

House Rules
The Boardwalk (VIS3899)
Ratified May 7, 2019

These rules are for the benefit of all residents of The Boardwalk. They are based upon consideration for our neighbors and a shared responsibility in the maintenance and security of the building. These rules get their authority from the Strata Property Act and the registered bylaws of The Boardwalk. An owner or tenant may be fined for contravention of these rules.

For the purposes of the House Rules the Strata President, Vice President, or Property Manager (presently Cornerstone Properties Ltd.) are collectively referred to as the "Manager" as The Boardwalk has no resident manager as of the date of these House Rules. Where an occupant rents directly from a Rental Agent, then the occupant should contact his or her Rental Agent first, and if not available, then the Strata President or Vice President or the Property Manager.

1. KEYS AND FOBS

Only owners and occupants may have a building fob, a mail key, a storage locker key, or a key to enter any strata lot in the building (collectively, the "keys"). Anyone with keys who is not an owner or occupant in the Boardwalk may be asked to explain their possession of keys.

If you are expecting to be away for a lengthy period, please advise the Manager as there will be concern should your mail or papers pile up.

The strata will provide two Fobs to each unit at no charge. \$50.00 will be charged for any additional or lost Fobs other than the two provided for each unit.

Provided that an active fob is returned at the same time, a unit's owner (or resident) on file may exchange a fob free of charge.

No unit may be in possession of more than 4 active Fobs at any time. An owner may apply to receive up to two additional Fobs with the approval of strata council.

2. DOORS AND CHAIN LOCKS

Suite doors must be kept closed when you are at home and locked when you are out. Peepholes in doors are encouraged; it remains part of the door and cannot be removed when you leave.

If an owner or occupant installs any additional entrance locks to a strata lot, management must be supplied with a key. An owner or occupant who fails to provide a key for any additional entrance locks to a strata lot must be prepared to replace the door, if for any reason the strata lot door had to be forced open because of an emergency.

Doors to common areas of the building must be kept closed and locked when the common areas are not in use.

3. BALCONIES

No sign may be placed on a balcony.

No washing may be hung on a balcony or over or on a balcony rail.

No furniture may be stored on a balcony.

No bird may be fed from a balcony.

No building materials may be stored on a balcony (amended July 14, 2011).

4. WINDOW COVERINGS

In order to maintain uniformity in the exterior appearance of the building, window coverings must be of a neutral color (beige, white or off-white) when viewed from the outside. Do not allow your drapes to fly out open windows and doors. Foil or black paper is not permitted on windows or doors.

5. VEHICLES AND PARKING

No owner, occupant or guest shall park any vehicle except in those spaces designated as owner, occupant or guest parking. No owner or occupant is permitted to park his or her vehicle in a designated Visitor Parking stall.

Should any owner or occupant find another vehicle in your assigned parking space, report this to the manager and it will be removed at the offending vehicle owner's expense.

Please advise the manager if you loan your parking spot to someone else.

The current monthly fee to rent a parking stall from the strata is \$65.

Only the owners or their representatives of units at the Boardwalk may rent parking stalls. Tenants at The Boardwalk MAY NOT rent parking stalls directly from The Boardwalk

If the owner or their representative wishes to rent a parking stall he/she must contact the Property Manager. In order to be accepted onto the waiting list, the owner or representative must provide the make, model, and licence plate of the vehicle for which the parking stall is being requested.

The Cornerstone Properties Property Manager will then contact the owner or their representative of parking availability and arrangements will be made for rental or placement on the waiting list.

If necessary, the tenant will then make arrangements to pay parking stall rental fees directly to the owner.

The owner or their representative must give notice one month in advance if he/she will no longer need the parking stall or if the tenant currently using the parking stall will be moving out of the building, otherwise the owner will be charged the parking rental fee for the whole of the following month. In addition, owners who are wrongfully keeping a parking stall and not submitting a Form K when changing tenants may be fined and/or have their parking stall rental terminated by the

strata. Any owner who does not pay their parking stall rental fee for two months in a row will lose their parking stall and the parking stall will go back into the “parking pool”.

Once a tenant or owner leaves The Boardwalk that parking stall goes back into the “parking pool”. The next person on the waiting list (if there is one) will be offered the Stall.

Please note – The parking pool applies to the “common parking stalls” only. This new house rule DOES NOT apply to the five units who currently have a 99 year lease. Please note NO new 99 year leases are or will be made available.

6. ENTERPHONE

Each owner or occupant is responsible for people they let into the building. If you do not know who has called you on the enterphone ask them to contact the manager or go down and investigate. To maintain building security, please do not let people in if you do not know them.

7. GARBAGE AND RECYCLING FACILITIES

If you have large items check with the manager - do not leave them in the garbage area.

In order to reduce smell and noise, garbage must be in waterproof bags and tied before depositing in the garbage bin.

Recycling containers are available in the parkade. As the strata corporation is charged by the bin load, corrugated cardboard and paper boxes must be flattened before being placed into the bin.

8. NOISE

No owner, occupant or guest may make any excessive or disturbing noise in or about any strata lot or common property that interferes with the right, comfort or convenience of others. In summer, when windows are often open, remember that sound travels. Be considerate of your neighbors. Particular care should be taken between 10:00 pm and 8:00 am.

9. BICYCLES, SKATEBOARDS, SCOOTERS, IN-LINE SKATES ETC.

Except in the case of a wheelchair-bound owner, occupant or guest, no owner, occupant or guest is permitted to use his or her bicycle, skateboard, scooter, In-line skates or other personal transportation device inside the building. No bicycles are allowed to be parked in the front entryway or ramp area of 827 North Park Street “The Boardwalk”. Owners and occupants are encouraged to store their bicycle in the bicycle storage area or in their assigned parking stall. Owners and occupants must use an elevator to transport their bicycle to or from their strata lot or from the bicycle storage area. Owners and occupants must not use stairways inside of the building to transport their bicycle.

10. STORAGE LOCKERS

Each owner or occupant is responsible for his or her assigned locker and its contents. Items may not be stored outside of the locker or extend outside of a locker. Please ensure that lights are turned off and the door is securely locked when leaving the locker room.

11. IDLING ON COMMON PROPERTY

Idling vehicles must be avoided inside the parkade, on the ramp and on the visitors' parking.

12. MOVING

Any owner or occupant moving into or out of a strata lot in the building must make arrangement for use of an elevator and moving pads to be installed into and removed from the elevator. Moving of personal effects and furniture may only be done between 8 am and 8 pm. Any damage to the building or common property of the strata corporation caused by moving furniture and effects are the responsibility of the owner or occupant.

13. FLOOR MATS

No owner or occupant may place or store a floor mat or additional entrance carpet in front of or adjacent to his or her strata lot.

14. SMOKING

Strata Bylaw 4(1)(q) prohibits smoking anywhere on or within strata property, including in a strata lot.

Last Updated – May 2019