Mariner Ridge VIS 3920

Notes for Newcomers (July 2017)

These Notes are to be read in conjunction with the VIS 3920 Bylaws. In any case of contradiction the Bylaws shall take precedence. They are designed to assist Residents interpret the Bylaws and provide other useful Mariner Ridge information.

Reference may also be made to our website at www.marinerridge.ca where the Bylaws can be found and also Maintenance Guidelines to be seen under “Owner Responsibilities”.

If you are new to strata living a useful brochure can be found at http://beforeyoubuyacondo.com.

1. Parking.

   Residents’ vehicles should be parked in closed garages and those of visitors or tradesmen in designated visitor spots. Necessary exceptions (but not overnight) are permitted for maintenance purposes providing drivers are always available to move vehicles for emergency or other safety reasons. If family members are staying for long periods it is preferred that they not monopolize the visitor spots.

2. Attachments to Units.

   Attaching objects such as lights, planters and other decorations is not allowed without prior written permission of the Council. We need to protect the painted exterior from perforation, damage and staining. Where existing fixtures already exist please ensure no damage or staining is occurring.

3. Refuse pickup.

   Organic refuse is picked up on Mondays weekly with Garbage collected bi-weekly.

   There is currently no availability for recycling pickup but facilities are readily available at 1355 Fisher Road.


   Please do not feed the deer as it encourages them and causes dependency

   Please do not leave garbage out overnight as bears and cougars could be encouraged.

5. Patios, Entranceways and Garden Areas.

   These can be customized by owners only by submitting written requests with plans and by receiving written strata approval. Once changed, all present and subsequent owners
are responsible for the maintenance of that area, feature, plant, shrub or tree. The individual Unit files kept by Strata are available to track these responsibilities.

6. **Renovations.**

Please see Bylaw Division 1(5) before planning renovations. For items needing permission plans must be submitted first and written approval received. It is good practice to document all renovations and ensure notes are placed in the strata Unit Files to assist with any future insurance claims.

7. **Unit Insurance.**

It is prudent that you take out personal Condominium insurance in order to cover your contents, any upgrades that have been made to your unit and the deductible amount not payable by the Strata’s blanket insurance policy. (This policy summary is included in all AGM packages).

8. **Garage Doors.**

Just a reminder that our Bylaws require that garage doors be closed when not in use except for up to 18” openings to facilitate ventilation in hot weather. Please close at night.

9. **Garden Maintenance and Irrigation.**

The planted gardens are maintained by our contracted Landscape company. Please contact Council with any requests or queries. Please also assist during the Irrigation season by reporting broken heads or inappropriate sprinkling and keeping personal pots or planters from blocking the sprinkler heads.

10. **Driving With Care.**

Please show consideration and care when driving on our property. If we all keep right and stick to the 10K posted limit there will be very little possibility of accidents.

**Present Council:**

Charles Ayers (9)   President
Joann Champoux(12) Secretary
Donna Zipse (5)   Treasurer
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<th>Committee</th>
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<tbody>
<tr>
<td>Lew Penney (22)</td>
<td>Maintenance</td>
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<tr>
<td>Derek Gibson</td>
<td>Roof sub-committee</td>
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<tr>
<td>Jean Cardno (3)</td>
<td>Gardens</td>
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<td>Pete Edgar (21)</td>
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