

**STRATA PLAN V.R. 190
DOGWOOD PLACE**

COUNCIL RULES & REGULATIONS

1. LOCKERS

- a) Each Strata Lot is entitled to the exclusive use of one storage locker - June 1988.
- b) A Strata Lot shall not be allowed to possess more than one full locker (No. 41 - 60) or two half lockers (No. 1 - 40) - June 1988.
- c) All locker allocations must be requested through the Property Manager and any other transfer or change in locker assignments is not permitted - June 1988.
- d)
 - 1. Requests for lockers or locker reassignments must be in writing and will be assigned priority by the date they are received - June 1988.
 - 2. Two (2) bedroom suites have priority for the allocation of full lockers as they become available - December 12, 1994.
- e) Residents who are assigned a second locker may be required to vacate with 72 hours notice - June 1988.
- f)
 - 1. On the transfer of title to a strata lot, the locker assignment is cancelled and the new owner/resident must make a request for a locker assignment - June 1988.
 - 2. If there is no other two (2) bedroom suite on the "waiting list" for a full locker, on the transfer of title to a two (2) bedroom strata lot, the new owner may retain the full locker which was assigned to that strata lot - December 12, 1994.
- g) When a strata lot owner/resident accepts a locker assignment, any further requests for re-assignment by the same strata lot owner/resident must be resubmitted and will be assigned priority by the date received - June 1988.

2. THRESHOLDS/WEATHERSTRIPPING

- a) External weatherstripping on suite doors is not permitted - September 1989.
- b) External thresholds on suite doors are not permitted. Any threshold installed must not extend past the exterior plane of the door - September, 1989.

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3. EXTERIOR BLINDS

- a) Exterior blinds may be hung from a patio or balcony from May to October only - November 13, 1990.
- b) Exterior blinds must be tightly rolled up from November to April. - November 13, 1990.
- c) Only exterior blinds which are a natural, white or beige colour are permitted - November 13, 1990.

4. REAL ESTATE SIGNS

- a) Real Estate signs will be permitted only on the grounds at the front of the building and must be hung on the sign post provided for that purpose - August 12, 1992.
- b) A Real Estate sign shall not exceed 10" x 24" in size and must look professional in Council's opinion - August 12, 1992.
- c) All Real Estate signs must be removed immediately upon the sale of the suite - August 12, 1992.
- d) Any sign which is in violation of any of the Strata Corporation's Bylaws and/or Rules & Regulations may be removed at the Owner's expense without further notice. A fine(s) may also be levied against the Strata Lot Owner - August 12, 1992.

5. PARTY ROOM (March 31, 1993)

- a) Please leave the room as you find it:
 - 1) Vacuum floor;
 - 2) Wipe up spills and counter;
 - 3) Remove any decorations, etc.;
 - 4) Place furniture back where it was.

Please note: If extra cleaning is necessary, the Owner of the suite will be charged a fee of \$20.00.

- b) Please ensure that your guests do not roam from floor to floor or at the rear of the building.
- c) Make sure you leave both the party room and washroom locked when you leave.
- d) Please return key immediately after cleaning. If the key is not returned, a \$50.00 charge will be levied against the strata lot.

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WINDOW SECURITY BARS/GRILLES

Council Policies/Guidelines for Design and Installation of Security Bars/Grilles at Suite Exterior Windows and Glass Doors.

1. a) Security grilles must be mounted within the suite. They may not be attached to the exterior of the building.
- b) Mounting devices must not attach to the windows or glass doors, or their frames, directly. No screw holes or other punctures are permitted in the metal window or door frames.
- c) Security grilles must be manufactured and installed in a professional manner to the satisfaction of the Strata Council.
2. a) Grilles are to be designed in accordance with manufacturers' recommendations, incorporating guidelines set forth herein.
- b) Grilles are to be designed with predominantly vertical bars. Horizontal supports are to be incorporated so as to be unobtrusive when viewed from the building exterior.
- c) Scrollwork, Curlicues, or other decorative elements which increase the visual impact as viewable from the building exterior are not permitted.
- d) Council reserves the right to reject a design which is deemed to be unsuitable.
3. a) Grilles are to be paint finished white.
4. a) In accordance with Bylaw 10.1, owners must obtain the written permission of the Strata Council prior to installing security grilles, as they affect the exterior appearance of the building.
- b) In accordance with Bylaw 10.3, it is recommended that suite owners submit drawings for review and approval by Council.