

Strata Plan K-163 Rules

These rules apply to all Owners, visitors and/or renters within
Lake Mara Properties

All visitors and/or renters, including service people, must register with the Caretaker immediately upon their arrival at the main office.

1 **Driving Speeds**

The speed limit for all vehicles travelling within Strata K-163 shall be **10** km/hour. Due care and attention must be adhered to at all times.

2. **Safety**

Each lot owner shall keep on their lot a fire extinguisher that shall be a maximum of 5 pounds and rated for type A.B.C. fires. All extinguishers will be checked annually by a council appointee and the owner shall maintain the extinguisher in operating condition. (October 9, 1993)

3 **Parking**

If it is not feasible to have a parking stall on an owners' lot, Strata K-163 Corporation shall designate an area for parking. Such assigned parking is subject to change from season to season. Parking for guests and/or visitors will only be provided for when available. Guests should contact the caretaker to register their vehicle and request a suitable parking spot. All lots having any modification or re-development must make provision for a parking stall. **There is to be no parking on any part of the paved roadways and with no obstruction permitted to the free flow of traffic. Owners are encouraged to park within the boundary of their lots at all times. Any vehicle in contravention of the Rule will be towed if not removed after an initial request.**

4 **Guests and Renters**

- a) Owners may rent or otherwise allow guests to stay at their lot. The number of renters/guests will be restricted to the number of sleeping accommodations provided by the owner in the RV unit only. For example, if a trailer sleeps 4, the most that you are able to rent to is 4 people.
- b) The Owner is required to notify Strata of guests or renters who will be occupying their lot using a form available on the Lake Mara Properties website and sending it by email to lakemara163@gmail.com. In addition, renters/guests will also be required to fill out and drop off a registration form at the office in Lot 30 (caretaker's house) upon arrival.
- c) Guests or renters are welcome at Strata K-163, however, they are not permitted to stay overnight. An owner or a renter shall be responsible for the conduct and activities of his/her visitors.

5 **Pets**

No pets shall be allowed on the Strata K-163 beach or in the water bordering the Strata K-163 beach. All pets shall be confined to their owners' lot and shall only be on common property when on a leash or otherwise confined on the way to their owners' boat for boarding and unloading. A pet owner is responsible to clean up any mess that his/her pet makes. A pet owner is also responsible to ensure that his/her pet does not cause undue disturbance (barking) to their fellow lot owners.

5 **Noise/Disturbances**

An owner, renter, occupant or visitor must not use a strata lot, the common property or common assets in a way that causes a nuisance or hazard to another person, unreasonably interferes with the rights of other persons to use and enjoy the said property, or that is illegal. No excessive noise will be allowed after 12:00 Midnight or before 8:00 am

6 **Tents**

There shall be no more than one (1) tent set up at any one time per lot. If a tent is utilized, the number of renters still cannot exceed the maximum sleeping accommodations inside the RV.

7 **Laundry**

The laundry facilities are provided for the use and benefit of all Owners and Renters. The user shall clean laundry machines, including dryer filter, immediately after use. Hours of operation of the laundry facilities are 8:00 am to 10:00 pm

8 **Washrooms**

Users shall leave the washroom in a neat and clean state after each use. It is the responsibility of the parent/guardian to supervise any child under the age of twelve.

9 **Swimming**

Strata K-163 provides a designated swimming area. Strata K-163 does not supervise or provide a lifeguard. Swimming is done at the user's risk. There shall be no swimming from the Marina.

10 **Garbage**

Each owner, renter and/or visitor shall be responsible to bring their household garbage to the dumpster, which is located by the garage on lot 30. Lot owners are encouraged to use the recycling facilities available in Sicamous. Lot owners are also responsible to dispose of any construction material and/or appliances at the local landfill.

11 **Access**

No owner, renter or visitor shall cause any restriction to the access of common property or the access of other lots.

12 **Docks**

All docks are owned by the Owner's Strata Plan K-163 and are for the exclusive use of the owners, their guests and/or renters or those with outside moorage privileges.

13 **Notifications**

Owners shall notify the property manager of all renters, including the name of each renter and their contact information. Renters and/or guests must register with the Caretaker immediately upon their arrival. The Caretaker and/or their designate have authority to ask renters/guests to leave Strata K-163 if these rules are not followed and shall not be held responsible for any loss of enjoyment or money.

14 **Enforcement of Rules**

All owners are asked to help enforce all Strata K-163 rules. If assistance is required, you are requested to contact the Caretaker.

15 **Infractions**

All infractions are to be reported to the Caretaker immediately. Such infractions will be dealt with in accordance with the Strata K-163 Bylaws.

The Caretaker has explicit authority to enforce the above noted rules with the full support of the Strata K-163 Council.