tenants in an appropriate manner which does not detract from the conformity and appearance of the outside of the building or result in an unacceptable use of the space.

**Definition of Common Property**

Bylaw 1. f. - Common property means so much of the Parcel as is not comprised in any Unit shown on the Condominium Plan.

**BALCONIES**

Balconies Are Common Property

As per bylaw 1.1(m); balconies are common property, exclusively used by the unit owner/tenant for the purpose of rest and relaxation in an outside environment.

Balcony Courtesy

Owners and residents will keep their balcony or patio clean and tidy. If cleaning your balcony with water, please extend a courtesy to your neighbours below and let them know your intention so they may move their furnishings.

Structures on Balconies/Common Property - Supported Bylaws 54, 46, 70, 72, 74, 75

Any furnishings or other inappropriate items for the purpose of this space that detracts from the general quality of the outside appearance of the building, or create a health and safety hazard; must be removed immediately.

These items include but are not limited to:

- Putting your unit garbage on the balcony instead of taking it immediately to the garbage room;
- Throwing garbage or debris out of the windows or doors of a unit or from any balcony;
- Putting ladders, building materials, storage containers, or any type of boxes used to store household items;
- Over-crowding untidy balconies which stand out and detract from the outer appearance of the building, this includes unseasonal shrubbery;
- Owners/tenants who do not clean up after their dog/animal after defecating on balcony and/or patio;
- White lattice no higher than 18 inches in height;
- No physical jumping, moving, or handing items over main floor balconies; and
- No jumping over common property fence.
- Violators will be subject to sanctions including fines and all incurred damages will be charged back to the offending unit.

**Violation of Bylaws and Fines:** Unit owners are subject to a fine as specified by the Board of Directors in accordance with the Condominium Corporation Bylaws and by the Board fine procedures as set out in Schedule "B".

Notes:

- Residents are allowed to place their bicycles on their decks and/or patio. Bicycles are not permitted to be resting on the railings; but can be attached to the inside.
- “Invisible” netting may be allowed above 18 inches in height with advance permission – including submitting a sample of the netting –to the Board. The Board reserves the discretionary right to rule netting unsightly and to ask the owner to remove it upon request, as per bylaws 54, 56, and 70. Please submit attached application and sample for prior approval.

Personal Belongings

In keeping with bylaw 67, each owner/tenant will comply with all requests of the Board or its representative that toys and like articles belonging to the Owner's household be put away inside such Owner's Unit when not in actual use.

Furnishing which relate to this use may include patio tables and chairs. They may also include a barbecue; the propane tank must be turned to the off position when not in use.

Barbecues should be placed away from the building when in use. Also, in accordance to bylaw 73 residents are only allowed one (1) 9.1 kilogram (approximately twenty (20) pound) propane tank, for their Unit (all of which must be properly stored on the Common property

According to bylaws 67 and 70 unwanted personal belongings must be discarded in an appropriate fashion (i.e. donation or garbage). Personal belongings are not permitted to be left or discarded in common areas such as the front foyer. Residents caught leaving personal belongings in any common area can be sanctioned according to Schedule “B” of the bylaws.

**ALL COMMON PROPERTY**

STRUCTURES ON COMMON PROPERTY

As per bylaw 74(c):

*items such as “clothes lines, incinerators, garbage containers, recreation or athletic equipment, fences or other barriers, hedges, trees, gardens or other vegetation, or for the disposal of rubbish, garbage or waste” require written approval in advance from the Board.*

Seasonal Decorations

As per bylaw 80(b):

*“Christmas and other seasonal or holiday decorations or displays are permitted in Moderation... All seasonal decorations, other than exterior Christmas holiday decorations may be displayed one (1) week prior to the season or holiday event and must be removed from the Common property within one (1) week following the seasonal or holiday event. Christmas lights and decorations are only permitted from December 1 to the ensuing January 31 inclusive.”*

Traditional holiday decoration may be tastefully displayed. Such decorations can only be displayed during the timelines as listed in the bylaws. Items on doors are not considered in keeping with conformity of the building and are not allowed.

#### Other Items on Common Property

Any inappropriate items placed on common property that detracts from the general quality of the outside appearance of the building must be removed immediately. These items include but are not limited to:

- Signs, as per bylaw 52;
- Antenna/Satellite Dishes, as per bylaw 53;
- Laundry, as per bylaw 55;
- Awnings, as per bylaw 56.

#### Appearance of Unit

As per bylaw 76, the opinion of the Board is that window coverings/curtains must be in keeping with the aesthetics of the building. Therefore, only light beige or white colours are permitted on the outside curtain.

#### **Other Common Areas**

##### Perimeter Fence

Residents are not permitted to jump or climb over the perimeter fence encompassing the property. As per Bylaw 87. B. – any infraction, violation... shall be added to and become part of that Owner's assessment and... the board may impose sanctions (including monetary sanctions) as set out in Schedule "b".

##### Smart Camera Doorbells

As per bylaw 76, Smart Camera Doorbells for outside of unit door (which is common property) must be approved by the Board prior to installation. Submit request in writing to the Building Manager, Richard Garside via [richard@victorianmanagement.ca](mailto:richard@victorianmanagement.ca), 780.463.0066, 4255 53 Avenue NW, Edmonton, AB, T6B 3P4.

. Please include name and model of product.

##### Motor Vehicles

As per bylaw 69(c) no motor vehicle repairs may be carried out on the common property.

##### Parking Lot Usage

Parking lots are common property subject to high traffic, residents are expected to exercise due caution.

**Non-adherence to the above policy and bylaws can result in a monetary fine(s) according to Schedule "B" for violators. All Owners/Tenants are advised to review the Condominium Bylaws.**

## APPLICATION FOR BALCONY INVISIBLE NETTING

CONDOMINIUM CORPORATION NO. 062 1415

[www.ppmcondos.ca](http://www.ppmcondos.ca)

“Invisible” netting may be allowed above 18 inches in height with advance permission – including submitting a sample of the netting – from the Board. The Board reserves the discretionary right to rule netting unsightly and to ask the owner to remove it upon request, as per bylaws 54, 56, and 70.

Date: \_\_\_\_\_

Unit: \_\_\_\_\_

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

Phone: \_\_\_\_\_

I/we are proposing to tack the attached sample of this “invisible” netting to my/our balcony, which is designated as common area.

Brand: \_\_\_\_\_ Colour: \_\_\_\_\_

Additional information about production, if available:

### Unit Owner's Signature(s)

By signing this application I understand that the Board reserves the right to deny my application as per bylaws 54, 56, and 70. Any netting put up prior to approval and/or to the implementation of this policy must be submitted for approval and is subject to denial.

To permit VPM, on behalf of the Board, to be able to contact you directly and complete your request for netting approval, please complete the following form. By completing this application you give consent for VPM to process this form and contact you. You have the right to cancel your consent at any time in the future.

For questions about the collection and use of this personal information, contact the Building Manager, Richard Garside via [richard@victorianmanagement.ca](mailto:richard@victorianmanagement.ca), 780.463.0066, 4255 53 Avenue NW, Edmonton, AB, T6B 3P4.