

MAPLE GROVE APARTMENTS- VIS 2767
3271 COWICHAN LAKE ROAD, DUNCAN

STRATA PROPERTY RULES & REGULATIONS

1. **Patio & Deck Area Storage:** Patios, rear & front deck areas should only have patio furniture, outdoor ornaments and plants stored on them. No garbage, laundry, tarped or other items are to be stored in these areas at any time. Seasonal items (ie: pools, holiday decor etc.) are to be removed and stored indoors during off season periods.
2. **Pet owners:** Pet owners are asked to keep pets on a leash when outdoors at all times & to pick up after their animals. Residents whose pets become a nuisance or disruption to other's rights may be fined or required to remove them from the property.
3. **Speeding Vehicles:** Please keep in mind that this is a family oriented complex and there are children playing on common property - keep your vehicle to 5 km or less within parking areas.
4. **Window Coverings:** Are restricted to neutral colored blinds and curtains – no flags or signs of any kind are to be placed in suite windows.
5. **Satellite Dishes:** Are not permitted to be installed on strata common property without written permission of council.
6. **Supervision of Children:** Children under the age of twelve are to be supervised at all times while on Maple Grove property. Toys and bikes are to be removed from common areas and appropriately stored when not in use. Maple Grove management takes no responsibility for lost or stolen items left on common property. Caregivers are asked to prevent children from running on the stairs.
7. **Quiet Enjoyment:** All residents have the right of quiet enjoyment in their units and on the common property. Residents and their guests must not cause disturbance or annoyance to others. Residents are fully responsible for the conduct of their guests.
8. **Parking / Vehicle Storage:** Each unit is assigned one parking spot, should you have a second vehicle it must be parked in overflow areas. Unregistered or unlicensed vehicles of any type are not permitted in building parking areas and may be towed at owner's expense. RV's, boats, trailers, household, automotive or storage items are not allowed in the parking areas. Parking is not permitted in the laneway in front of the units. No repair or maintenance work is to be done on vehicles in parking areas.
9. **Alterations to Strata Lots & Common Property:** Pursuant to Maple Grove's Bylaw Sections 5&6, owners must obtain written approval of the Strata Corporation before making any alteration to a strata lot's common or limited common property and / or any alteration that involves wiring, plumbing, piping or heating. An owner intending to apply to the Strata Corporation for permission to alter a strata lot or common property must submit, in writing, detailed plans and a written description of the intended alteration.
10. **Fines for Contravention of Bylaws & Rules:** Pursuant to Maple Grove's Bylaw Section 23, fines of \$50 for contravention of bylaws and \$10 for contravention of rules and regulations may be applied to strata lot owners as deemed necessary by strata council.

A complete copy of Maple Grove Apartments VIS 2767 Bylaws are available upon written request to Meicor Property Management.

Thank you for your co-operation in keeping Maple Grove Apartments a clean, quiet, family oriented complex for all residents to enjoy.