

DECK / PATIO POLICY

OVERVIEW

The Condominium Corporation's policy is to maintain a consistent, attractive visual appearance in the condominium complex. Each unit has a deck or patio; the unit owner must obtain permission from the Condominium Corporation to alter or change the appearance of a deck or patio, or to remove a deck or patio.

In this policy, the Board of Directors has specified that the Property Manager is the focal point for administrative matters. The Board retains decision making responsibility under this policy and may, or may not, delegate this responsibility to the Property Manager or to a Committee of the Board as it sees fit.

The following sections set out specifically the Condominium Corporation's policy regarding decks and patios.

RESPONSIBILITY FOR DECKS AND PATIOS

The Condominium Corporation is responsible for establishing, managing and enforcing compliance with the Condominium Corporation Standards. Each unit owner is responsible for the repair, maintenance and replacement costs of any deck or patio attached to his / her unit. The unit owner must ensure that his / her deck or patio is in compliance with the Condominium Corporation Standards. These standards include a list of approved materials and finishes.

CHANGES TO DECKS AND PATIOS

Requests for changes to decks and patios must be submitted in writing to the Property Manager (or other individual or committee designated by the Board of Directors of the Condominium Corporation) with:

- dimensioned drawings showing the proposed changes,
- a detailed list of the materials to be used,
- the timeline for the project,
- a statement confirming that the changes will comply with the Condominium Corporation Standard, and
- a statement setting out the impact on other unit owners.

The Condominium Corporation encourages unit owners to maintain a consistent, attractive visual appearance in the condominium complex. The Condominium Corporation must also consider the impact of changes to decks and patios on the privacy of other unit owners. Requests for changes to decks and patios will be evaluated against these objectives. The Property Manager will respond to requests for changes to patios and decks in a timely manner.

APPLYING FINISHES AND PRESERVATIVES TO DECKS

The Condominium Corporation prohibits the use of any coloured stain, preservative or waterproofing compounds. Certain clear preservatives are

permitted. Contact the Property Manager for the names and product numbers of acceptable products.

NETTING OVER DECKS BACKING ONTO THE GOLF COURSE

If a unit owner backs onto the golf course, the unit owner may ask the Property Manager for permission to install protective netting over the deck. The request to install netting must follow the same procedures as apply to changes to patios and decks.

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