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ARBUTUS RIDGE RULES

BYLAWS AND RULES - AN OVERVIEW

It is recommended that all owners read the bylaws and rules to become familiar with them and better understand their purpose. Keep in mind that although you may not agree with each and every one of them, they have been approved by a 3/4 vote at a general meeting (in the case of bylaws) and a majority vote (in the case of rules). They are intended to help each one of us enjoy the great lifestyle we have here at Arbutus Ridge.

WHAT ARE BYLAWS AND RULES?

Bylaws are like a constitution. They provide for the administration of the Strata Corporation and for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the Strata Corporation. In doing so they help to protect the value of all properties in Arbutus Ridge. All bylaws and amendments must be agreed to by a 3/4 vote at an annual or general meeting and are then filed at the Land Titles office.

Rules on the other hand are completely separate and are created to govern the use, safety and condition of the common property and common assets only. They do not govern the use of strata lots. A rule can be passed by a majority decision of Council and remains in effect until the next general meeting at which time it ceases to have effect unless it is ratified by a majority vote of the owners. Once ratified it remains in effect until repealed, replaced, or altered.

ROLES OF STRATA COUNCIL AND MANAGEMENT

Strata Councils are elected each year and are like directors of a corporation. They have powers, duties and responsibilities as set out in the Strata Property Act and the Strata Corporation's Bylaws. These include the managing, maintenance and repair of common property and assets, establishing and maintaining an Operating Fund and a Contingency Reserve Fund, obtaining liability and property insurance on strata assets, arranging general meetings, enforcing bylaws and rules, maintaining strata records and directing and supervising Management and approving change applications.

Management and staff are hired as required to carry out most of the day-to-day administrative functions as directed and delegated by the Strata Council.

CONTENTS OF THE BYLAWS

The bylaws are comprised of six divisions as follows:

- (1) The first division relates to the duties of owners, tenants, occupants and visitors regarding the owner's own property, as well as the common property and assets. This division also covers certain procedural matters including the approval of applications and enforcement of Criteria dealing with changes to owners' lots, such as landscaping, and the exterior of the home situate thereon. To help clarify to owners the requirements they must follow, a set of Criteria has been approved by a 3/4 vote and are attached as a schedule to a bylaw. A table has also been provided to assist owners in correlating the criteria to the applicable bylaw.
- (2) The second division covers the powers and duties of the Strata Corporation with respect to repair and maintenance of property and the requirement for financial audit and insurance.
- (3) The third division outlines the composition, election, powers and responsibilities of council including the conduct of their meetings.
- (4) The fourth division covers the enforcement of bylaws and rules including fines and other remedies.
- (5) The fifth division deals with annual and special general meetings and the conduct of the meetings.

- (6) The sixth division covers the use and parking of vehicles.
- (7) The seventh division provides for video surveillance of certain areas throughout The Ridge and the controls relating to same.
- (8) The eighth and final division is entitled “Severability” and simply makes it clear that if any court or arbitrator finds that any part of these bylaws are unenforceable then the remainder of the bylaws remain in force.

CONTENTS OF THE RULES

The Rules cover such things as the use of the many rooms and facilities available to the owners including the tennis court, swimming pool, and the many other outdoor and indoor spaces utilized on a regular basis. These are what are generally referred to as common property or common assets.

GUIDELINES FOR BYLAW & RULE ENFORCEMENT

INTRODUCTION

Each owner has a stated obligation to abide by the bylaws and rules which govern the operation of a strata lot development such as Arbutus Ridge. However, it is not enough for each owner to live up to merely the letter of the bylaws. The intent of these bylaws is to promote a harmonious atmosphere by ensuring that no owner’s rights are infringed upon by other owners and that each owner’s financial and emotional investment in his lot is protected from destructive or unpleasant conduct; and it is this “spirit” which should guide each owner in his day-to-day actions within the area of Arbutus Ridge and upon the common areas. Consideration of other’s needs and feelings is essential.

ENFORCEMENT

Bylaw enforcement takes time and organization. The goal is voluntary compliance. Owners are encouraged, whenever possible, to resolve potential conflicts through discussions with their neighbours.

Enforcement action is initiated on a complaint basis.

Bylaw 28 states: *Complaints: A complaint by an owner, occupant or tenant regarding any contravention of the bylaws or rules of the Strata Corporation must be given to Council in writing.*

Complaint forms may be obtained through the Townhall Office and/or are available on the private side of the community website residents-arbutusridge.ca; or Power Strata. Forms; Complaint Form.

How to Lodge a Complaint:

To lodge a complaint, name, address, lot number, telephone number, and a description of the alleged offense including citation of the breached bylaw or rule is required. The complaint must be submitted in writing through VIS1601@naicommercial.ca This information is kept confidential but is subject to the provisions of the Freedom of Information and Protection of Privacy Act.

Strata Corporation business is processed through the Property Management. Council will not deal with any complaints that are not submitted to VIS1601@naicommercial.ca.

ENFORCEMENT PROCEDURES

1. First, Owners are encouraged to resolve potential conflicts through discussions with their neighbours.
2. However, when a written complaint of alleged bylaw or rule violation is received in the On-Site Office:
 - an investigation is carried out by staff to determine validity of the complaint.
 - unverifiable complaints are forwarded to Council for decision on next steps.
3. Having confirmed a valid complaint, the alleged bylaw or rule offender is issued a written notice of the complaint, providing a reasonable opportunity to respond to the complaint, including an opportunity to respond at an In-Camera Hearing, if requested.
4. Once the alleged offender has answered or been given a reasonable opportunity to answer the complaint, Council will decide whether a bylaw or rule has been breached by the alleged offender.
5. If Council decides that a bylaw or rule has been breached, it will decide how to enforce the bylaw or rule against the offender (enforcement options are outlined below); and
6. Finally, Council will give written notice of its decision, to the offender or alleged offender.

ENFORCEMENT OPTIONS AVAILABLE TO THE STRATA COUNCIL

1. Give the offender a warning.
2. Give the offender time to comply with the bylaw or rule that has been breached.
3. Impose a fine as set out in Bylaw 29.
4. Re-impose a fine as set out in Bylaw 29.
5. Remedy the breach and recover all reasonable costs from the offender.
6. Restrict access to a recreational facility.
 - this restriction may be against the strata lot owner, tenant, or an occupant or visitor who has breached the bylaws or rules.
 - the bylaw or rule breached must relate to the use of the recreational facility that is restricted.
 - the restriction can only be for a reasonable period of time.

EXCEPTIONS

As authorized under Bylaw 24, *Delegation of Council's Powers and Duties*, exceptions to the above enforcement procedures are set out below:

1. Enforcement of Bylaw 2(2) as it pertains to weed control on undeveloped strata lots. Under these circumstances, Property Management staff have been delegated the authority to take specific action, beyond issuance of a violation notice, to rectify the bylaw violation and charge the costs to the owners' assessment account.
2. Enforcement of Rule 29 as it pertains to parking restrictions on common property. Under these circumstances Security Staff have been delegated the authority to issue "Parking Violation Notices". These notices will set out reasonable opportunity to respond to the "Notice", including an opportunity to respond at an In-Camera Hearing, if requested. Council will then decide whether the rule has been breached and how to enforce such breach, including the application of fines as set out in Bylaw 29.
3. Authority to grant exceptions to Bylaw 9 regarding numbers of pets on a strata lot has been delegated to Management, within the parameters set out in the bylaw.
4. Authority to approve arborist-supported Foreshore Restricted Covenant Tree Applications has been delegated to Council.
5. Authority to seek compliance with Bylaws and Rules has been delegated to Security Staff when circumstances require more immediate action, i.e. verifiable noise/nuisance complaints; constructions hours; children's hours; pets; misuse of common property, etc.

6. Authority to approve Bylaw 9 change applications has been delegated to Staff if the applications are within the parameters set out in Schedule A, the Criteria.
7. If not substantially outside these parameters, authority to approve Bylaw 9 change applications has been delegated to the portfolio specific Councillor.
8. Applications that vary substantially from the Criteria will require Council approval.

ARBUTUS RIDGE RULES

INTRODUCTION

Rules are effective immediately on approval by Council and are subsequently presented to owners for ratification at the next General Meeting. As such, the rules set forth in this revised schedule have been ratified by owners by simple majority vote in a General Meeting setting.

The following rules have been compiled by Council to maximize the safety and enjoyment of the common areas by all residents and guests. Should you have any comments or suggestions, please submit them in writing to Council.

1. USE OF COMMON AREAS, COMMON FACILITIES AND STRATA ASSETS

(revised October 19, 2018)

- (a) (i) The common area and common facilities are for the use of the owners, tenants and guests except where otherwise restricted. The lot owners are always responsible for the actions of their tenants and guests.
- (ii) Common Property Buildings are to be considered as public buildings any time Public Health Orders are issued for the province. **Approved by Council on September 22, 2021 for ratification at next General Meeting.**
- (b) All lot owners must accompany their guests while on common property unless guest tags are worn. Lot owners at Arbutus Ridge may order guest identification tags from the Finance Heritage Gifts and Awards shop in Duncan BC. These tags, once purchased, will become the property of the owner to be used by their guests whenever required. The tag will state the owner's name and lot number, not the name of the guest, and must be worn by all adult guests on all common property at Arbutus Ridge, when unaccompanied by an owner. Persons not having reached the age of 16 do not need tags, because they must always be accompanied by an adult guest wearing a tag or by an owner. The exception to this is use of the weight room and the woodworking shop where guests are not permitted at any time (refer to Rules 9(a) and 10(a)). Abuse of this rule will result in a written warning from the Strata Corporation and/or possible fines.
- (c) Owners are also responsible for the actions of all persons entering the development at their invitation or request, and the correction and/or repair of damage to the common property caused by same. This includes but is not limited to contractors, subcontractors, employees, and/or invitees.
- It should be emphasized to all owners that contractors, particularly those using heavy equipment, paint, solvents, etc., and especially during new construction, could cause considerable damage to the common property. Roads, curbs, underground services, etc., can be extremely costly to repair. Owners are cautioned to safeguard themselves by using only those contractors that are prepared to provide performance bonds and/or adequate insurance.
- (d) Common property must not be used for the sale of commercial products. except as allowed by these rules. The staff may arrange for presentations to the owners. Clubs or groups authorized by Strata may inform their members of, and arrange for purchase by them of products related to the group's activity, and may raise funds for charities, provided that in no case is work required to be done by Strata's staff. Product sales are permissible in the case of private room bookings, where attendees are by invitation only; however, no other promotion of the product(s) on common property is permitted (refer to rules 1(m), 2(g) and 2(h)).

- (e)** Common area buildings, plus all outdoor spaces within 6 meters of a door or vented window, are designated NON-SMOKING. The pool deck area is designated NON-SMOKING.
- (f)** Owners and their guests use facilities and equipment at their own risk.
- (g)** The presence of religious or commercial advertising within the common property is not allowed.
- (h)**
 - (i)** recognized clubs, associations or social groups wishing to place, or to have constructed any cupboard, footlocker, or shelf, to be located on or in common property, must first obtain permission in writing from the Strata Corporation.
 - (ii)** where a cupboard, footlocker or shelf is located on common property, it may be locked by means of a built-in locking device or padlock, provided that a duplicate of the key to the lock is located in the Town hall Office, in case of emergency or in the case of a key lost by the club.
 - (iii)** In the case of an emergency or lost key, Management Staff may release the duplicate key after satisfying themselves that the person requesting the key has been properly authorized by the Chairperson/President of the particular club, association or group.
- (i)** Office equipment, tools and equipment used by Management Staff are not to be used at any time by owners or their guests unless authorized by the On-site Manager or Council. *(Amended at the May 6, 2019 SGM)*
- (j)** All Christmas light displays installed by owners on the common property must receive prior approval and conform to the following rules:
 - (a)** no alteration to existing timed outlets on streetlight poles on common property is allowed.
 - (b)** no lighting or decorations are to be attached to the poles or to the outlets on these poles without approval of Strata staff. The use of electrical tape is NOT allowed, as it removes the paint from the poles.
 - (c)** only approved "Twist-Loc" plugs may be used to connect to outlets.
 - (d)** all lights and extension cords must be inspected and approved before being attached to the pole outlets and must be CSA approved for outdoor use. LED Christmas lights are recommended.
 - (e)** lights may be attached to the poles from the last week in November to the end of the first week in January, inclusive.
 - (f)** applications must include a contact person for the installation.
- (k)** There is no designated helicopter landing site on common property at Arbutus Ridge. Due to noise, smell and safety concerns, no aircraft may land at Arbutus Ridge except in extreme emergencies such as medical evacuation, earthquake or major fire.
- (l)** Staff members are permitted to use the swimming pool, hot tub and weight room during breaks, and before or after work, subject to the same restrictions as owners and provided they are not in uniform. They are also permitted to use the Private Moorage Facility for the purpose of launching/recovery of a vessel only.[Note: the PMF is no longer in place so this is N/A]
- (m)** Businesses operating within the confines of Strata Plan VIS 1601 shall not display or promote products or services on common property.
- (n)** Upon application to Council, owners may be granted permission to give notice of a petition pursuant to Section 43 or 46 of the Strata Property Act setting out that signatures will be collected

in the Games Room in the Village Centre and shall state the date(s) and time(s) when this shall take place. Such notice shall also briefly set out the reason for the petition and shall give the name and phone number of the owner to contact for further information. No other activity related to such petition will be permitted in accordance with Bylaw 3(1).

- (o) Tents purchased by Strata for use at official Strata functions are not available for rent.

2. ROOM USE, RENTALS & RESERVATIONS

- (a) The Arbutus Club, Craft Room and Rose Room are available for use by all owners and space is to be shared by all users.
- (b) All group or club use of the rooms is to be scheduled through On-Site Management.
- (c) In order to accommodate all clubs and functions requiring use of common property facilities, those groups or clubs meeting on an ongoing weekly basis may be required to relinquish one of their room bookings each month. Should their room not be booked by another group or function, the original club may be permitted to use the space, although they will be given lowest priority for the room. This is particularly necessary during the month of December.
- (d) Group classes or workshops will have a priority over individuals. Individuals wishing to use the activity rooms require the approval of Management.
- (e) Non-resident group leaders or teachers of regularly scheduled classes will obtain keys to the building from Security and return the keys when leaving the development. Non-resident instructors for one-day workshops will be admitted by the Management.
- (f) Clubs, groups or individuals using the rooms must always wash and put away their dishes and leave the room clean and tidy so that the next scheduled group can fully utilize its scheduled time.
- (g) Owners may reserve the Craft Room, Rose Room, Arbutus Room, and Town Hall, for private functions ("private" meaning owners and their guests only). All private functions shall be scheduled through the Management. A rental agreement must be signed prior to the event taking place.

Regularly scheduled programs shall have priority over private owner requests, with the exception of memorial services. In the event of a scheduling conflict, memorial services will take precedent over regular programming, however, such priority will not be given over large scale social functions (i.e. Canada Day Event). Whenever possible, the affected activity will be relocated to another room.

- (h) For rental of the Arbutus Club, a \$50 fee plus a \$100 refundable damage/cleaning deposit must be paid at the time of booking, and a rental agreement completed and signed (the Craft Room or Rose Room can be rented for a \$25 fee). If a private event is open to all residents of Arbutus Ridge, no room rental or damage deposit is required. If the room is to be used only for invited guests, whether from the Ridge or from outside, the room rental and damage deposit are required. Any repair or cleaning in excess of the damage deposit will be charged to the owner who booked the facility. If the event is a memorial service for an Arbutus Ridge resident, the rental fee will be waived.

- (i) Setup and decorating for private functions are the responsibility of the event organizers, and clean-up must be completed immediately following the event.
- (j) If outside guests are attending, a guest list must be provided to Security Staff on the morning of the day of the event so that guests can be directed as they reach the gate.

Open invitations (i.e. newspaper announcements) to the general public are not permitted, with the exception of on-site remembrance/celebration of life services.

3. ARBUTUS CLUB

- (a) Rental of the Arbutus Room includes the exclusive use of the Arbutus Room, the kitchen, kitchen utensils and appliances, the bathrooms, the wooden deck area, and the barbecues.
- (b) Rental of the Arbutus Room does not include the exclusive use of the Games Room, the pool or the concrete area surrounding the pool, or the use of the outdoor speakers from the Arbutus Room sound system.
- (c) When the swimming pool is open, attendees of a private function may have use of the patio and pool area, but not exclusively - other residents may use the pool and surrounding concrete patio.
- (d) The renter of the Arbutus Room is responsible for clean-up of the Arbutus Room, bathrooms, kitchen and deck areas, repair of any damage incurred during rental period and replacement of any lost or stolen items during rental period.
- (e) When any organization or individual uses the kitchen facility, it must be left in the same state of cleanliness as it was found. This includes sink areas, dishwasher, counters, stove top and oven. Floors should be swept and vacuumed. No food should be left in the refrigerator. Dishes must be washed and returned to cupboards. A charge of \$50 an hour will be made if additional cleaning is required.
- (f) Keys for the kitchen can be obtained from the Management and must be returned.
- (g) If use of the sound system is planned, an instructional session on its use should be arranged through staff.
- (h) Gas barbecues, located on the covered deck of the Arbutus Club, are available for the use of all owners. Barbecues may not be removed from the pool deck area. and must be left in a clean and operational condition. A seasonal barbecue is also available at the Arbutus Ridge marine facility. A \$25 refundable damage deposit will be applied to each use. Arrangements for use of barbecues can be made through the Management.

4. GAMES ROOM

- (a) Snooker and 8-ball are available for billiard tables at all times. Planned club events and/or lessons will take precedence over individual use. Please re-cover tables when you are finished playing.
- (b) Guests under 16 years of age are not permitted to use the billiard tables, shuffleboard or darts.
- (c) Please limit your games to two when others are waiting.

5. CRAFT ROOM AND ROSE ROOM

- (a) The Craft and Rose Rooms have "Do Not Disturb" signs which may be hung on the outside of the door by any group using the room.
- (b) Storage space is minimal and will be allocated by the Activity Centre based on availability. Material is stored at the owner's risk.
- (c) The kiln may be operated only by persons authorized owners. All operators must complete the kiln use-log prior to firing the kiln.

6. LIBRARY

- (a) Any owner may borrow a book from the library without cost. When returning books, please leave them in the container provided.
- (b) When returning a book to the library, our volunteers would appreciate your comments regarding the category, i.e. mystery, romance, etc. Please leave a note on the inside cover.
- (c) Any donation of hard or soft cover books will be gratefully received and can be left in the library.

7. ACTIVITY CENTRE

- (a) The Times Colonist newspaper is for the use of owners and should not be removed from the Activity Centre.
- (b) Local paper, The Citizen, is delivered to the stand in the mail kiosk area and is available free of charge.
- (c) Toll restricted telephones are available for owners' convenience on the wall in the Activity Centre d, in the library, in the weight room, in the Arbutus Club and in the Woodworking Shop. These telephones are for outgoing calls only and are not answered by staff.

8. ACTIVITY BULLETIN BOARDS

- (a) Owners wishing to post announcements shall submit all written material to the Management for approval. No specifically political or religious notices may be posted that announce events occurring outside Arbutus Ridge.
- (b) Announcements of events outside Arbutus Ridge can be posted on the community bulletin board as space permits.
- (c) Personal notices are permitted on the owners' bulletin board, subject to approval by the Management. Notices must be dated and may remain on the bulletin board for one month. Due to space limitations, notices should not exceed a size of 3" x 5".
- (d) Announcements of an urgent nature or special events occurring in Arbutus Ridge including petition notices may be placed on the notice board outside the postal kiosk. The following conditions must be met:
 - (i) the event should take place within one month of the posting.
 - (ii) all notices must be approved by the Management.
 - (iii) poster size is limited to a maximum of 8½" x 11" and must show the date of posting in the lower right-hand corner.
 - (iv) exceptions to the above may be made by Management staff in the case of information relating to emergency or public services which is of a short-term, non-political, current nature. The material may not suggest a course of action for owners to follow.
 - (v) strata Council business will take precedence over all other announcements.
- (e) Many Arbutus Ridge residents are involved in fundraising appeals for charitable organizations. Information regarding these appeals may be placed on the community bulletin board in the Activity Centre - please see the Management before posting.
- (f) Bulletin boards are not to be used to advertise private businesses.

9. WOODWORKING SHOP

- (a) This facility is provided for use by Woodworking Club and Woodcarving Club members only -guests are not permitted to use the Woodworking Shop. Access to the Woodworking Shop may be revoked if a member misuses the equipment and facilities or endangers himself or another member.
- (b) Club membership is available to all owners and tenants. To become a member, owners and tenants must:
 - (i) Attend an equipment orientation and safety session given by a designated club member.
 - (ii) Read and complete the liability waiver.
 - (iii) Pay a yearly membership fee as determined by club members.
- (c) Parking outside of the woodworking shop is permitted for loading and unloading of materials only.

10. WEIGHT ROOM

- (a) The Weight Room is for use by strata lot owners and tenants only. Guests are not permitted under any circumstances.
- (b) All users wishing to use the Weight Room must complete and sign a liability waiver.
- (c) Following completion of the signing of a liability waiver, users will be required to purchase a key to access the facility; at a cost of \$ 28.00 Use of the key is limited to the owner or tenant to which it was issued and may not be loaned or transferred to any other individual. If the facility is no longer used by the key holder, or should that owner's property be sold, all keys must be returned to the Management where an appropriate refund will be issued.
- (d) Proper footwear (runners) is required.
- (e) Users are permitted to bring private trainers into the Strata Weight Room facility for the purpose of providing instruction; however, other than for the purpose of demonstrating technique, such trainers are not permitted to use the common property equipment. Users must provide a copy of the trainer's BCRPA certification to the Management prior to the first training session. Users bringing a personal trainer into the Weight Room will not receive greater priority for use of equipment and are expected to respect space and time constraints of the facility, so as not to disrupt other users.

11. SWIMMING POOL

WARNING: There is no lifeguard on duty.

- (a) The pool is open for use daily, May through September. Warm-weather hours (generally July and August) are from 7:30 a.m. to 10:30 p.m.; however, hours are subject to change during cool weather conditions to conserve energy. No one other than authorized staff shall uncover the pool.
~~Starting July 1, lap swimmers will have exclusive access to the pool for the first two hours the pool is open. (Amended August 18, 2021). [This portion of the Rule is not enforceable under the Act and alternate accommodations are currently being reviewed by Strata Council]~~
- (b) Children under aged 16 years are permitted to swim only between 12:30 p.m. and 2:00 p.m. daily and 4:30 p.m. and 6:00 p.m. daily. Babies, tots and those without bowel control must wear snug fitting, easily distinguishable, pool pants. No diapers without pool pants are permitted in the swimming pool. Adults must accompany and remain with children at the pool and throughout the facility at all times (refer to Rule 1(b)). Children aged five years and under may accompany their opposite sex parent into the appropriate change room. Parents are requested to use discretion in these situations.
- (c) For safety reasons, running on the pool deck and diving or cannon-balling into the pool are not permitted. Continual jumping which disturbs other residents at the pool side is not permitted.
- (d) All pool users must shower prior to entering the water and after use of suntan oils, etc.
- (e) Pets are not allowed within the fenced pool area. This includes but is not limited to: the garden area, the cobblestone patio area, and the wooden deck area.
- (f) No glass or china is permitted in the pool, or on the concrete/cobblestone patio area surrounding the pool.

*** Further to the above rules, in accordance with rule 1(e), the pool deck area is designated NON-SMOKING ***

12. HOT TUB

WARNING: Use of the hot tub within ½ hour of a workout is extremely hazardous to your health.

- (a) Rules posted in the hot tub room must be followed.
- (b) Temperatures shall be maintained at 102 to 104 degrees F.
- (c) All persons must shower prior to using the hot tub.
- (d) Children under 7 years of age are not permitted in the hot tub. Children from 7 - 10 years should be restricted to a maximum time of ten minutes and must always be accompanied by an owner or an adult guest who remains inside the hot tub room at all times. Children under 16 years may only use the hot tub during designated children's swimming hours as outlined in Rule 11.

13. TENNIS COURT

- (a) This court is for tennis play only.
- (b) Tennis attire and non-marking footwear are preferred.
- (c) The court may be reserved no more than 2 days in advance and may be made by signing up on the sign-up board located at the bottom of the stairs in the tennis court area. Reservations cannot be made before 5:00 p.m. on the day that is 2 days prior to the day reserved. Owners are allowed to make only one reservation per day and reservations are limited to a maximum of 90 minutes.
- (d) If no reservation has been made, drop-in play is permissible only during unbooked times, and only until the next reserved players arrive.
- (e) Reservations are void if not used within 10 minutes of the booked time. Guests are welcome to play with a resident in attendance.
- (f) No pets are permitted in the court area.
- (g) The ball machine may be used by current members of the Tennis Club; the machine should only be used in dry weather conditions and using dry tennis balls.

14. CLUBS AND ORGANIZATIONS

- (a) Any owner wishing to form a club or organization shall first submit their request to Council, in writing.
- (b) All club activities shall be self-supporting (see rule 15 for additional information).
- (c) Clubs may restrict membership to Arbutus Ridge owners.
- (d) Each club or organization shall submit its rules and regulations to Council for approval (including any membership dues).
- (e) Clubs and organizations must conform with the established guidelines as printed in these rules.

- (f) Clubs, groups and organizations shall submit financial statements annually to the Strata Corporation for review.
- (g) A list of clubs and contact persons is published annually in the Arbutus Ridge telephone directory.
- (h) **Arbutus Ridge Ratepayers' Association:** ARRA represents all Arbutus Ridge residential owners. Strata Council deals with outside agencies as they relate to common property while ARRA's role is to deal more broadly with external agencies and organizations with responsibilities that impact on the daily lives of property owners collectively, e.g. maintenance of adjacent and nearby roadways; tanker and freighter traffic in the Satellite Channel; provision of public utilities; availability and quality of public transit options; availability of community health services; regional development with potential impact on air or water quality and safety, and so forth

15. PROGRAMMING

- (a) Programs are to be operated in a manner that will provide fair and equitable opportunities for as many interests as the facilities allow on a user-pay basis. The staff is committed to encouraging broad participatory opportunities.
- (b) Scheduling of times available for each group will be done on a first-come, first-served basis. Priority will be given to the Special Events Planners community social events, If possible, alternative times will be offered to groups whose activities have been cancelled due to these special events. Where a choice must be made in allocating limited space and equipment resources, maintaining the level of existing recreation opportunities will normally receive the higher priority, except in the case of special events and memorial services and then only with the approval of the Management.
- (c) The Management shall charge sufficient fees for any event, seminar or lesson to cover all expenses involved. Strata Plan 1601 shall not be responsible for expenses associated with clubs or activities except to maintain the common property equipment and facilities.

16. PHOTOCOPYING

The following fees will be charged for production and provision of various documents required.

Email copy to admin@arbutusridge.ca with instructions

\$0.25 per sheet single sided (Black)

\$0.30 per sheet double sided (Black)

\$0.50 per sheet single sided (Colour)

\$0.70 per sheet single sided (Colour)

Hole punching and stapling is not done by staff. Hold punch and stapler are available for owners use.

Payment is due on pick up.

Per page copy costs may be waived at the discretion of Management for single page copies.

17. COUNCIL

- (a) Lot owners wishing to submit correspondence or make a presentation to Council should provide their information to the Management in advance of the meeting in order to be included on the agenda.
- (b) All correspondence directed to Council, including emails, are to be submitted through the Management.

18. EQUIPMENT

- (a) The photocopier is for use by office staff only. A limited number of copies can be made for clubs and social events mandated by Council. Private copying and faxing will be performed by office staff on 24 hours' notice. Rates will be set as appropriate to offset costs.
- (b) Strata Plan VIS 1601 vehicles are provided for use by the staff of Strata Plan VIS 1601 in carrying out their duties and responsibilities. They may not be used by any owners except in cases of emergency. No personal use of Strata Plan VIS 1601 vehicles by staff members is permitted.
- (c) All equipment shall be operated in compliance with the safety standards, regulations or procedures which are prescribed by the Province, the manufacturer and/or the Strata Corporation. Council or staff will not knowingly permit any person to operate, nor operate themselves, any equipment, vehicle or machinery without having the proper training or skill or operate any machinery in an unsafe manner not in accordance with procedures.
- (d) Furniture and equipment owned by Strata Plan VIS 1601 is for the use and benefit of all owners and not for private use. No furniture or equipment is to be taken away from the common property at any time, unless express written approval of Council has first been obtained.

19. OUTDOOR GAMES EQUIPMENT

Croquet and bocce equipment and horseshoes are available and stored in the locked small shed located in Pioneer Park. The shed can be unlocked using your resident's key. All equipment should be returned upon completion of games. Horseshoe pitches are located in Pioneer Park.

20. PRIVATE MOORAGE FACILITY (PMF) – FURTHER NOTICE

(Repealed and amended at the May 6, 2019 SGM)

Please Note:

All Owners should be aware that the rules in place to govern the usage of the docks that were removed in September 2020, will not be in effect until such time that a review can be conducted by Council that reflects future development plans for the waterfront.

- (a) The Private Moorage Facility (PMF) at Strata Plan VIS 1601, is available to Lot Owners and their Registered Guests from mid-April through to mid-October at their own risk. The PMF is NOT a permanent moorage for any vessel, and moorage time restrictions as noted in (d) (iii) below will apply. Access to the PMF may be restricted at times, for reasons such as (but not limited to) inclement or unsafe weather conditions, Strata Plan VIS 1601 maintenance requirements, and/or other Strata sanctioned activities. For practical purposes, vessels in excess of 65 feet in overall length cannot be easily accommodated by the Facility.
- (b) A Harbourmaster, jointly appointed by the Arbutus Ridge Marine Association (ARMA) and Strata Plan VIS 1601, will oversee daily use of the Private Moorage Facility. The Harbourmaster and up to 4 assistants (herein collectively referred to as ("Harbourmaster")) will be responsible for appropriate

dock access, and efficient utilization of dock space, and may adjust vessel positioning with tie lines as required to effect same. Physical or verbal abuse of these individuals in the course of their duties will not be tolerated and may result in Strata Plan VIS 1601 suspending an offender's use of the PMF.

(c) Lot Owners and their Registered Guests must be fully responsible for their own vessels. Liability insurance of not less than \$2 million MUST be carried on ALL vessels (except kayaks) that utilize the PMF. Proof of coverage may be required by the Harbourmaster in order to utilize moorage at the PMF. Strata Plan VIS 1601 insurance coverage applies only to Strata owned facilities and equipment.

(d) Users of the Private Moorage Facility are required to abide by the following:

- (i)** All Lot Owner vessels utilizing the PMF (except kayaks) MUST display Arbutus Ridge Identification that reflects:
- Name of the Lot Owner associated with the vessel
 - Street address of the Lot Owner, and
 - Emergency Phone Number to call

The same identification is required for all Lot Owner Boat trailers.

Suitable permanent weather resistant identification will be provided for each Lot Owner's vessel and trailer by the Arbutus Ridge Marine Association (ARMA) upon request.

(ii) Guests may only use the Private Moorage Facility, when invited by a resident host. All guests must register their vessel with Security on arrival (250-743-2200), and must obtain and display an Arbutus Ridge Guest Identification tag which reflects the above noted contact information. These tags are available at any time from Security or the Harbourmaster and may be obtained in advance of a guest vessel arrival. Guests are subject to the same "Moorage Time On Dock" as Lot Owners (See below)

(iii) Moorage restrictions apply to all vessels (except tenders as defined), as follows:
"Moorage Time On Dock" will be for a maximum of 10 consecutive calendar days or a portion thereof, after which the vessel must be removed from the PMF for 3 consecutive calendar days, even if the vessel is away for one or more nights during this timeframe.

"Moorage Time On Dock" MAY be extended by the Harbourmaster as circumstances, space, and dock usage warrant.

This Rotation time is necessary for fair and equitable use of our common asset. Moorage will be on a First Come basis. Reservation of space is NOT allowed. Personal effects may not be left on the dock to "hold" moorage space for a vessel's return. Security will note all start times.

Tenders are herein defined as "a small watercraft" utilized to ferry supplies and people to and from a larger vessel. Tenders "attached" to a Lot Owners larger vessel may be moored at the designated tender area on the shore side of the PMF (by the access ramp) without time restriction. Such craft should be tied off at the bow only to maximize available space. Tenders moored elsewhere on the PMF will be subject to the standard moorage rules as herein defined.

(iv) All vessels that exceed the "Moorage Time On Dock" maximum and/or Harbourmaster approved extension, will be subject to a Moorage Charge of \$1.00 per linear foot of vessel length, for each day (or portion thereof) of excessive moorage, and which will continue to be assessed until such vessel is removed from the PMF. Such departing vessels may not then return to the PMF for 3 consecutive calendar days, otherwise the Moorage Charge will be immediately applicable.

All Moorage Charges will be assessed against the Lot Owner associated with the offending vessel. Strata Plan VIS 1601 is entitled to enforce an additional charge in accordance with

Bylaw 30 in the event of ongoing abuse.

- (v) The boat launch ramp is only to be used for launch and recovery of vessels. Two people should be involved in all launch and recovery activities for safety reasons.
- (e) Children under 16 years of age must not access the Private Moorage Facility unless accompanied by an adult. Use of Personal Flotation Devices (PFD) is encouraged for all. Children under 12 years of age MUST wear a PFD when using the dock. Youth sized PFD's are generally available for complementary use, in the ARMA storage cabinet on the shore side of the ramp.
- (f) Vessels over 30 feet in overall length must moor with 4 dock lines (bow, stern and two springs). It is recommended that shorter vessels moor with three dock lines if possible.
- (g) Only propane Barbeques/cooking facilities are allowed on the dock for Strata Plan VIS 1601 sanctioned activities. Open fires on the shore are prohibited.
- (h) Vehicles must be parked in designated parking areas. Boat trailers must NOT be parked in the upper gravel lot, or adjacent to homes on Marine Vista. Trailers should be returned to the RV yard after launching. It is anticipated that trailers belonging to Registered Guests will remain connected to their transport vehicle and be parked in a designated parking area.
- (i) Crab traps may only be suspended from the seaward side (east side) of the attenuators. Traps and/or other equipment must not be left on the dock when not in use. The ONLY exception will be for Arbutus Ridge Marine Association loaner traps which may be made **available to** residents from time to time. Traps must use weighted line and reflect owner/user contact information on the float or dock tie line. Users are reminded that a current BC fishing license is required.
- (j) Kayak storage racks are found in the upper gravel parking lot, and the lower launching area. Contact the Kayak Chairperson of the Arbutus Ridge Marine Association for storage information and costs.
- (k) Moving or re-tying an owner's vessel requires careful consideration and should only be done in an emergency. Should such action be warranted, it is preferable to either contact the Harbourmaster, or use the vessel information tag to contact the vessel owner directly.
- (l) Dock electricity is for Strata Plan VIS 1601 sanctioned use only. It is not for the use of owners or their guests.
- (m) In consideration of adjacent lot owners, the use of generators by vessels moored at the facility is prohibited between 9:00 p.m. and 6:00 a.m.

21. RV STORAGE YARD

The RV Storage Yard (RV Yard) is situated on the common property of Strata Plan VIS 1601 and is overseen by a committee of volunteer owners comprising the RV Association, in accordance with established guidelines as approved by Council, and then ratified by owners.

- (a) The word 'RV' in these rules and in the RV Storage User Agreement is deemed to include motor homes, 5th wheels, travel trailers, truck campers, approved camperized vans, utility trailers, boats with or without motors, boat trailers, and dollies. A limited number of sites are available in the RV Yard. Sites are for actively used RVs only. A license plate with a sticker not more than one year old

must be displayed on stored RVs at all times unless there is documented storage insurance in place and the license plate has been removed.

- (b) Every owner of a strata lot in Strata Plan 1601 who owns or leases a recreational vehicle (RV), is entitled, as space permits, on a first-come first-serve basis, to rent one storage site in the RV Yard for the storage of an RV. **(Ratified May 2019 SGM)**
- (c) Owners may only occupy the storage site they have been assigned. With permission of Council, owners may also be temporarily assigned unoccupied, surplus sites for RV storage. Council retains the right to ask the owner to vacate such site upon 7 days' notice.
- (d) Each RV Owner wishing to rent an RV site in the RV Yard must:
 - (i) sign a RV Storage User Agreement provided by the RV Association for a one-year rental.
 - (ii) provide proof that the RV Owner has a minimum of \$2 million third party liability insurance coverage in effect.
 - (iii) provide proof of ownership of the RV to the satisfaction of the RV Association.
 - (iv) move the RV in within 30 days of renting the site.
- (e) subject to annual review, for the exclusive use privilege of storing a RV in the common property RV Yard, pay a non-refundable user fee of \$0.48 per linear foot per month multiplied by the number of feet representing the overall length of equipment in the assigned space, which fee is for the one-year period, any portion thereof, beginning July 1 and ending the following June 30. Such fee is payable within 30 days of assignment of the site. **(Ratified May 2019 SGM)**
- (f) RV owners are fully responsible for their own RV/property.
- (g) If the RV Owner's third-party liability insurance coverage lapses or is terminated Council has the right to terminate the rental agreement, it being noted that Strata Plan VIS 1601's insurance does not cover the Owner's private property.
- (h) A tow vehicle associated with an RV stored in the RV Yard may, with prior approval, be stored on the rental site if space permits.
- (i) A RV owner's vehicle may be stored on the rental site when a motorized RV has been removed for travel. All such vehicles must be covered by liability insurance.
- (j) RV owners are fully responsible to ensure that no loss of mechanical, septic or other such substances occurs from their RV. RV owners will be held responsible for clean-up and restoration of common property damaged due to such occurrences.
- (k) RV owners must keep their storage site neat and clean. All RV tarps used within the RV Yard must be of a neutral color. Whether a RV tarp's appearance is acceptable is at the sole discretion of Council.
- (l) RV owners wishing to renew their rental agreement shall apply to the RV Association within 30 days of the end of their present agreement and shall comply with clause (d) hereof.
- (m) RV owners not in compliance with the RV Yard rules may be required to remove their RV from the RV Yard on one week's notice, and if the owner fails to do so Council has the right to have the owner's RV towed to a storage compound and to add the costs of towing and storing the RV to the owner's assessment account.
- (n) Relocation of a RV unit may be required from time-to-time to accommodate the maximum capacity of stored units. Vacant assigned sites may be temporarily reassigned to accommodate waiting list

conditions. Temporarily reassigned sites must be vacated upon notification, prior to the permanent occupants return.

- (o) Sites may not be loaned out to other owners or non-residents without prior approval, and should a site not be occupied, or be used as storage, with no activity, for a period of one year, the site may be reassigned.
- (p) No RV shall be used for habitation while within the RV Yard.
- (q) Septic disposal within the RV Yard is limited to the designated sani-dump facility as provided by the Cowichan Valley Regional District (CVRD). Owners must ensure that the facility is left in a clean and sanitary state after use. The sani-dump is operational from March 1 to November 1 only. The CVRD is responsible for seasonal turn-on and shut-down of this facility. To avoid damage to the facility, owners must not tamper with the water valve once the facility has been shut down for the season.
- (r) Minor RV repairs and maintenance only, are permitted within the RV Yard. Repairs of a more substantive nature are strictly prohibited. Whether a repair is of a substantive nature is wholly within the discretion of Council.
- (s) Electrical connections available in the RV Yard may be used for incidental purposes but shall not be used for heating or air conditioning, or as an unattended or protracted hook up. Parking in front of the water treatment plant doors is strictly prohibited.
- (t) In conjunction with Rule 21 verbal and/or physical harassment will not be tolerated and could lead to Council deciding to remove RV privileges. (Council approved July 26/27, 2017 – Ratified 2018 AGM)

22. GREENBELTS, PARKS, WALKWAYS & PETS

- (a) Any person(s) hiking at Arbutus Ridge do so at their own risk.
- (b) Dispose of all garbage in proper containers when using parks or walkways.
- (c) The golf course is private property (not common property) and was constructed for the enjoyment of the game of golf. It should not be used for daily strolls, walking pets, as a shortcut to the clubhouse, or to replenish golf ball supplies.
- (d) Animals must be on a leash at all times when on the common property. “Pooper-scooper” rules are always in effect. Pet feces must be bagged and disposed of in a garbage can. Do not place plastic bags containing animal matter in ditches, wooded areas or storm sewers.
- (e) Absolutely no dumping of garden or other refuse is permitted on the common property, including the waterfront and the RV Yard. (Refer to bylaw 3(10) for further details).

23. OUTDOOR VILLAGE CENTRE

- (a) No motor vehicles other than power golf carts are permitted on the cobblestone in the Village Centre except for two-passenger drop off and loading zone for the loading or unloading of passenger with or without disabilities, and/or supplies, for a maximum of 15 minutes, or to provide an approved service to the Village Centre that requires such access. If any oil spill occurs on the cobblestones the owner of such vehicle causing the spill shall be responsible for all costs to clean up the spill.
- (b) All owners and their guests shall park their vehicles in designated parking areas only.

- (c) Parking adjacent to the postal kiosk is for mail pick-up only, between 11 am and 2 pm.

24. OBSERVATION TOWER

Children under 16 must be accompanied by an adult at all times when in the observation tower.

25. SECURITY POLICIES

- (a) All owners shall obtain a vehicle windshield decal from the Security department, who will place the sticker on the lower driver's side corner of the windshield. Registration of the make, model and license number of your vehicle will be recorded when the windshield sticker is issued. When entering the community, drive slowly so your vehicle can be identified. Owners are responsible to ensure that stickers are removed if windshields or vehicles are replaced, or if you move away.
- (b) Each property owner may give authorization guests to have entry to Arbutus Ridge without the need for Security to gain permission from the owner. Security will register the name(s) of the approved guest(s) on the written request of the owner. All approved guests must be adults 16 years or older. This authorization is permission only to enter the community without the need for Security staff to contact the owner, with further access only to the owner's private property. This authorization does not include use or access to any of the common Facilities or property.
- (c) When an owner is expecting a guest or service to arrive, and the guest is not on their approved list, or the service provider is not on the Arbutus Ridge Approved Services List, the owner must call the gatehouse to inform Security. The Security guard on duty will record the details on the Visitors Day Sheet. If a guest or service arrives without notification from the owner and is not on either the owners Approved Guest List or the Approved Services List, the Security guard on duty will call the owner's home to obtain clearance. If staff are unable to reach the owner, access will be denied.
- (d) Entry and exit via the north and south gates was intended for emergency and construction vehicles. These zones are considered high risk areas due to the heavy vehicles and, at the south gate, the golf cart traffic. The south gate is now closed except when access is required under extenuating circumstances. Entry via the north gate is closed to all but oversize and emergency vehicles; exit is available during restricted hours only (refer to rule 27).
- (e) Use of generators in recreational vehicles parked on common property or private strata lot is prohibited between the hours of 9:00 p.m. and 7:00 a.m.
- (f) No burning or open wood fire pits are permitted on Arbutus Ridge common property unless approved by Council.

26. PROPERTY FOR SALE

Residents offering their property for sale should leave a letter with Security staff informing them of the name and company name of the agent chosen to represent the owner and giving authority to the agent to enter the property to show the home and common Facilities to potential purchasers. An owner who is selling his or her property on their own must accompany potential purchasers at all times. (To prevent any unnecessary complications, Owners are encouraged to inspect their property to ensure it is in compliance with the applicable Strata bylaws, rules and regulations.)

27. ENTRY GATES

- (a) **South gate:** This gate was opened as a temporary entrance over golf course property, to be used for construction in the south end of the development. The south gate is now closed except in emergencies.
- (b) **Main gate:** The main gate is closed to all heavy truck traffic except in emergencies, i.e. fire trucks. This includes landscapers and contractors driving anything heavier than pickup trucks. The narrow road served by the Main gate was constructed with ribbon curbs in lieu of gutter curbs on the outside of the lanes. The decorative block at both ends will not withstand heavy loads. The increased golf cart traffic both in and outbound, makes use by anything other than cars and light trucks extremely dangerous.
- (c) **North gate:** This gate was designed as the construction trades and service entrance for Arbutus Ridge and will always be available for restricted use, as set out below; it will not be permanently closed at any time. The North gate is automated and equipped with an intercom and video surveillance system which connect to the Security Gatehouse.

Entry - entrance to the community via the north gate is restricted to emergency and oversize vehicles, including resident RV units and boats under tow. Drivers of such vehicles can gain access by contacting the Security gatehouse through the intercom installed at the north gate.

Exit - all traffic may exit through the north gate between the hours of 7:00 a.m. and 9:00 p.m. daily from May 1 through September 30 each year and between the hours of 7:00 a.m. and 5:30 p.m. daily from October 1 through April 30 each year. After hours, exiting is limited to oversize and emergency vehicles only. Exit from the north gate, during available times, is fully automated -- a magnetic sensor in the road will be activated by the approaching vehicle, and the gate will open.

Drivers are requested to wait for the gates to open fully and the light to turn amber before proceeding to the stop sign at Ratcliffe Road.

- (d) **West gate:** The automated gates found at the entrance and exit of the Uplands portion of the development will remain closed unless activated; additional details are provided in rule 28 below.

28. UPLANDS ENTRY PROCEDURES

- (a) **Residents:** Each household in the Uplands area will be given one infrared transmitter to activate the right-hand entry gate. A second unit can be purchased from the staff for Strata's cost. In the event of loss, advise Strata staff immediately so that the identification code of the transmitter can be cancelled and use by unauthorized persons prevented. Owners moving away from Arbutus Ridge should return transmitters to the staff. If a unit was purchased, a full refund will be provided.

When entering the gate from Ratcliffe Road, residents with transmitters should use the right-hand lane as indicated on the road. Entry for golf carts is provided by way of a by-pass path around the north side of the gate, allowing entry without a transmitter.

Exit from Country Club Drive is fully automated - a magnetic sensor in the road will be activated by the approaching vehicle and the gate will open. A bypass path is provided for golf carts.

- (b) **Visitors:** Visitors, delivery personnel etc., will be directed into the left side of the entry area as indicated on the road and stop at the entry pedestal. The procedure is then simply to press a key to speak to the main gate security. Security staff at the main gate have the ability to see the vehicle at

the West gate by means of a closed-circuit surveillance camera and monitor. If, for example, a resident wishes to visit the Uplands by car and does not have a transmitter, they may drive up to the entry pedestal then press a key to speak to the main gate and identify themselves. Security can recognize Arbutus Ridge windshield stickers and guest passes via the camera and monitor.

Each household in the Uplands area will be provided a set of numbered vehicle passes to distribute to their guests upon arrival at their home. For guests staying for only a brief visit, the pass should be displayed in the vehicle and returned to the owner upon departure. For a longer stay, the pass should be displayed for the duration of the visit, allowing uninhibited re-entry to the Uplands and to the main development of Arbutus Ridge, then returned to the owner upon final departure. For preferred guests, the passes may be retained by the guest indefinitely and displayed upon entering the Uplands or the main development of Arbutus Ridge.

29. STREETS, CURBS AND SIDEWALKS

- (a)** Speed limits on all roads in the community are 30 km/h, with the exception of the 6 metre roads identified in Rule 29(b)(i) below, where the limit is 20 km/h.
- (b)** While roads at Arbutus Ridge meet or exceed provincial standards, some have not been designed for on-street parking. The Ministry of Transportation has restricted parking on all roads up to and including 6 meters in width. Strata Plan VIS 1601 has agreed to enforce these parking restrictions in the following manner:
 - (i)** Except as provided in clause (ii) hereof, parking will be allowed from 7 am to 10 pm on one side of roads only.
 - (ii)** Due to road configurations, there is no parking day and night on the following roads:
Park Lane; Ridge Lane; Summit Place and the turn arounds on Crab Pot Lane; Seaview Place and Ocean View Crescent; Marine View in front of lots 446 to 449; Ocean View Crescent in front of lots 568 to 570; Panorama Ridge in front of lots 272 to 279; Seaview Way in front of lots 472 and 473. All such roads will be so designated.
- (c)** In addition to the above restrictions, owner's and tenant's vehicles shall not be parked overnight on Arbutus Ridge roads.
- (d)** Residents who wish to entertain and require temporary extra parking are requested to advise Security of the date and time of their event. The developer has provided some off-street parking. These areas should be used in lieu of on-street parking at all times.
- (e)** Roads must remain accessible to oversize vehicles including emergency response vehicles, moving vans and the refuse collection truck. Owners should ensure that their landscapers, contractors and guests are appropriately parked, and are aware that every Tuesday is refuse collection day.
- (f)** Parking on sidewalks is prohibited.
- (g)** Two parking spaces, one outside the commercial building, and one in the main parking lot, are designated for handicapped person's parking only.
- (h)** Slide-outs of RV's parked on common property or private strata lots cannot be extended such that they protrude into roads, sidewalks, parking spaces, other owners' private property, or any other area to which owners are entitled free and unimpeded access.
- (i)** The placement of commercial refuse dumpsters on 6-meter roads and on sidewalks is prohibited. The placement of commercial refuse dumpsters on other roads is strongly discouraged and subject

to Strata approval. Residents must inform their contractor of the restriction on commercial dumpster placement prior to commencement of work.

30. LIMITED COMMON PROPERTY WATERCOURSE AREA (THE “LCP”)

- (a) All Owners must always remain out of the LCP. The only exceptions are owners whose properties border the LCP if those owners are required to cross over onto the LCP in order to access their irrigation boxes, or if those owners can only maintain and prune areas with their own properties from the LCP.
- (b) Owners are not allowed to place ornaments or objects within the LCP. Owners should place objects or ornaments within their own properties at a reasonable distance from the edge of the LCP to allow safe weeding, cleaning, and trimming activities at the perimeter of the LCP.
- (c) Owners are not allowed to perform or interfere with any planting, weeding, pruning or any other garden work or maintenance within the LCP.
- (d) All maintenance and upkeep of the LCP, including the Watercourse, shall be performed only by Strata Staff or Strata designated contractors.
- (e) No person or pet is allowed to bathe, dip their feet or drink from any of the ponds or at any location along the Watercourse.