

KAS3521 WINTERRA BALCONY/PATIO RULES (September 26, 2019)

1. Balconies/Patios, though reserved for the exclusive use of unit Residents, are nevertheless common areas subject to Strata rules.
2. PERMITTED ITEMS. Items permitted on balconies/patios are restricted to the following:
 - a. Gas BBQ
 - b. One Hummingbird feeder
 - c. Free standing planter boxes or containers
 - d. Summer furniture and accessories
 - e. A maximum of two hangers, secured with proper wood screws. Mount on vertical trim only (not on horizontal hardy board). Only light weight ornaments are to be hung on these hangers. Objects on hangers cannot overhang the outside of the balcony railings.
 - f. Only retractable blinds with a casing which encloses the blind from being visible. They must be black or brown in colour and securable to prevent flapping.
3. EXAMPLES OF ITEMS NOT PERMITTED:
 - a. No hanging plants
 - b. No bird feeders
 - c. No wind chimes
 - d. No roll up blinds or drapes
 - e. No bamboo/wicker drapes, walls or room dividers of any kind
 - f. No lattice, trellis or divider screens
 - g. No folding partitions
 - h. Carpet/artificial turf prevent the balcony surface from drying after rain and hasten balcony surface deterioration. For this reason, carpet and artificial turf are not allowed on balconies/patios.(small door mat acceptable)
 - i. No storage of garbage or other items such as plastic tubs and ice chests
 - j. No refrigerators
 - k. No attachments that alter the architectural appearance of the balcony railing
 - l. No charcoal or propane BBQ's
 - m. No laundry and/or towels hanging off the railing
 - n. No empty propane tanks
4. Balconies/patios must be kept clean and the items thereon must be well maintained.
5. Over watering of plants causes serious balcony damage. All plants must be in watertight containers or in pots with plastic or glazed ceramic saucers underneath that prevent all water drainage and/or overflow onto the balcony. Residents must ensure that plant related debris/water does not fall onto balconies below.
6. Residents are liable for any damage caused directly or indirectly by items placed on balconies and patios.

7. Pet owners must keep their balcony/patio free from all animal waste. All dropping, urine, fur and other animal-related materials must be removed immediately. Cat litter may not be used or stored on balcony or patio.

8. Seasonal lights may be put up on balconies December 1 and must be removed by January 15. Only permanent fixture lighting original to the building are permitted on the balconies during the year other than during the aforementioned period of time.

OWNERS MUST OBTAIN APPROVAL BEFORE ALLTERING A STRATA LOT

BYLAW 5 (1) An owner must obtain the written approval of the Strata Corporation before making an alteration to a Strata Lot that involves any of the following:

(c) chimneys, stairs, balconies or other things attached to the exterior of a building. (e) fences, railings or similar structures that enclose a patio, balcony or yard

THIS WOULD INCLUDE SUCH THINGS AS RETRACTABLE BLINDS, HANGERS, HUMMING BIRD FEEDERS ETC.

OWNERS MUST OBTAIN APPROVAL BEFORE ALTERING COMMON PROPERTY

BYLAW 6 (1) An Owner must obtain the written approval of the Strata Corporation before making an alteration to common property, including limited common property, or common assets

(2) The Strata Corporation may require as a condition of its approval that the Owner agree, in writing, to take responsibility for any expenses relating to the alteration

***Alteration Forms Are Available on the PQ site www.pacificquorum.com ***