

HOUSE RULES OF HIGHLAND RIDGE HILLSIDE

STRATA PLAN LMS 2222

RULES AND REGULATIONS: The following Rules and Regulations have been put into place primarily to provide safety to all of the owners at Highland Ridge Hillside. They are in effect in addition to the bylaws in The Condominium Act and the Municipal Bylaws presently in place.

1. PARKING:

1. a) Cobblestones

Vehicle parking is permitted on the cobblestone driveways immediately in front of your garage door provided that the vehicle does not overhang onto the paved fire lanes. Note that the fire lanes must be clear of vehicles at all times so that full coverage on the strata insurance policy can be maintained. Stopping in front of your unit to unload groceries or pick up/deliver people is acceptable for a 5 (five) minute period only, provided that the vehicle has a driver immediately available. Enforcement procedures will be as follows:

First offence will be a warning letter

Second offence will be a \$25.00 fine

Third offence will result in the vehicle being towed at the owner's expense

1. b) Oil Leaks

All costs associated with the cleanup of oil stains are the responsibility of the owner of the unit.

1. c) Visitor Parking

Visitor parking is for visitors only. Any vehicles parked in the Visitor Parking overnight requires a pass on the dashboard (clearly visible). Residents whose visitors park more than seven nights in a calendar month must contact a Strata Council member for permission to extend such parking more than the said seven days.

1. d) Overhead garage doors

All vehicles must be able to park fully inside the garage with the garage door shut, or must be able to fully park on the cobblestones entrance apron the garage (without overhanging the paved roadway) with the garage door shut. All garage doors are to remain closed when there are no activities going on in the garage

2. PETS

Pet waste must be disposed of immediately and the replacement of dead vegetation resulting from pet waste will be the responsibility of the owner of the pet. Residents are reminded that the immediate pick-up of pet defecation must also occur on all common property, including limited common area backyards. Pets must be securely held or leashed whenever they are on common property.

3. CHANGES TO THE EXTERIOR

3. a) General

All changes to the exterior of the units including landscaping changes must be presented to the strata council for approval. All costs associated with the changes, including repairs required resulting from the changes, will be borne by the owner. The strata council reserves the right to request the reversal of the improvements if they become a problem over time.

3. b) Window coverings

Units come with blinds, and any additional window coverings must match the original blind colour and must be approved by Council prior to any installation. Garage door windows may be covered with semitransparent material (example: 'Mactac'). No substitutes.

4. MAINTENANCE PAYMENTS

Maintenance payments are due on the first day of each month and each owner will supply postdated cheques or be registered on the property management pre-authorized debit program for the payments. Overdue accounts will be subject to a fine of \$25.00 per month. When an account is overdue by more than \$500.00, a lien may be placed on the unit at land titles to secure payment.

5. SPEED LIMIT

The speed limit in the complex is 10 k.p.h. This is slow and meant to protect the children playing in the complex, and others walking on the roadways. Constant offenders may be fined without a prior warning letter.

6. QUIET ZONE

Between the hours of 10:00 P.M. and 8:00 A.M. it is requested the outdoor noise be kept to a minimum.

While major improvements have been made in soundproofing residential buildings, there remains a degree of noise that is transmitted between homes. In this regard residents are asked to observe the following guidelines in being courteous to their neighbors:

-appliances like washers, dryers, dishwashers, garburators and vacuum cleaners should be used only between the hours of 7:00 a.m. – 11:00 p.m.

-all music and television should be played moderately and with consideration for neighbors and should be turned down further after 11:00 p.m. If you can hear your music or television outside your home when your doors are closed, it usually means your neighbor beside you can hear it in their home, and that is not moderate.

-Parties should be kept to reasonable numbers and noise decreased after 11:00 p.m. Parties on patios and balconies should always keep in mind how sound travels to your neighbor's homes.

7. **FINES**

Noncompliance with any of the Rules and Regulations, and Bylaws in place for Highland Ridge Hillside – including bylaws presented in the Condominium Act and Municipal Bylaws will be subject to a fine of \$25.00 per incidence.

8. **ORCHARD CLUB**

The rules associated with the use of the Orchard Club (as posted within the club) must be adhered to. Bookings for the private use of the Orchard Club will be through the Concierge in Unit 1 at pager 205-4517. All clean-up will be the responsibility of the owners.

Please keep these Rules and Regulations as a permanent record of the strata corporation's policies. Replacement will be at the owner's expense.