

COMMON AREAS

OVERVIEW

The Condominium Corporation owes certain portions of the land in the condominium complex. It is the Condominium Corporation's policy is to treat the Common Areas in a manner similar to a unit. In general terms, this means that the Condominium Corporation will strive to maintain a consistent, attractive visual appearance throughout the condominium complex.

COMMON AREAS

The Condominium Corporation is responsible for maintaining the Common Areas unless a unit owner and the Condominium Corporation have agreed in writing that the unit owner has assumed such responsibility (for example, with permission from the Condominium Corporation, the unit owner has assumed responsibility to maintain and replace certain plantings).

The following summarizes the Common Areas not associated with any unit:

- the somewhat triangular area north of unit 1,
- the narrow strip (approximately 6.5 meters) between unit 8 and 38 and abutting unit 8,
- the narrow strip (approximately 6.5 meters) south of units 44, 45, 46, 47, 48 and 49 and north of units 8 and 38 and abutting units 8 and 38,
- the narrow strip west of unit 44,
- the narrow strip east of unit 49 and abutting unit 49,
- the strip (approximately 15 meters) between unit 12 and 15 and abutting unit 15,
- the narrow strip (approximately 3.5 meters) between unit 14 and 16 and abutting unit 16,
- the narrow strip south of unit 19,
- the triangular, narrow strip south of unit 20,
- the narrow strip of grass (3 meters) south of units 21, 22, 23, 24 and 25
- the narrow strip (1 meter) south of units 31, 32, 33, 34, 35 and 36,
- the strip (7 meters) west of unit 36 and partially abutting unit 36
- the narrow strip of grass (approximately 1 meters) between the private roadway / street and units 26, 27, 28, 29 and 30,
- the rectangular area (approximately 25 meters by 62 meters) associated with the swimming pool,
- between Riverside Drive and unit 61,
- between Riverside Drive and the private roadway / street north of units 61, 62, 63, 64, 65, 66 and 67,

Note that where the word "abutting" is used, the common area starts at the wall of the applicable unit. Unless there is an agreement to the contrary, the Condominium Corporation is responsible for the Common Areas where they abut a unit.

In the event of conflict between Policies and the Declaration, the Bylaws or Rules, the Declaration, the Bylaws, the Rules take precedence.