

NW 1885 – “CREEKSIDE” RULES

Approved by the Owners at AGM held on December 3, 2009

1. Concerns must be received in writing, signed and dated by the writer and either presented or mailed to a member of the Strata Council or to the Strata Agent.
2. All residents who are using any storage facilities are personally responsible for the security and cleanliness of these facilities. The walkways are to be kept clear at all times. The Strata Council will remove any items in the walkways.
3. The hanging of baskets and planters is permitted on the balconies as long as they do not damage the exterior of the common property and they can be shielded to prevent run off of water onto other occupants of strata lots or common property.
4. Absolutely no persons are permitted on the roof without the direct permission of the Strata Agent or the written permission of the Strata Council.
5. Shopping carts are not allowed in the buildings under any circumstances. This does not apply to the little buggies with rubber wheels.
6. No person(s) will allow any person(s) into either building via the telephone intercom without first ascertaining that they have the right to be in such building. Unknown visitors must be met at the front door. Many thieves obtain access to the building by fabricating stories so that residents will activate the intercom.
7. The car wash area between the two buildings is for the exclusive use of Creekside residents between the hours of 8:00 a.m. and 8:00 p.m. The area must be cleaned after use and the hose must be properly coiled on the hanger. Vehicles parked unattended in this area may be towed away and impounded at the Owner's risk and expense.
8. It is the responsibility of all residents to make certain that the garage overhead door and all other doorways giving access to the strata property are closed and secured after use and that no unauthorized persons and/or vehicles are allowed to enter the strata property under any conditions. Residents must ensure that they do not allow anyone through the doors after passing through. (Residents should not confront strangers but should immediately report suspicious activity to the police.)
9. Residents are encouraged to use the recycling facilities and are required to ensure that the recycled items are placed in the appropriate containers.
10. The laundry room is to be left tidy after use. All persons using the laundry facilities are responsible for cleaning lint from the dryers and wiping out the washers after use. Any water, soap, bleach or chemicals spilled on the common property must be immediately wiped up.

The Rules of Creekside Place will be enforced according to the following procedure:

- a. A written notice will be delivered to the offender.
 - b. The second offence of the same violation will be subject to a fine of \$25.00.
 - c. The third offence of the same violation will be subject to a fine of \$50.00
11. **Owners are required to pay a non-refundable fee of \$65.00 per FOB. FOBs will only be sold to the Owner.**
 12. When available, extra parking stalls may be rented at a cost of \$20.00 per month. Stalls are rented on a first come first serve basis. (Effective January 1, 2005).
 13. Crime Prevention. (Adopted at May 16, 2005 Council Meeting)
 - a. Prior to the possession of a strata lot by a Tenant, an Owner must deliver to the Tenant the current bylaws and rules of the Strata Corporation and a Notice of Tenant's Responsibilities in Form K and the Residential Tenant Agreement Addendum For Crime Free Housing.
 - b. Within two weeks of renting a strata lot, the landlord must give the Strata Corporation a copy of the Form K – Notice of Tenant's Responsibilities, signed by the Tenant, in accordance with section 146 of the Act and a signed copy of the Residential Tenant Agreement Addendum for Crime Free Housing.

Information Guidelines

- a. All residents are encouraged to be observant and to report any suspicious activity to the proper authorities. Residents should not attempt to be heroes and should not personally confront strangers.
- b. Anyone witnessing unusual or suspicious behaviour should contact the RCMP at the following:

RCMP Emergency 911
RCMP Non-Emergency 604-599-0502

- c. Residents are encouraged to keep the complex as tidy as possible. Scratching the paint in the elevators, writing on the walls, kicking the gyproc and general damage has been noted. It is costly to repair and no one wants to pay the extra costs. Please try to prevent this damage.
- d. Residents are advised that half of the revenue collected from the use of the laundry facilities goes towards the reduction of strata fees.