

Rules/Bylaws

In addition to the Schedule of Standard Bylaws and those bylaws filed at the Office of Land Titles, there are additional rules/bylaws in the Disclosure Statement:

Prior to making any applications for alterations to the strata lot, owners must seek approval from the Developer to ensure they are within the Statutory Building Scheme Schedule of Restrictions. In addition, owners should advise Strata Council of any applications to the Developer.

Bylaw: There shall be no smoking or vaping of any kind on common property or in any areas frequented by children.

Short-Term Occupation Restriction

The Bylaws of the Strata Corporation have been amended by the addition of Bylaw 3(6) after Bylaw 3(5) as follows:

3(6) (a) No strata lot nor any part of a strata lot can be used for tourist accommodation, transient accommodation, temporary accommodation or vacation stays, and for greater clarity, no 'Airbnb', 'Vacation Rental By Owner' or similar activities, services or advertising respecting a strata lot are permitted.

(b) The occupancy of a strata lot in a manner described in Bylaw 3(6)(a) or in a manner substantively similar to the occupancies described in Bylaw 3(6)(a) is an occupancy under a licence and is not a 'rental' of a strata lot as that term is used in Part 8 of the Act, and the provisions of Part 8 of the Act are not applicable to such a licensed occupancy.

(c) Without limiting the other Bylaws of the Strata Corporation, no strata lot can be used in a manner that is inconsistent with the CVRD's zoning bylaws or regulations, or inconsistent with any other municipal, provincial, or federal laws.

Maximum Fines Bylaw

Bylaw 23 of the Strata Corporation has been amended as follows:

23 The strata corporation may fine an owner or tenant a maximum of

- (a) \$200 for each contravention of a bylaw;
- (b) \$50 for each contravention of a rule; and
- (c) \$500 for each contravention of a rental restriction bylaw; and
- (d) \$1,000 for a breach of bylaw 3(6) (vacation stay).

By re-numbering the content of bylaw 24 (continuing contravention) to be sub-bylaw (1) and by adding new sub-bylaw (2) to bylaw 24, as follows:

24 (2) The maximum frequency the strata corporation may impose a fine for a continuing contravention of bylaw 3(6) is daily.

All persons on Woodland Shores Cottage Collection common property are required to abide by all signage on said common property.

21 (3) If a proposed expenditure has not been put forward for approval in the budget at an annual or special general meeting, the Strata Council may make an unapproved expenditure if the unapproved expenditure together with all other unapproved expenditures, whether of the same type or not, that were made in the same fiscal year, is less than \$4,000.00.

Marina Rules:

- Rule 1:** Only one motorized watercraft or two Personal Watercrafts (E.g. Jet Ski, Sea-Doo) will be permitted per slip. Personal Watercrafts will be subject to the same length and width restrictions of Rules 2 & 3.
- Rule 2:** The motorized watercraft and any accessories shall not exceed more than 5 feet from the end of the designated slip finger.
- Rule 3:** The width of any motorized watercraft and any accessories shall not exceed 1/2 the distance between one's designated slip finger and the neighbouring slip finger.

New slip holders will be asked to sign an assignment agreeing to abide by all the rules and conditions within the marina lease agreement. The Strata Corporation owns the marina, but the slip holders lease their slips based on a 10-year term. The current lease expires Sept. 30th, 2026.

Off-Road Vehicle Rules

- Rule 1:** All Off-Road Vehicles (ORV), which includes Golf Carts, Snowmobiles, All-Terrain Vehicles (ATV), Dirt Bikes and Side-By-Sides driven on Woodland Shores Cottage Collection common property must carry two million dollars liability insurance and present a Certificate of Insurance to Woodland Shores Cottage Collection Strata Council annually.
- Rule 2:** Drivers must have a valid driver's licence when operating any Off-Road Vehicles (ORV), which includes Golf Carts, Snowmobiles, All-Terrain Vehicles (ATV), Dirt Bikes and Side-By-Sides on Woodland Shores Cottage Collection common property.
- Rule 3:** All Off-Road Vehicles (ORV), which includes Golf Carts, Snowmobiles, All-Terrain Vehicles (ATV), Dirt Bikes and Side-By-Sides driven after dark on Woodland Shores Cottage Collection common property are required to have functioning headlights and tail lights.
- Rule 4:** No Off-Road Vehicles (ORV), which includes Golf Carts, Snowmobiles, All-Terrain Vehicles (ATV), Dirt Bikes and Side-By-Sides are permitted on the gravel pathways to the marina or beach area of Woodland Shores Cottage Collection.

Parking

- 3 (5) An owner, tenant, occupant, or visitor must not permit a vehicle they own or are responsible for to enter onto the common property unless it is registered and insured as required by law.
- 3 (6) An owner, tenant, occupant, or visitor must not park or permit a vehicle that they own or are responsible for to be parked on the common property or limited common property other than at a designated parking location.
- 3 (7) An owner, tenant or occupant must not park or permit a vehicle that they own or are responsible for to be parked in the area of common property designated as Visitor Parking or Trade Parking.
- 3 (8) An owner, tenant, occupant, or visitor must not perform or permit repairs, work, or maintenance to be done to a vehicle that they own or are responsible for on the common property or limited common property. This includes but is not limited to oil changes.
- 3 (9) The owner of a vehicle that is parked on the common property not in accordance with these bylaws will be deemed to have authorized and empowered the strata corporation to be the owner's agent for the purpose of towing the vehicle to a place of storage and stowing the vehicle.
- 3 (10) An owner, tenant, occupant, or visitor must not park or store or permit the parking or storage of a trailer, boat, watercraft, camper, or recreational vehicle they own or are responsible for on a strata lot or limited common property, unless the view of the trailer, boat, watercraft, camper or recreational vehicle is obscured by fencing or vegetation with a minimum height of 5' (60").
- 3 (11) Notwithstanding bylaw 3(10) each strata lot will be permitted an exemption to store or park a trailer on strata lot property for up to 7 consecutive days twice per calendar year for the purpose of loading and unloading watercraft.

Surveillance System, Video and Card Access Systems

- 30 (1)** The Strata Corporation may install and operate a closed-circuit television camera system ("CCTV"), which may operate 24 hours a day 7 days a week, and/or record video only when triggered by motion sensor. A camera overlooking the lower pool gate will only be activated between the hours of 11 PM to 7 AM starting at the beginning of the Victoria Day weekend and ending at the end of the Labour Day weekend.
- (2)** The CCTV camera system is solely for purposes of the safety and security of owners, tenants and occupants of the Strata Corporation and the protection of personal and common property.
- (3)** The Strata Corporation is authorized to install signs warning certain areas are monitored by video surveillance. No cameras will be positioned so as to record areas beyond the Strata Corporation property or to capture images peripherally or directly through the windows of the Strata Corporation or adjacent buildings.
- (4)** CCTV recordings stored on an electronic storage device are stored for a maximum of 30 days, at which time they are overwritten with new recordings.
- (5)** The CCTV records shall only be accessed in the event of a breach of safety or security and at a minimum the privacy officer and one member of strata council shall be present at all times during the viewing of the CCTV recordings.

- (6) The Strata Corporation may install and operate an electronic card access system (“Key Fob System”) for common area access areas which may/will record activities (the opening of doors and access areas) in the card access system’s controller internal memory.
- (7) The Key Fob System is solely for the purpose of the safety and security of owners, tenants and occupants of the Strata Corporation and the protection of personal and common property.
- (8) The Strata Corporation is authorized to install signs warning that common area access doors are monitored by Key Fob System and the record of activities will be stored on the card access system’s controller internal memory.
- (9) The Key Fob System recordings will be stored only on the card access system’s controller internal memory for a maximum 30 days, at which time recordings will be overwritten with new.
- (10) The recordings shall only be accessed in the event of a breach of safety or security and at a minimum the privacy officer and one member of strata council shall be present at all times during the viewing of data.
- (11) The privacy officer must address all requests for access to the records of the CCTV system and the Key Fob System in accordance with the provisions of the *Personal Information and Privacy Act* (“PIPA”).

NEW RULES EFFECTIVE SEPTEMBER 30, 2023

PENDING RATIFICATION VOTE AT 2024 AGM

POOL & HOT TUB / SPA AREA RULES

- Rule 1: No running, fighting or engaging in other conduct likely to cause an injury while in the pool enclosure
- Rule 2: A cleansing shower must be taken before entering the pool or hot tub
- Rule 3: Persons with open wounds, bandages, or symptoms of communicable illness or disease are prohibited use of pool or hot tub
- Rule 4: No contaminating or fouling in the pool or hot tub
- Rule 5: No glass allowed in and around the pool or hot tub
- Rule 6: Appropriate and clean swimwear required (all ages) while in the pool or hot tub enclosure
- Rule 7: Infants and toddlers must wear swim diapers and/or elastic swim pants while in the pool
- Rule 8: Any injuries or pool or hot tub contamination must be reported to a strata council member immediately
- Rule 9: Use of pool, hot tub and surrounding enclosure are at your own risk
- Rule 10: No diving into the pool or hot tub
- Rule 11: All children, while in the pool, must be supervised by an adult at all times (Approved March 2, 2024)
- Rule 12: No animals, other than a guide dog or a service dog, permitted in pool or hot tub enclosure
- Rule 13: Maximum patron load in hot tub is 10 persons

- Rule 14: Patrons must not use pool or hot tub after 11:00 p.m.
- Rule 15: All children, over the age of 5 years old, while in the hot tub, must be supervised by an adult at all times (Approved March 2, 2024)
- Rule 16: No child under the age of 5 years old may enter or be in the hot tub at any time (Approved February 10, 2024)

GYM RULES

- Rule 1: All users must wear appropriate gym attire, which includes clean clothes and athletic footwear (NO dress shoes, boots, sandals or shoes that were worn to the gym allowed)
- Rule 2: All users must return weights to racks after use
- Rule 3: All users must sanitize equipment after use
- Rule 4: No food or drinks (except bottled water) within the gym
- Rule 5: No horseplay
- Rule 6: Use of gym equipment is at your own risk
- Rule 7: All users must turn off lights and lock door when leaving the gym

STOP SIGNS & SPEED SIGNS RULE

- Rule 1: A person must not drive or operate a motor vehicle on any roadway within the Woodland Shores Cottage Collection common property at a greater rate of speed than 15 kms/hr.
- Rule 2: If there is a stop sign at an intersection, on any roadway within the Woodland Shores Cottage Collection common property, a driver of a vehicle must stop before entering the intersection.

ADDITION TO MARINA RULES

Rule 4: No refueling of watercraft in the marina

Rule 5: No repairs or maintenance of watercraft in the marina