

THE OWNERS, STRATA PLAN VIS 1650 CORDOVA BAY BEACH ESTATES

RULES

The following Rules for The Owners, Strata Plan VIS 1650 (Cordova Bay Beach Estates) are Ratified by majority vote of the owners at their Annual General Meeting, held on April 18, 2018, in accordance with section 125 of the Strata Property Act.

All previously ratified Rules of Cordova Bay Beach Estates are repealed, and merged into this one document: *(The only changes are to sections: 5.2.a); 5.3.a); and 6.1.c.)*

1. BEACH HOUSE

All persons using any part of the beach house facilities must report any defect or deficiency observed, as soon as possible, to the Property Manager.

The Beach House is designated "non-smoking".

Lounge:

- 1) All persons, strata council, owners, tenants, occupants wishing to use the lounge must make reservations with the Beach House Committee. A calendar is posted, monthly, on the bulletin board indicating the party, date and time of reservations.
- 2) Unless specifically pre-arranged, the Beach House must be vacated by 11:00 p.m.
- 3) All users must ensure the lounge is left clean and tidy. A vacuum cleaner is located in the janitor closet.
- 4) Guests of private parties must not enter the Swimming Pool area.
- 5) Sound must be kept at a level that does not disturb residents.
- 6) The Beach House doors must be locked at all times.
- 7) Lounge rentals are \$35.00 for each reservation for owners, tenants or occupants, and \$100.00 for each reservation for non-residents who are approved by the Strata Council.
- 8) Pets are not allowed in the Beach House.
- 9) Use of the kitchen facilities is restricted to making tea or coffee.

Guest Rooms:

- 1) A \$35.00 per day pre-paid fee is required for all reservations.
- 2) All guests must abide by the Beach House rules, a copy of the rules are posted on the bulletin board and in each guest room.
- 3) Owners, occupants or tenants making reservations must provide bed linens and towels for their guests.
- 4) The Beach House keys must be returned to the Beach House committee before 1:00 p.m. on the day of departure.
- 5) Owners, tenants or occupants must inspect the room(s) to ensure they are clean and tidy before returning the keys. A vacuum cleaner is located in the hall closet, and bathroom cleaning products are kept in the bathroom vanity.
- 6) Owners, tenants or occupants are responsible for the cost of any damage repairs caused by their guests.
- 7) Use of the Beach House kitchen facilities is restricted to making tea or coffee. Guests are not permitted to use the oven.
- 8) Guests are reminded to lock the bedroom(s) and front doors whenever they leave the Beach House.
- 9) Activities by guests that create a disturbance for owners or residents are not permitted.
- 10) Guest rooms must be vacated by 11:00 a.m. on the day of departure.
- 11) Guests must remove their garbage from the bedrooms, bathroom and kitchen. No food or beverages are to be left in the kitchen refrigerator.

Swimming Pool and Spa:

These rules are created to enforce the Vancouver Island Health Authority regulations regarding swimming pools and spa, and may require updating from time to time.

Non-compliance may result in the Council informing the individual that they are banned from use of the facilities for a period of time.

- 1) The swimming pool/spa hours are 7:00 a.m. to 10:00 p.m., family swim hours are 3:00 p.m. to 7:30 p.m.
- 2) Outside street shoes are not permitted in the swimming pool enclosure.
- 3) No food or drink is permitted in the swimming pool area.
- 4) ALL persons using these facilities must first take a cleansing shower.

- 5) Ensure all children less than seven (7) years of age are closely supervised (within arm's reach at all times) by a responsible person of at least sixteen (16) years of age.
- 6) Children under the age of three (3) are not permitted to use the pool or spa.
- 7) Children under the age of fourteen (14) are not permitted to use the spa.
- 8) Running is not permitted in the pool area.
- 9) Diving into the swimming pool is not permitted.
- 10) Entering the pool while ill, (e.g. Diarrhoea or vomiting), including open sores, bandages, head colds, discharge of the ears or nose, infected eyes, or any other illness, is not permitted. Persons with these symptoms must not enter these facilities until forty-eight (48) hours after cessation of the symptoms.
- 11) Declaration: ALL persons, owners, tenants, occupants, guests using these facilities will do so at their own personal risk. The Strata Corporation VIS 1650, assumes no responsibility or liability.

2. COMMON ESTATE GROUNDS

Refer also to Bylaws, Div. 2, #4. Use of Property, (2)(a & b)

- 1) Owners, tenants, occupants, guests shall not store any objects on the walkways, on other common areas, or obstruct traffic, or leave personal belongings in any of the common areas.
- 2) *Activities that create a disturbance or cause damage to property are strictly prohibited.*
- 3) Skateboards, roller blades or other recreational pleasure equipment are strictly prohibited.
- 4) Refer all landscape matters, damage to lawns, shrubs, trees, or the irrigation system, in writing, to the property manager as soon as possible.
- 5) Vehicle travel speed throughout the property shall not exceed 20 kmh.
- 6) Garage and/or yard sales are not permitted.

West and South Banks:

The West and South banks is covered with various size rocks, placed there to help control potential erosion of the bank. The West bank has a very limited amount of useful soil making it mostly unsuitable for trees to flourish. The South Bank (sloped area) is covered with a variety of shrubs and ground cover leaving it quite steep and slippery.

- 1) No owner, tenant, occupant, or visitor is allowed on the common sloped area located behind the condominium buildings (west and south banks) for any

reason, in order to prevent damage or changes to the integrity of the engineered sloped area.

- 2) The only persons allowed on either of these banks are Council members, in accordance with their responsibilities on behalf of the Strata Corporation, service company staff, or specific volunteer providing a specific service as approved by the Strata Council.

3. CONDOMINIUM GARBAGE AND RECYCLE ROOM

Owners, tenants, occupants who are found contravening these rules will be fined the amount of \$25.00 per item on their first offence, further contraventions will result in being assessed the penalties provided in the Bylaws of Cordova Bay Beach Estates.

Refer also to Bylaws, Div. 2, #4 Use of Property (2)(c).

Garbage container:

- 1) ONLY household garbage shall be deposited in this container bin.
- 2) ALL other items such as, carpeting, electrical appliances, tiles, cabinetry, furniture, paint and paint supplies, Styrofoam, and any other type of building materials, must be taken to a CRD garbage and/or recycling site.
- 3) A list of some locations for the CRD garbage/recycling sites is posted on the inside door of the garbage/recycling room.

Recycling Bins:

- 1) Do not deposit Styrofoam in these bins.
- 2) ALL items must be rinsed before being deposited in the bins.
- 3) ALL batteries must be deposited in the small battery bin.

Cardboard/Paper Container Bin:

- 1) Do not deposit Styrofoam in this bin.
- 2) Do not deposit plastics of any type in this bin.
- 3) ALL cardboard boxes must be flattened and broken down before being deposited in this bin.

4. AFFIXING DRAPERY AND/OR BLINDS

- 1) All drapery rods and/or blind brackets must be fastened to the drywall areas above or beside window and door frames, and not to window or door frames themselves.
- 2) Refer to Bylaw Div. 2, 4. Use of Property – (2)(i) regarding specific color permitted for drapery and blinds.

5. CONDOMINIUM PARKING

Condominium parking:

Parking spaces were originally set out by the developer in 1993 – 1994. Because of the support columns, it is not possible to have all equal width spaces. The spaces between lines, or between lines and walls, are designated LCP (limited common property) and assigned to an owner.

1. Owner, tenant, occupant parking:

Refer also to Bylaws, Div. 11, #39 Parking, (1) thru (4)

- a) All forty (40) condominium apartments have one (1) Limited common property (LCP) parking space, located inside the North and South parkade, assigned for the unit's exclusive use.

(See the attached parking space drawing for assigned space locations – SOUTH and NORTH parkade).

- b) This assignment may not be changed by an owner, tenant, or occupant at their discretion. Parking spaces are for vehicle use only; grocery carts and bicycles are the only other personal items permitted in the assigned parking space, against the wall.
- c) All other space inside the North and South parkade is Common property. No personal property is permitted to be stored in these areas.
- d) The area leading to the emergency exit at the north-east corner of the north parkade MUST be kept clear.
- e) The following list indicates, by number, which parking space has been assigned to each respective unit:

Condo Unit #	Parking Space	Condo Unit #	Parking Space
101	20	307	42
102	19	308	44
103	22	309	43
104	18	401	14
105	33	402	16
201	17	403	15
202	12	404	3
203	23	405	6
204	4	406	8
205	34	407	41

206	7	408	45
207	38	409	39
208	36	501	27
209	35	502	26
301	29	504	10
302	2	505	28
303	24	506	9
304	32	507	5
305	31	508	46
306	11	509	40

2. Condominium "Secondary Parking" Spaces:

- a) There are six (6) parking spaces, in total, numbers 1, 13, 21, 25, 30, and 37 inside the parkade and seven (7) outside the parkade gates, number OS-01, OS-02, OS-03, OS-06, OS-07, OS-08, and OS-15, that are available for secondary assignments at a monthly cost of \$60.00.
- b) A written request to the Property Manager, for a secondary parking space is required.
- c) Written requests for a second parking space are based on a wait list system.
- d) Secondary parking spaces only become available when an existing holder moves or gives up the space, and will then be assigned by the property manager.

3. Visitor Parking Spaces:

- a) There are nine (8) spaces available for visitors and or contractors. Each space is clearly marked with an assigned number designation e.g. "OS-04".
- b) Each condominium apartment have been provided with two (2) yellow coloured, visitor parking passes, to be passed on to the next unit owner when the apartment is sold.
- c) Owner, tenant or occupants who have guests who will be parking overnight in a visitor parking space must be given a parking pass to be clearly displayed on the dash-board of the visitor's vehicle. Refer to Bylaw Div. 11, #39 Parking (1)(f) *Owners, tenants, or Occupants shall not - - permit visitors to park in a visitor parking stall for a period in excess of seven days*'. Should an emergency situation arise, the displayed pass will allow the Strata Council or

property manager to locate the visitor, and will ensure the vehicle is not towed away.

6. TOWN HOUSE PARKING:

1. Owner, Tenant, Occupant Parking:

- a) All thirty-nine (39) town homes are provided with two (2) parking spaces for their exclusive use, one space is inside the garage, and the second is on the apron in front of the garage.
- b) The exception to this arrangement is for town home numbers 6, 8, 29, 31, 34 who have reserved spaces in:
 - i. TH#6 is on the north side of the home
 - ii. TH#8 is on the north side of TH#4
 - iii. TH#29 has a reserved space on parking lot "C"
 - iv. TH#31 has a reserved space on parking lot "C"
 - v. TH#34 has a reserved space on the west side of the home, space OS-12.
- c) In addition there are two (2) outside secondary parking spaces that are available for secondary assignments at a monthly cost of \$60.00.

2. Visitor Parking Spaces:

- a) All other parking lots around the town homes (lots A, B, C, D, E, F) are for visitors only.
- b) Each town home unit has been provided with a yellow coloured, visitor parking pass, to be passed on to the next unit owner when the town home is sold.
- c) Guests who will be parking overnight must be provided with a parking pass to be clearly displayed on the dash board of the visitor's vehicle.

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