The Owners, Strata Plan EPS3671
Cottonwood Cove

Rules

Pool/Hot Tub

The pool is open from 10:00 am to dusk. **ADULT ONLY** time is from 8:00 pm until dusk.

Ratified at AGM February 13, 2024

When the pool is closed, no one is permitted to enter the pool area.

All children under the age of 9 years must be supervised by a parent/guardian in both the pool and hot tub. Children under the age of 4 years are not permitted in the hot tub for safety reasons.

Gazebo Use

The Strata Council of EPS3671 hereby designates authority to coordinate the bookings of use and related scheduling of events in the Cottonwood Cove Resort Gazebo (Strata Common Facility) to the main office at Cottonwood Resort. All inquiries with respect to use and booking of events within this facility should be directed to the main office, c/o: info@cottonwoodcoveresort.ca

Please note that requests for use and bookings related thereto shall be handled on a first come first served basis subject to availability. Users of the gazebo will be required to demonstrate that they are aware of, understand and will follow all applicable resort protocols. Failure to do so may result in the denial of a request for use and/or cancellation of a booked event.

Off Road Vehicles Rule

1. No Off-Road vehicles are permitted on the Cove bridge (adjacent to the Marina) at any time by any owner, tenant, occupant or visitor.
2. Off-Road Vehicles must always yield the right of way to pedestrians and bicycles in the Park.
3. An Off-Road vehicle is described as any motorized vehicle that cannot be licensed for travel on a public road. These vehicles are typically required to be registered and licensed for use on public lands.
4. Any Off-Road vehicle that has been modified, with loud performance exhaust will not be permitted in Resort.
5. This definition does not include conventional golf carts.
6. All persons, including but not limited to owners, tenants, occupants and visitors must comply with this rule. Owners and tenants must ensure that this rule is not violated by their visitors or anyone else they let into the Resort.
7. Off-Road vehicle use within the Resort is restricted to the designated roadways only.

Ratified at AGM held July 12, 2021

Real Estate Signs

Real Estate signs are not to exceed 2 square feet in area, and be limited to one for sale sign per property.

Dog Walking

Dogs must not be walked unattended by children under the age of 11 years.

May 30, 2023

Ratified at February 13, 2024 AGM

Cottonwood Cove Riparian Area Rules

As part of the Cottonwood Cove Development Agreement, specific commitments were made in regards to the Riparian areas. In conjunction with the Cottonwood Qualified Environmental Professional (QEP) reports, the following rules have been developed to protect the natural environment that we enjoy each season while at the same time ensuring the owners enjoyment of their lot.

Properties in highly developed areas of BC that are located on a body of water are governed by the Riparian Areas Protection Regulation (RAPR). The Streamside Protection & Enhancement Area (SPEA) methods are specified guidelines within the RAPR that protect habitat that is close to a body of water (as determined by the methods). Many lots in Cottonwood are partially in the SPEA zone and must abide by the Riparian and SPEA guidelines. (See Appendix A for approximate SPEA areas at Cottonwood).

Owners will be involved with the QEP to discuss areas that impact their view.

Trees on your Lot:

- Trimming of the trees up to 15% per year can be done by the owners.
- Any additional trimming must be completed by an arborist (and approved by the QEP). Compensation planting may be required.
- Removal of trees **outside** the SPEA zone must be approved by the Strata Council and any tree removed will be replaced as per the BC tree replacement guidelines. **Removal of any trees and the new tree(s) are at the expense of the lot owner** and must be completed by an arborist.
- Removal of trees **within** the SPEA zone must be approved by the QEP and any tree removed will be replaced as per the BC tree replacement guidelines. **Removal of any trees and the new tree(s) are at the expense of the lot owner** and must be completed by an arborist.

Around the Cove:

- As part of the Development Agreement to open up the Cove to the Shuswap Lake and develop the three beaches, certain restrictions in the other areas around the Cove were agreed to as part of the Development Permit (and as approved by the QEP).
- The beach area inside the fences is for the use of all at Cottonwood. Dogs must be kept on a leash at all times in the beach areas.

- Small branches that encroach onto your lot can be trimmed at the fence line up to 10% of the tree, with the exception of the Willow trees. Only overhang of the Willow trees can be trimmed. Any large branches or limbs removed from a Willow tree need to be approved by the QEP.
- All other areas in the Cove are restricted. All access to the Cove must be via one of the beaches. No walking or leaving of any items (i.e. Kayaks, SUPS, etc.) in the restricted area.
- Trimming and removing of invasive weeds in the restricted areas around the Cove will be performed with the guidance of the QEP.
- The area under the bridge is a flood mitigation area and all trees and shrubs will be removed annually under the guidance of the QEP. They must be removed outside of nesting season and scheduling in October is a good time to remove new growth while avoiding the nesting season.

North Side Beach:

- No removal of trees
- Trimming of the trees will be done under the guidance of the QEP
- No removal of rock off the beach

South Side Beach:

- The south side beach can be accessed via the walking trails.
- All dogs must be on a leash in this area
- The areas within the fence zone are restricted. No walking in this area.
- Trimming of the trees will be done under the guidance of the QEP
- No trees or shrubs are to be removed from this area for firewood.
- No removal of rock off the beach

Ratified at the February 13, 2024 AGM

APPENDIX A



Updated June 27, 2023
Ratified at February 13, 2024 AGM