

# **RULES**

## **Abbotsford Place**

### **STRATA CORPORA LMS375**

#### **1.0 Patios:**

##### **What is allowed on the patio decks:**

- Patio furniture meant for outdoor use
- One BBQ with one propane tank
- Flowers/plant - MUST have water catchment/saucer tray
- Umbrella - Appropriately sized, that does not impede on other residents. White/Cream/Light grey
- Bikes with wheel diameter less than 12 inches
- Decks to be kept in a neat and presentable manner

##### **What is NOT allowed on patio decks:**

- Hanging baskets or baskets/planters placed on patio rails or otherwise attached to the building structure.
- Inside furniture
- Recycling, boxes, toys, garbage, clutter of any kinds
- Lattices
- Absolutely NO Air-conditioning units hanging/sitting on windows sill

#### **2.0 Window Coverings**

- All window coverings must be "white" or "off-white" blinds or curtains that are designated "Window Coverings".
- Patio railing privacy screens must be white, and maintained ( kept clean )
- Sunshade / patio blinds used to provide shade must be rolled up nightly and must not be used between November 1<sup>st</sup> – March 30<sup>th</sup>

#### **3.0 Parkade:**

- No clutter of any kind in parkade.
- No uninsured vehicles permitted in parkade. All vehicles must be insured and must be in good working order.
- Bicycles are ok provided they are secured
- No charging or maintaining battery level of plug in electric or hybrid vehicles, scooter and mopeds
- Strictly no use a strata power or hydro receptacles

#### **4.0 Parking Rules**

- 1) Parking is only permitted in a designated parking space.
- 2) Owners will be assigned one parking space.
- 3) An additional parking space may be obtained for a user fee of \$30/month payable monthly in advance.
- 4) Additional parking spaces will be allocated on a first come first serve basis. The council will maintain a waiting list of owners or tenants who wish to obtain an additional parking space.
- 5) An owner or tenant who is 60 days in arrears of the user fee for the use of an additional parking space must cease using the parking space and if the use continues, the vehicle will be towed.
- 6) Recreational vehicles, boats, and trailers may not be parked or stored on the common property without approval of the council.
- 7) The user of each parking space will be responsible for the cleaning of any oil/fluid spills on any common property parking space. Continuous oil spills will result in prohibition from parking on common property until the vehicle is repaired.
- 8) An owner, tenant, or occupant must not store unlicensed or uninsured vehicles on the common property.
- 9) An owner, tenant, or occupant storing a vehicle must provide proof of storage insurance to the strata corporation on the commencement date of the storage.
- 10) An owner, tenant or occupant, must not permit a vehicle to be parked or left unattended in a manner that interferes with parking spaces, access lanes or no parking zone.
- 11) Other than a vehicle, no items may be stored in a parking space.

#### **5.0 Pets**

- Visiting pets must be kept on leash at all times
- Abbotsford Place does not allow residents to keep dogs. Visiting dogs must not be kept in a Strata for more than 24 hours