

Part 6. Common Facilities

Division 1. **Vehicles, Roads and Parking**

1. Vehicles and Roads Generally

- (1) Owners, tenants, occupants and visitors may only drive and park vehicles within the bounds of the registration plan in compliance with the provisions of the bylaws. (2) No vehicle may enter, traverse or park upon any part of common areas not paved or specifically designated for the purpose. Parking on roadways and/or in the cul-de-sacs is strictly prohibited.
- (3) All vehicles within the bounds of the registration plan must be properly licensed and insured for travel on public roads, or if stored in a manner permitted by the bylaws, insured for storage with at least \$2,000,000 of third party liability coverage. Stored vehicles must be maintained in condition which does not cause damage to property, create increased fire risk or any other hazard. Proof of insurance must be provided on request of the Board of Directors.
- (4) Driving and/or parking within the bounds of the registration plan must not:
- Violate the laws of British Columbia with respect to public roads;
 - Exceed twenty kilometres per hour;
 - Impede the flow of traffic or access by emergency vehicles;
 - Obstruct walkways, common areas or municipal roads, fire lanes, gates, garages, driveways, common garbage or recycling bins, or parking assigned

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to other units, except as specifically permitted by the bylaws or authorized by the Board of Directors in writing; or

e. Cause a hazard to persons or property.

- (5) Vehicles within the registration plan must not be permitted to leak fluids such as fuel, oil or antifreeze, or produce unreasonable exhaust smoke or pollution. (6) Owners, tenants, occupants and visitors may not idle or continuously run an engine within the registration plan to keep vehicle noise at a minimum and to ensure that noticeable or hazardous exhaust fumes do not accumulate. Gasoline powered vehicles can be idled during vehicle snow and ice clearing. Diesel powered vehicles must be cleared of snow and ice before the vehicle is started.
- (7) Vehicle operation and parking is at the sole risk of the vehicle owner, and the Homeowners Corporation makes no representation with respect to safety of the vehicle, passengers or contents. The Homeowners Corporation shall not be liable for any theft or other injury, loss or damage related to the operation or parking of a vehicle within the bounds of the registration plan.
- (8) All authorized vehicle parking and operation within the bounds of the registration plan is subject to the condition that the Homeowners Corporation may arrange to tow and store a vehicle located within the bounds of the registration plan, at the

direction of any Board of Directors member or the licensed manager, under any of the following circumstances and subject to the stated conditions:

- a. At the expense of the vehicle owner; if the vehicle is parked outside of a designated parking area, in a parking area in which the vehicle owner is not authorized to park, or in apparent contravention of the bylaws:
 - i. Immediately, if the immediate removal of the vehicle is required to restore access to public roads, any unit or any portion of the common areas including other parking spaces or areas, or to ensure safety or prevent significant loss or damage; or
 - ii. After a minimum of twenty four hours' notice to the vehicle owner and posted on the vehicle indicating that the vehicle is parked improperly and/or in apparent contravention of the bylaws.
- b. At the expense of the Homeowners Corporation, if the vehicle is properly parked in accordance with the bylaws; but the vehicle must be moved to ensure safety or prevent injury or significant loss or damage to property.

Where a vehicle is towed at the expense of the vehicle owner, the vehicle owner, and the owner of the units of which the vehicle owner is an occupant, guest or invitee, must indemnify the Homeowners Corporation against all costs incurred by the Homeowners Corporation, including towing and vehicle storage costs, legal expenses, as between a solicitor and his own client, and any other reasonable costs.

2. Oversized and Prohibited Vehicles

- (1) Notwithstanding any other provision of this bylaw, prohibited vehicles may not be parked within the bounds of the registration plan without prior written permission

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of the Board of Directors which shall only be granted on a temporary basis and may be granted on conditions. Prohibited vehicles are defined to include:

- a. Oversized Vehicles with a gross vehicle weight in excess of 3856 Kilograms, or with a width in excess of two meters;
 - b. Any vehicle connected to a trailer or other vehicle of any description; and c. Recreational Vehicles, Moving Vans and Trucks, Service Vehicles, Construction Vehicles, Trailers, and/or Vehicles licensed as Commercial Vehicles.
- (2) The Board of Directors may provide written permission for an oversized delivery vehicle, moving vehicle, service vehicle or recreational vehicle to temporarily stop on a common area lane for the purpose of loading, unloading or providing service to a unit or common areas, provided that the vehicle does not obstruct access or traffic, and provided that the vehicle is attended by a driver at all times.
 - (3) For clarity and notwithstanding any bylaw provision to the contrary, emergency responders and their vehicles coming on to the property as required to attend to an

emergency are not required to comply with the bylaws.

3. Parking Assignments

- (1) The Board of Directors shall maintain a parking register and assigns one parking space to each unit from the available parking spaces and may designate additional available parking spaces as visitor parking, or rent additional parking to owners as extra parking spaces.
- (2) No one assigned a parking space may rent, lease, trade, gift or otherwise sub-assign parking without permission of the Board of Directors, and parking must not be reassigned to non-residents under any circumstances except that the Board of Directors may assign an extra parking space to a contractor engaged by the Homeowners Corporation doing work within the Development. The Board of Directors prior written approval must be obtained in advance for any parking reassignments or trades between owners or residents.
- (3) If parking passes are implemented by the Board of Directors, all resident vehicles must prominently display a parking pass issued by the Homeowners Corporation. (4) Owners and residents must park only within the parking stall(s) designated as exclusive use areas for the benefit of their units.
- (5) Designated parking areas within common areas may only be used for the parking of passenger vehicles, and may not be used for the storage of any other items. Bicycles are allowed in the parking garages as long as they are secured without causing damage to property and do not impede the flow of traffic throughout the parking garage. No major mechanical repairs, adjustments or servicing of motor vehicles may be performed within the bounds of the registration plan. Motor vehicles must be maintained in such a manner that they do not leak fluids. Any spill or leak must be cleaned up by the owner of the vehicle immediately.
- (6) Visitors' Vehicles:
 - a. Visitors' vehicles must be parked in a designated visitor parking area (if any), and otherwise must park outside the bounds of the registration plan;
 - b. All visitors' vehicles must prominently display a visitor parking pass;

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- c. It is the responsibility of owners, tenants and occupants to ensure that their visitors' vehicles parked in any visitor parking area overnight have the written permission of the Homeowners Corporation; this includes but is not limited to a valid visitors parking pass which allows 48 hours of consecutive parking for a visitor. If more that 48 hours is required the resident of the unit must request an extended 5 day parking pass from the Homeowners Corporation. Under extenuating circumstances parking beyond 5 days is granted only at the discretion of the Homeowners Corporation. Failure to display a valid parking pass in a vehicle parked in visitor parking will result in the vehicle being towed, and;
- d. Residents must not park in visitor parking spaces without written permission

of the Homeowners Corporation at any time for any reason.

Division 2. **Storage Facilities**

1. Assignment of Storage Facilities

- (1) Each unit is assigned one storage locker for their exclusive use. The Board of Directors shall maintain a storage register and assigns one storage locker to each unit from the available lockers and may designate additional available lockers for maintenance use or assign them to owners as extra storage lockers.
- (2) No one assigned a storage locker may rent, lease, trade, gift or otherwise sub-assign their locker without permission of the Board of Directors, and lockers must not be reassigned to non-residents, except that the Board of Directors may assign an extra locker to a contractor engaged by the Homeowners Corporation doing work within the Development. The Board of Directors prior written approval must be obtained in advance for any locker reassignments or trades between owners or residents.
- (3) Storage of property is at the sole risk of the user and security of items is at the individual owner's discretion and under their own risk and liability. Unit owners, tenants, occupants and users of the storage lockers are jointly and severally responsible for the safety of property they store on common property, and any damage or liability to or arising from such storage.
- (4) The Homeowners Corporation reserves the right to change, re-assign, and/or terminate any storage locker assignment to make more efficient use of the space or if necessary, to repair and maintain the common property, comply with any legal duty or ensure the safety of persons or property.

2. Storage Restrictions

- (1) Detached tires, and containers of fuel, paints, volatile chemicals, pressurized materials and/or accelerants may not be stored in parking areas, storage lockers, storage sheds, or anywhere within the bounds of the registration plan which is not specifically designated for that purpose; except that ordinary household items may be stored within a storage locker or unit in a safe and lawful manner which does not otherwise breach these bylaws. Bicycles and vehicles only may be stored in parking areas.