

**Birchwood Country Condo  
Condominium Corporation No. 882 0814  
P.O. BOX 134, LINDALE, AB T0C 1W0**

**RULES AND REGULATIONS**

On June 7, 2021, the Board of Directors of Corporation 882-0814 passed a motion to amend the Rules and Regulations to the Condominium By-laws and the Condominium Property Act.

**Rules and Regulations:**

**1: Contacting the Board:**

Owners having items of interest or concerns may write a letter to the Board which may be dropped off at the Birchwood Centre mailbox, mailed to P.O. Box 134, Lindale AB T0C 1W0, or emailed to [mail@birchwoodcountrycondo.com](mailto:mail@birchwoodcountrycondo.com). Please sign, date and include your lot number.

**2: Board Meetings:**

Board meetings are open to any lot owner but as spectators only. Accounts must be in good standing. Only one owner per lot, and all AHS Covid Protocols will apply. Board members may attend electronically if all members can be heard by everyone.

**3: Outstanding Accounts:**

The Board has the responsibility to maintain the Corporation financials in good standing. Pursuant to the Condominium Property Act regarding administrative charges and fees, the following procedure will apply:

- (a) Accounts over 30 days from the billing date will be subject to interest charges applied at the rate of 1.5% per month.
- (b) A reminder notice 60 days and/or 90 days from the billing date will be subject to an additional \$10.00 surcharge for each mailing.
- (c) A reminder notice 120 days from the billing date will be subject to surcharges. Also, at this time, a copy of the title will be obtained from Land Titles and the Bylaws of the Corporation require us to notify any mortgage holder on title. Costs for obtaining title and a \$10.00 surcharge per letter will be applied to the account.
- (d) Outstanding accounts over 150 days will be forwarded to a Lawyer for further action. Please note a Caveat will be registered on the Lot title at this time. All legal fees, registration fees, interest, surcharges, and other costs incurred by the Corporation will be added to the Caveat.
- (e) All returned cheques will be subject to a \$25.00 surcharge.

#### **4: Building and Development.**

- (a) All development to any lot is subject to Brazeau County By-laws. All Provincial and County regulations and by-laws must be adhered to. Provincial and County regulations and By-laws must be adhered to.
- (b) A Birchwood Development Application must first be completed and submitted to the Corporation for approval. Once approved, application must be made to Brazeau County to obtain a Brazeau County Development Permit. Both permits must be obtained prior to any site construction or building development.

(c) No commercial warehouse industrial type of building or structure commonly known as sea cans will be considered.

(d) The Board may deny any development it does not consider aesthetically pleasing. Only development that is deemed to be complimentary to the general good appearance of the Condo will be permitted.

(e) Each owner must install a holding tank for wastewater on their property. No wastewater or sewage is allowed to be dumped anywhere. All infractions, including overflows, will be reported to Brazeau County and Alberta Environment.

### **5: General Lot Appearance.**

(a) Lot owners have a responsibility to keep their lot and buildings in general good repair.

(b) Contravention of 5(a) will be subject to a letter from the Corporation to correct the infraction and comply with the Condo's general respectful appearance.

(c) Failure to comply with the letter within 14 days (or date specified in the letter) could result with the Corporation and its Contractors completing the necessary work and having all costs, including any administration costs, charged back to the lot owner.

### **6: Lawn Maintenance**

(a) Effective on January 1, 2021, all grass and bushes in ditches and/or common property adjacent to each lot, on all lot lines, must be cut and maintained by the individual lot owner. This does not include major common areas such as parks and lots that are part of common property. Many lot owners are already doing this for various reasons.

(b) All grass on each lot must be cut and maintained in a reasonable and aesthetically pleasing manner.

(c) Contravention of 6(a) or 6(b) will be subject to a letter from the Corporation to correct the infraction.

(d) Failure to comply with the letter within 14 days could result with the Corporation and its contractors completing the necessary grass and bush maintenance and having all costs, including any administration costs, charged back to the individual owner.

**7: Other items:**

(a) Speed limits: Please adhere to the posted speed limits for the general enjoyment and safety of fellow Condominium owners.

(b) Noise: Please be respectful to fellow owners with construction and party noise.

(c) Dogs: All dogs must be on leash when off owner's property. Pet owners will be solely responsible for clean-up after their pets. Barking must be kept under reasonable control. Any complaints should be made directly to Brazeau County Animal Control.

(d) Dumpster: Only household residential garbage is allowed in the dumpster. All other items such as construction lumber, household furniture, yard waste, cardboard, and any other items deemed non-residential are to be taken to the appropriate County landfill or transfer station.

(e) Common Property: The common property is for general enjoyment of all owners. No parking of vehicles, campers etc. is allowed.

(f) Rental Units: Lot owners are responsible to inform the Corporation of rental unit tenants. They also are responsible to inform their tenants of the Condo By-laws and Rules and Regulations.

(g) Contact information: Please remember it is the lot owner's responsibility to keep the Corporation informed of email, phone, address and preferred method of contact.

(h) Short-term Rentals: Short-term rentals, such as VRBO and AIRBNB, are not allowed.

(i) Electronic copies of proxies will be allowed for any Annual General or Special meeting.