

Strata Plan NW 3303 - Westside Estates Rules

Introduction

The convenience and comfort of condominium living, the sense of community, the feeling of security, the attractiveness of the architecture and landscaping - these are probably some of the reasons you have chosen to live at The Westside.

Each Resident must be prepared to sacrifice some of the privileges of single-house living. While toleration and compromise are essential, your Strata Council nevertheless is charged with the responsibility of seeing that the Bylaws are enforced for the benefit of all strata lot owners.

In general, the Act gives the Strata Corporation the right to make and enforce Bylaws and Rules to ensure the peaceful and orderly operation of our Strata Corporation. The Act states that;

- a) An owner shall use and enjoy the common property, common facilities, or other assets of the Strata Corporation in a manner that will not unreasonably interfere with their use and enjoyment by other owners, their families, or visitors;
- b) An owner shall not use his lot, or permit the same to be used, in a manner or for a purpose that will cause a nuisance or hazard to any occupier of a lot, whether an owner or not.

PETS: All pets (owner's and guests) must be kept under control at all times. Pets must be on a leash and Owners must be in control of the leash at all times while on common property.

MOVE-IN FEE

Prior to any Resident moving into the building, a \$50.00 move in fee must be paid to the Management Company (preferably) or a Council member. Cheques are to be made payable to Strata Plan NW 3303 (Unit#).

VISITOR PARKING RULES

1. Two parking passes will be issued to each Strata Lot.
2. The parking pass must be visible on the dashboard of the visitor's vehicle when parked in visitor parking.
3. Failure to display a valid visitor parking pass will result in the vehicle being towed from the Common Property.
4. The parking passes are to remain with the Unit when sold.