

RULES AND REGULATIONS v4 (May 29, 2026)

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[*] Condominium
Corporation Bylaws

**RESIDENTIAL
STYLE GUIDELINES AND ARCHITECTURAL CONTROLS**

Purpose:

RV & Marina Estates is developed as a first-class RV estate community that will exemplify a pronounced sense of style and project a distinctive ambience. These guidelines and controls are made to enforce a high standard of uniformity across the development to maintain the aesthetic quality and preserve the value of all property within the community.

Development Permits:

An Owner shall obtain the written consent of the Board, which will require proof of any required permits to complete the work and inspections by an engineer or any other professional as directed by the Board, prior to commencing any construction or placement of any buildings, structures or improvements on a Unit (including without limitation, fences, decks, patios, portable sheds, gazebos, retaining walls) and any repairs, renovations, replacements or alterations thereto;

Building Guidelines:

1. Recreational vehicles and Park model trailers will be permitted only if the structure is less than 15 years of age calculated from the date of manufacture.
2. At the discretion of the Manager and based on the criteria defined in section 4, owners may request an extension on replacement age as follows:
 - a) RV's Eligible for a single 5-year extension, not to exceed a total age of 20 years.
 - b) Destination Trailers Eligible for up to two 5-year extensions, not to exceed a total age of 25 years.
 - c) Park Models Eligible for up to three 5-year extensions, not to exceed a total age of 30 years.
3. Shipping Containers may only be used if their exterior finish has been substantially enhanced with decorative cladding, windows, or doors to align with the development's aesthetic standards, and they must receive approval from the condo manager.
4. Recreational vehicles and park model trailers placed on a lot shall be maintained in a first-class, road-worthy and well-kept condition. Any deterioration or neglect of the structure unit will be cited for remedial action. Without limitation the following elements of a recreational vehicle or park model trailer must be repaired, replaced or restored:
 - a) Obvious discoloration of exterior wall due to removal of decals an/or oxidized cladding, fiberglass or fading paint, dents or scratches on sidewalls;
 - b) Faded, torn or missing awnings;
 - c) Cracked, missing or fogged windows and broken or missing seals;
 - d) Sagging, deteriorating, rotting or failing steps, skirting, landings and/or ramps.
5. The exterior of all buildings constructed or placed on the Unit shall be completed within 12 months of commencement of construction or placement. Exterior finish shall include decorative cladding materials such as vinyl, wood, fiber cement, stucco, engineered wood, brick, and natural or synthetic stone. Galvanized metal siding shall not be permitted. Exterior finish shall also include completion of skirting, trim, fascia and soffits. For buildings greater than 10 sq. meters in size, the exterior of the building facing the street shall have a minimum of 3 sq. meters of brick or stone. Overhead doors must include a decorative style. Fold up, flat panel, basic garage doors will not be permitted.
6. The maximum wall height of all buildings constructed or placed on the Unit shall be 3.66 meters (12 feet). The maximum building height shall be 7.32 meters (24 feet). In each case measurement shall be taken from the side of the building that is the lowest elevation and measurement shall commence at the point which is the average of the finished ground level on that side of the building.
7. The width of dormers must not exceed 50% of the total length of the wall. For example, if the garage is 24 feet wide, the combined width of the dormers cannot exceed 12 feet. A dormer is a vertical window that extends from a sloping roof, typically providing light to a bedroom. Dormers can be positioned on the wall's face or higher on the roof, with roofs that may be gabled, hipped, flat, or single-sloped.

8. Sites may contain a maximum of 250 gallons of propane in total, and any tank size over 100 pounds shall require the owner to complete appropriate gas-fitting permits and have the tank inspected by a licensed gas-fitter. Within the 250 gallon limit, only a maximum of two 100 pound tanks shall be used at one time.
9. Units shall be landscaped within 18 months of purchase.
 - a) Landscaping must be well-maintained, free of weeds, and consist of approved elements such as natural or synthetic grass, decorative rock, hard surfaces (e.g., pavers, blocks, or pavement), flower or plant beds, or other decorative materials approved by the condo manager.
 - b) Development and landscaping of a Unit shall be such that septic tanks and water tanks are not visible.
10. No excavation shall be made on a Unit except for the purpose of building or for the improvement of the landscaping. No soil, sand or gravel shall be removed from the Unit without the permission of the Condo Board or its designated representative. No excavation or landscaping of a Unit shall cause adverse effects for surface drainage onto adjacent and/or nearby properties.
11. Fencing on a Unit shall be limited to wrought iron, decorative chain link or vinyl fence materials. Wooden fences, aluminum chain link fencing and non-decorative fencing will not be permitted.

**COMMERCIAL
STYLE GUIDELINES AND ARCHITECTURAL CONTROLS**

Purpose:

RV & Marina Estates is developed as a first-class RV estate community that will exemplify a pronounced sense of style and project a distinctive ambience. These guidelines and controls are made to enforce a high standard of uniformity across the development to maintain the aesthetic quality and preserve the value of all property within the community.

Development Permits:

An Owner shall obtain the written consent of the Board, which will require proof of any required permits to complete the work and inspections by an engineer or any other professional by directed by the Board, prior to commencing any construction or placement of any buildings, structures or improvements on a Unit (including without limitation, fences, decks, patios, portable sheds, gazebos, retaining walls) and any repairs, renovations, replacements or alterations thereto;

Building Guidelines:

1. Shipping Containers may only be used if their exterior finish has been substantially enhanced with decorative cladding, windows, or doors to align with the development's aesthetic standards, and they must receive approval from the condo manager.
2. The exterior of all buildings constructed or placed on the Unit shall be completed within 12 months of commencement of construction or placement. Exterior finish shall include decorative cladding materials such as vinyl, wood, fiber cement, stucco, engineered wood, brick, and natural or synthetic stone. Galvanized metal siding shall not be permitted. Exterior finish shall also include completion of skirting, trim, fascia and soffits. For buildings greater than 10 sq. meters in size, the exterior of the building facing the street shall have a minimum of 3 sq. meters of brick or stone. Overhead doors must include a decorative style. Fold up, flat panel, basic garage doors will not be permitted.
3. Units shall be landscaped within 18 months of purchase.
4. No excavation shall be made on a Unit except for the purpose of building or for the improvement of the landscaping. No soil, sand or gravel shall be removed from the Unit without the permission of the Condo Board or its designated representative. No excavation or landscaping of a Unit shall cause adverse effects for surface drainage onto adjacent and/or nearby properties.
5. Fencing on a Unit shall be limited to wrought iron, decorative chain link or vinyl fence materials. Wooden fences, aluminum chain link fencing and non-decorative fencing will not be permitted.

MARINA STYLE GUIDELINES AND ARCHITECTURAL CONTROLS

Purpose:

RV & Marina Estates is developed as a first-class RV estate community that will exemplify a pronounced sense of style and project a distinctive ambience. These guidelines and controls are made to enforce a high standard of uniformity across the development to maintain the aesthetic quality and preserve the value of all property within the community.

Development Permits:

An Owner shall obtain the written consent of the Board, which will require proof of any required permits to complete the work and inspections by an engineer or any other professional by directed by the Board, prior to commencing any construction or placement of any boat lifts, canopies, structures or improvements on a Unit and any repairs, renovations, replacements or alterations thereto;

Guidelines:

1. Boat Lifts and Canopies
 - a. All boat lifts and canopies must receive prior approval from the condo manager before installation.
 - b. These structures must fit entirely within the specified slip dimensions of 10 feet by 30 feet.
 - c. Slip owners are responsible for ensuring that any installed lifts or canopies comply with the approved design, materials, and safety standards set by the condominium association.
2. Marina Storage Boxes
 - a. To maintain uniformity and adherence to community standards, marina storage boxes are exclusively supplied, installed, and sold at cost by the condo board.
 - b. Slip owners are prohibited from independently purchasing, constructing, or installing storage boxes.
 - c. Requests for new or replacement storage boxes must be submitted to the condo manager.
 - d. The condo board retains full authority over the placement, size, and design of all marina storage boxes to ensure the marina's aesthetic appeal and functionality are preserved.
3. Attachments to Marina Walls and Docks
 - a. Slip owners are strictly prohibited from attaching boat lifts, canopies, or any other items to the marina walls, docks, or other parts of the common property.
 - b. This rule ensures the structural integrity and safety of the marina infrastructure and prevents unauthorized modifications.
 - c. Any unauthorized attachments may be removed by the condominium association at the slip owner's expense.
 - d. Slip owners must consult with the condo manager before making any changes or additions to their designated slips to ensure compliance with these regulation.
4. Boat Lift Storage – Use of Designated Common Area
 - a. Marina Unit owners may choose to remove their boat lifts for the off-season. If removed, lifts may be stored on the designated common area near the boat launch between September 15 and May 31.
 - b. Lifts must be placed in the designated area only.
 - c. All stored lifts must be clearly labeled with the owner's name and Marina Slip number.
 - d. The area must be kept orderly, and lifts must not block access routes or other common property features.
 - e. All boat lifts stored on the designated common area must be removed by May 31 of each year.
 - f. Boat lifts remaining on the common area after May 31 will be subject to a penalty of \$200.00 per week starting June 1. After June 15, the Condominium Corporation may remove and store lifts at the owner's risk and expense.
 - g. The Condominium Corporation assumes no responsibility for loss or damage to any boat lift stored on the common property.

**GENERAL
USE AND OCCUPANCY RESTRICTIONS**

An Owner shall not:

1. Use or enjoy the owner's Unit, any portion of the real property of the Corporation or the common property except in accordance with the Bylaws and any rules and regulations adopted by the Board from time to time.
2. Use or enjoy the owner's Unit, the real or personal property of the Corporation or the common property in a manner that unreasonably interferes with its use and enjoyment by other owners or occupants.
3. Use the owner's Unit or common property in a manner or for a purpose that will cause a nuisance or hazard to any other owner or occupant.
4. Use the owner's Unit or common property for a purpose that is illegal or do or permit anything that is illegal to be done in/on the owner's Unit.
5. Make any renovations, additions or alterations to the Unit (including any plumbing, mechanical or electrical systems within the Unit, that affects another Unit or the common property), to the exterior of the owner's Unit, or improvements thereon except in accordance with the requirements of the Style Guidelines and Architectural Controls adopted by the Board from time to time and without first obtaining the written consent of the Corporation.
6. In the course of any repair, maintenance, cleaning, renovation or alteration of the owner's Unit, permit or cause to be permitted or to be registered against the any other owner's Unit any claim, lien, charge or encumbrance.
7. Do or permit anything to be done that may cause damage to trees, plants, bushes, flowers or lawns and shall not place chairs, tables, children's playthings, devices or toys or other objects on the common property, lawns and grounds as to damage them or to prevent growth, or to interfere with the cutting of the lawns or the maintenance of the grounds generally; deposit household refuse and garbage outside the owner's Unit other than the disposal bin designated by the Corporation.
8. Display, erect, allow, keep or place signs, billboards, flags, advertising matter or other notices or displays of any kind in or on or about a Unit in any manner which may make the same visible from the outside of the Unit if such display is offensive to other Owners or the public, a fact which shall be determined solely by the Manager.
9. Display, erect, allow, keep or place signs billboards, advertising matter or other notices or displays of any kind in any window of a Unit or in or about any Unit in any manner which may make the same visible from the outside of the Unit unless the same is displayed for the sale of the Unit, it is displayed in an area as designated by the Board from time to time and the owner received written consent from the Board to do so.
10. Allow the Owner's Unit or the common property to become unsanitary or unsightly in appearance.
11. Make or permit undue noise in or on the owner's Unit or on or about the real property of the Corporation, which is a nuisance or unreasonably interferes with the use and enjoyment of a Unit by any other owner or occupant.
12. Do anything respecting the owner's Unit, the real or personal property of the Corporation or bring or keep anything on any of the foregoing that will in any way increase the risk of fire or result in an increase in any insurance premiums payable by the Corporation or cause the insurance to be invalid.
13. Store any combustible, flammable or offensive goods, provisions or materials in the owner's Unit, inclusive of assigned and/or non-assigned storage areas.
14. Bring in, keep or allow to be brought in or kept, any animal, livestock, fowl, reptile, birds, fish or pet of any kind in the owner's Unit except for a small dog, cat, a bird kept in a cage or fish in an aquarium less than 20 gallons. Owners shall immediately pick up and properly dispose of pet droppings.
15. Place or erect any building, structure or addition on the common property, whether permanent or temporary, of any type without the prior written approval of the Board, except the temporary use of an awning or umbrella that is in accordance with the style guidelines in place by the Board from time to time or any items allowed by the Board from time to time pursuant to the rules.
16. Without prior written consent of the Board, at any time, park or allow to be parked upon any grass part of the Unit or common property any motor vehicle which is not currently operable, properly insured and currently registered in the name of such Unit owner.

17. Operate any vehicle on or about the common property of the Corporation at a speed in violation of posted speed limits or in any manner that is dangerous or a nuisance to the other Owners or the public.
18. Operate any class of vehicle on or about the common property of the Corporation unless that class of vehicle is permitted on such common property by regulation and signage of the Condominium Corporation.
19. Allow trailers, campers, tent trailers, recreational vehicles, motor homes, ice shacks, boats, personal watercraft, snowmobiles, trail bikes, all-terrain vehicles, golf carts, trucks larger than three-quarter-ton, vehicles with more than four wheels, or any other type of vehicle, craft or equipment, as may be directed by the Board, to be parked or stored upon the Unit, without the prior written consent of the Board.
20. Conduct any repairs or adjustments to any motor vehicle other than minor repairs and adjustments that can be performed within the confines of the owner's Unit.
21. Conduct any auction sale or other sale outside the Unit.
22. Change the appearance of any exterior doors or windows of a Commercial Unit or the fence or landscaping of the Unit except in accordance with the style and architectural guidelines excluding the use of temporary festive seasonal ornaments.
23. No Owner shall discharge sewage, gray water, fuel, oil, chemicals, or hazardous substances into the marina or common property.
24. Quiet hours 10:00 PM - 7:00 AM, be respectful to others.


RV USE AND OCCUPANCY RESTRICTIONS**An Owner shall not:**

1. Use the owner's Unit or permit it to be used, in whole or in part, for any commercial or professional purposes where the public is attending their Unit on a regular basis or for any other purposes which are prohibited by Appropriate Authority or which may be injurious to the reputation of the project.
2. Use or permit the use of the owner's Unit for purposes other than a single-family dwelling or for a purpose other than for residential use.
3. Permit laundry to be hung other than inside the Unit.
4. Make use of the Unit and storage areas except in accordance with fire prevention guidelines and other relevant fire regulations and shall not do or bring onto the Unit anything that will increase the risk of fire.
5. Cook using any smokers, barbecues or other means in any garage or similar structure located on the Unit.
6. Change the appearance of any exterior doors or windows of the Unit or the fence or landscaping of the Unit except in accordance with the style and architectural guidelines excluding the use of temporary festive seasonal ornaments.
7. Permit any owner, occupant or visitors to trespass on those parts of the parcel to which another owner is entitled to exclusive occupation.
8. Allow the owner's Unit or common property to become unsanitary or unsightly in appearance. The owner must maintain the backyard grass area and fence in a good state of repair, after failure to remedy such a breach on notice by the Board, the Board may do any necessary work to the area and charge the costs of same to the owner plus a 15% management fee.
9. Do anything respecting the owner's Unit, the real or personal property of the Corporation or bring or keep anything on any of the foregoing that will in any way increase the risk of fire or result in an increase in any insurance premiums payable by the Corporation or cause the insurance to be invalid.
10. Make or permit undue noise in or on the owner's Unit or on or about the real property of the Corporation, which is a nuisance or unreasonably interferes with the use and enjoyment of a Unit by any other owner or occupant.
11. Leave articles belonging to the owner's household on the real property of the Corporation or the lawn portion of the Unit, when those articles are not in actual use.
12. Use the deck for storage of any items, the deck and/or patio shall only be used for deck and patio furniture, small decorative planters and barbecues.
13. Use or permit to be used any foil or other opaque materials to cover any windows in the owner's Unit. Windows may only be covered by drapes or shades.

MARINA USE AND OCCUPANCY RESTRICTIONS

An Owner shall not:







1. Prohibited Use: Use their Unit for commercial or professional purposes involving regular public attendance, or for any activities prohibited by authorities or harmful to the project's reputation.
2. Unauthorized Signs: Display signs, billboards, advertisements, or notices visible from outside the Unit without prior written Board approval, except for Board-designated "For Sale" signs.
3. Any damage to common property, marina infrastructure, utilities, roads, landscaping, docks, or another Unit caused by an Owner, occupant, guest, tenant, contractor, or invitee shall be repaired at the Owner's sole cost and expense.
4. Household refuse must be disposed of in designated bins only.
5. Trespassing: Allow occupants or visitors to trespass on areas designated for another Owner's exclusive use.
6. Unauthorized Structures: Place or erect permanent or temporary structures on common property without prior written Board approval, except for temporary items like awnings or umbrellas that comply with Board-approved style guidelines.
7. Improper Parking: Park or permit parking of uninsured, inoperable, or unregistered vehicles on grass areas of the Unit or common property without prior written Board consent.
8. Vessel Repairs: Conduct major repairs or adjustments to vessels or watercraft, limiting activities to minor adjustments that can be done within their Unit.
9. Unattended Items: Leave household articles on Corporation property or lawn areas when not in active use.
10. Dock Storage: Use the dock for storage of any items.
11. Unsafe Vessel Operation: Operate vessels or watercraft in violation of posted speed limits or in a manner that endangers others or causes a nuisance to Owners or the public.
12. Use of the Boat Launch is restricted to RV and Marina Unit owners only.
13. Owners shall follow Transport Canada regulations when refueling.
14. All vessels operated, stored, or moored within the marina must maintain valid liability insurance.
15. Swimming, diving, and fishing from marina docks or launch areas are prohibited.
16. See Marina Usage Sign below.









RV & Marina
Estates At Jackfish Lake

MARINA USAGE






HAZARD WARNINGS

 **SLIPPERY WHEN WET**
Walk carefully on docks, ramps and sidewalks
  **NO DIVING**
Shallow water. Risk of serious injury
  **REFUELING - NO SMOKING**
Stop engine. No open flames. Follow Transport Canada regulations.
  **WATCH YOUR STEP**
Uneven surfaces and gaps.
  **ELECTRICAL HAZARD**
Power pedestals present. Keep cords dry and in good condition.
  **LIFE JACKETS**
Life jackets should be worn by everyone.

MARINA RULES

 **NO WAKE ZONE**
Max 5 MPH (8KM/H) at all times in the marina and channel.
  **SUPERVISE CHILDREN**
Parents or Guardians are responsible for their children.
  **SWIMMING PROHIBITED**
No swimming in marina, channel or around docks
  **KEEP OUR MARINA CLEAN**
Use trash receptacles. Do not discharge waste.
  **QUIET HOURS**
10:00 PM - 7:00 AM
Be respectful to others.
  **RULES & REGULATIONS**
Scan the QR Code to access Condo Rules & Regulations

EMERGENCY

 **EMERGENCY - CALL 911**
Police - Fire - Ambulance
  **FIRE EXTINGUISHERS**
Located at Safety Station
  **FIRST AID**
Located at Safety Station
  **SPILL RESPONSE KIT**
Located at Safety Station
  **CONDO GENERAL MANAGER**
306-208-7276

ASSUMPTION OF RISK

Boating and marina activities involve inherent risks including slippery surfaces, falling, drowning, vessel damage and other hazards. By using this marina, you voluntarily assume all risks.

The Owners Condominium Coporation No. _____

ENFORCEMENT RULES AND REGULATIONS

Administrative Penalty:

1. The Manager may assess a penalty against an owner for contravention of the Bylaws, the Style Guidelines and Architectural Controls, the Use and Occupancy Restrictions, and any other rules or regulations of the Corporation or for failure to comply with an order made the Manager pursuant thereto if the Manager considers the penalty necessary.
2. The penalty may consist of:
 - a) A single monetary amount not exceeding \$500.00;
 - b) A daily amount not exceeding \$100.00 for each day the infraction continues; or
 - c) A combination of clauses (a) and (b).
3. Before assessing a penalty, the Manager shall provide notice to the owner:
 - a) Setting out the facts and circumstances that, in the Manager's opinion, render the owner liable to a penalty;
 - b) Specifying the amount of the penalty that the Manager considers appropriate in the circumstances; and
 - c) Informing the owner of the owner's right to make representations to the Manager.
5. No penalty is to be assessed by the Manager more than one year after the act or omission that renders the owner liable to a penalty first came to the knowledge of the Manager.
6. An owner to whom notice is sent pursuant to subsection (3) may make representations to the Manager respecting whether a penalty should be assessed and the amount of the penalty.
7. Representations pursuant to subsection (5) must be made within 30 days after the person received the notice and must be made in writing.
8. After considering any representations, the Manager may:
 - a) Assess a penalty in the amount set out in the notice and set a day by which the penalty is to be paid in full;
 - b) Assess a revised penalty and set a date by which the penalty is to be paid in full; or
 - c) Determine that no penalty should be assessed.
9. The Manager shall serve a copy of the decision pursuant to subsection (7), with reasons, on the owner who made the representations.
10. The Manager may assess a penalty pursuant to this section notwithstanding that the facts and circumstances giving rise to the penalty arose due to the actions of an employee, helper, contractor, agent, family member, invitee, occupant or tenant of the owner required to pay the penalty.
11. The Manager shall file with the Board of Directors a copy of the decision pursuant to subsection (7) with reasons.
12. Any owner aggrieved by a decision of the Manager to assess a penalty against that owner may appeal that decision the Board of Directors within 30 days after the date of service of the Manager's decision. The record of the appeal shall consist of:
 - a) The initial notice given by the Manager to the Owner pursuant to section 3;
 - b) The written representations made to the Manager by the Owner;
 - c) The decision and reasons given by the Manager; and
 - d) Such other representations or material as the Board may require or permit.
13. On hearing an appeal the Board of Directors may issue an order:
 - a) Confirming the penalty;
 - b) Amending the amount of the penalty; or
 - c) Quashing the Manager's decision to assess a penalty.