



# **RULES OF CONDUCT**

THESE RULES REFLECT THOSE RATIFIED AS PART OF THE ANNUAL GENERAL MEETING HELD APRIL 22, 2020 AND SUPERSEDE ALL PREVIOUS COPIES/VERSIONS

*For violation of a rule, the Strata Corporation may proceed with enforcement including the application of fines or other remedies as necessary.*

## **AMENITIES BUILDING & POOL AREA**

1. Use of the amenities building is restricted to owners of units, invited day visitors and overnight guests when the owner is present, invited overnight guests when the owner is not present, unit renters only on the days they are renting with no outside guests permitted but not after 11:00am on the date of check-out.
2. Possession or consumption of alcohol is prohibited.
3. No glass containers of any type
4. Smoking is prohibited.
5. Pets are prohibited.
6. Access permitted only between the hours of 9:00AM and 10:00PM, with any access to the building or pool area outside of these hours will be considered trespassing.
7. Children age 12 and under must be continuously supervised by an adult in the building and in the pool and hot tub areas.
8. Behavior that constitutes a danger to yourself or others including running, diving and rough play, is not permitted.
9. Use of swimsuits/proper swim attire is mandatory at all times in the pool and hot tubs.
10. No rocks, sharp objects or dangerous materials to be in or around the pool or hot tubs.
11. No loitering inside the amenities building.
12. Use of water guns, metal toys and water balloons are not permitted in the amenities building, pool, hot tubs and anywhere within the fenced area.

(Cont'd)

## **RESIDENTIAL BUILDINGS & INDIVIDUAL DECKS AND BALCONIES**

1. Smoking in elevators or hallways is prohibited.
2. Having bare feet or a wet body in an elevator is prohibited.
3. Noise levels while arriving, departing, and during your stay must be kept to a minimum and after 11:00PM deck and balcony activity must be confined to quiet conversation.
4. Occupants of a unit will be held responsible for damages caused by objects falling or being thrown from a deck/balcony.
5. Hanging towels or any article of clothing on deck/balcony railings is prohibited.
6. Running or playing in elevators, hallways or lobby areas is prohibited.
7. Consumption of alcohol is limited to adult occupants and invited guests on decks/balconies or the privacy of their unit.
8. The use of any patio heater or open flame device notwithstanding any make, model, style, or fuel type; is prohibited on any deck/balcony.
9. BBQs shall not be used (lit) in a position adjacent to combustible materials including walls clad with vinyl siding, must be a minimum of 12 inches (30 cm) from all adjacent building elements including stucco clad walls and balcony railings, and BBQs shall be supervised always when lit.
10. Awnings are permissible at The Peaks. All awnings are subject to the owners signing an alteration and indemnification agreement for any board approved and installed awning. The awning must conform to approved colours, style and size, consistent with what is already installed at The Peaks.
11. Making any alterations to the building envelope is prohibited unless contrary to other approved rules

## **PETS**

1. Pets of guests and renters are only allowed on site with the permission of an owner and must be fully supervised and on leash in all common areas.
2. Dogs must be taken to the designated relief area west of the west garbage building.
3. Pet owners must clean up fecal matter deposited by their pets anywhere on the property or the designated relief area.