

RULES

EPS 4365 — HORIZON AT THE RAILYARDS

1 ROOF TOP PATIO

- 1.1 As smoking is prohibited throughout the entire property, residents and guests are reminded that there is no smoking allowed on the patio.
- 1.2 Hours of use are sunrise to 10:00 pm.
- 1.3 Leave the patio in the same (or better) condition that you found it.
- 1.4 Remove all personal items after use.
- 1.5 Use non-breakable glass only.
- 1.6 Children under 12 must be accompanied by an adult.
- 1.7 Access outside the boundary of the roof top patio on to the main flat roof area is prohibited.

2 PARKING

- 2.1 No storage is allowed in parking spaces, except for properly secured bicycles or scooters (bylaw 33(7)). However, residents in townhouses 107, 108, and 109 may store addition items within their fenced parking space. All storage is contingent upon compliance with fire safety regulations. All storage areas should be kept clean and tidy.

3 PATIOS and BALCONIES

- 3.1 One pergola per patio is permitted. Up to 10'x10' with a flat fabric roof and a maximum of two fabric sides. The metal frame must be black or dark grey. The fabric must be in a neutral colour such as grey, beige, or white. The pergolas must be secured to prevent them from moving in a strong wind. Drilling into the concrete pavers is not allowed.
- 3.2 Patio umbrellas and outdoor patio furniture are permitted.
- 3.3 Electric or propane grills, or small contained fire tables, are permitted. Charcoal, pellet, or wood burning barbecues, open flame fire pits, or fireplaces are not permitted.

- 3.4 Planters are allowed on ground floor patios and on balconies. Planters may also be hung from the inside of the balcony railing of the upper floor balconies. The planter must not overhang the outside of the balcony, and the planter should not be visible from the street. When hanging planters from the balcony railing, the railing must be protected. Planters may not be hung from the building itself.
- 3.5 Ground floor patios must be kept tidy and weed free.
- 3.6 Exterior hose bibs on the ground floor patios must be protected from the potential damage from freezing. Hoses should be disconnected during winter months. Insulated outdoor faucet covers may be placed over the faucets to provide additional protection. (approved 3/26/24)

4 BICYCLES

- 4.1 Bicycles may not be wheeled in and out of the building through the hallways. Residents may carry a dry bicycle through the hallways.
- 4.2 Common property bicycle storage racks are not assigned. A resident can use any available bicycle storage space. When the bicycle is being used, the space can be saved by leaving a lock on it.

5 REALTORS

- 5.1 Realtor lockboxes may not be attached to any common property such as railings or bike racks.
- 5.2 Realtor signage is not allowed on any common property or on any exterior surface.

6 MOVING PROCEDURES

- 6.1 A non-refundable move in fee of \$100.00 is to be paid to the Strata Corporation when a resident moves into the building.
- 6.2 The strata corporation must be notified seven (7) days in advance of the move, or such lesser period as the strata council may, in its sole discretion, permit. All such moves must be coordinated with the property manager.
- 6.3 In the case of a tenant moving in, a Form K must be received prior to the name of the tenant being added to the enterphone panel and within two (2) weeks of renting the unit.

- 6.4 In the case of an owner moving in, a Resident Information Sheet (RIS) must be submitted within two (2) weeks of occupying the unit.
- 6.5 Moves may only take place between the hours of 9:00 am and 8:00 pm
- 6.6 An elevator booking is permitted to a maximum duration of three (3) hours. This time slot must be confirmed and booked with the property manager when notifying the strata corporation of the move request.
- 6.7 An elevator key must be obtained from the property manager and must always be used when conducting the move. A \$50.00 deposit is to be left with the property manager when obtaining an elevator key. This deposit will be refunded when the key has been returned. The elevator doors must not be blocked open during the move.
- 6.8 Exterior doors must not be propped open during moves. A fob or key must be used to manage all door opening and closing. The building doors are to be attended to at all times during the move.
- 6.9 Disposal of unwanted furniture, equipment, clothing, etc., in the garbage is not permitted. The garbage bins are for regular household refuse only.

7 KAYAK AND PADDLEBOARD STORAGE

- 7.1 Any resident wanting a kayak or paddleboard rack will be allocated a space if one is available, or added to a waitlist in the order that they are received.
- 7.2 Upon being assigned a rack, the rack must be used to store a vessel within 30 days. Failure to do so will forfeit your assignment, at which time the rack will be offered to the top listed resident on the waitlist.
- 7.3 An assigned rack can be use to store non-motorized personal watercraft such as a stand-up paddleboards, kayaks, or canoes. These must fit within the assigned space and not encroach on a neighbouring space.
- 7.4 If, at any time during the assignment, the rack remains unused for a period of 30 days or more, Council can revoke the assignment and offer the rack to the top listed resident on the waitlist.
- 7.5 Council retains the ability to re-assign kayak racks as deemed necessary at any time.

**In accordance with the *Strata Property Act*,
a fine of up to \$50 may be levied for non-compliance.**

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