

CONDOMINIUM CORPORATION #052-4444

OPERATIONAL POLICIES

The purpose of these policies is to give owners an understanding of the requirements and intentions that have become policy through the decisions of the Board of Directors with regards to discretionary areas of the By-laws.

The issuance of these Operational Policies will better enable the Board of Directors acting through the Board or other authorized bodies to better administer and enforce the By-laws.

Should there be any conflict between these operational policies and the By-laws of Condominium Corporation #052-4444 as amended; the By-laws of Condominium Corporation #052-4444 shall prevail.

AWNINGS, DECKS & SCREENED ENCLOSURES:

Operating Policy 04/2019

By-law: 32/4(c)

Board Approval: May 11, 2019

Implementation Date: July 1, 2019

To clarify materials of which decks and deck railings can be constructed.

NOW THEREFORE, the Board of Directors of Condominium Corporation #052-4444 in the Province of Alberta, duly assembled enacts as follows:

- a) In addition, materials which meet the standards of the by-laws for deck and deck railing construction shall include those made from composite materials, concrete, metal, ... and which meet the approval of the Board / Construction Committee;

GOLF CARTS:

Operating Policy 03/2019

By-law: 32.1(w)

Board Approval: May 11, 2019

Implementation Date: July 1, 2019

To specify the requirements for anyone operating a golf cart within the Project and on Common Property.

NOW THEREFORE, the Board of Directors of Condominium Corporation #052-4444 in the Province of Alberta, duly assembled enacts as follows:

- a) Golf carts used as transportation within the Project shall be restricted to existing roadways and designated cart paths,

- b) All golf carts operated within the Project shall be licensed with Gleniffer Lake Resort & Country Club and must visibly display the applicable license plate on the golf cart,
- c) All golf carts operated after dark must be equipped with operating lights,

PARKING – AT ALL TIMES:

Operating Policy 01/2019

By-law: 32.1(b), 31.1(ss), 32.4(b)

Board Approval: May 11, 2019

Implementation Date: July 1, 2019

To specify the location, duration and use of cargo, dump, utility and flatdeck trailers within Condominium Corporation #052-4444.

NOW THEREFORE, the Board of Directors of Condominium Corporation #052-4444 in the Province of Alberta, duly assembled enacts as follows:

- b) Cargo, dump, utility and flatdeck trailers are to permitted on the Unit only for the purpose of loading and unloading and for a duration not exceeding twenty-four (24) hours,
- c) Cargo, dump, utility and flatdeck trailers are not permitted on the Unit for the purpose or use as a storage shed.
- d) Small utility trailers under 35 square feet for the purpose of lawn maintenance etc. are permitted to be stored on the Unit.

PENALTIES & SANCTIONS:

Operating Policy 05/2019

By-law: 3.1(h), 3.1(i), 3.1(m), 17.1, 17.2, 17.3, 17.4, 17.5

Board Approval: May 11, 2019

Implementation Date: July 1, 2019

The purpose of this policy is to specify the procedure and penalty amounts for common by-law contraventions.

NOW THEREFORE, the Board of Directors of Condominium Corporation #052-4444 in the Province of Alberta, duly assembled enacts the following fee and penalty structure for actions that contravene the regulations of the Corporation as specified in Section 32 Regulations of the By-Laws of the Corporation. Any other fines or penalties, for contraventions that are assessed differently, will be specified individually.

First Offence	Written Notice
Second Offence	Written Notice + \$50.00 Fine
Third Offence	Written Notice + \$100.00 Fine
Fourth and Subsequent Offences	Written Notice + \$200.00 Fine and access denied to all recreational facilities for 30 days

NOW THEREFORE, the Board of Directors of Condominium Corporation #052-4444 in the Province of Alberta, duly assembled enacts the following fee and penalty structure for actions that contravene the By-laws and Regulations of the Corporation and are specified individually as:

<u>Construction Regulations – Permits and Approvals</u>	
Failure to: Obtaining Construction Committee approval and providing required construction application and design plans; prior to starting construction as specified in Section 32.4 Permits and Approvals.	
First Notice	Written Notice + rectified in 7 days or \$10.00 per day fine
After 7 Days	Written Notice + rectified in 7 days or \$10.00 per day fine
After 14 Days	Written Notice + rectified in 7 days or \$25.00 per day fine
After 21 Days	Written Notice + \$50.00 per day up to \$5,000.00 in aggregate.

<u>Construction Regulations – Non-Compliance</u>	
Failure to: Comply with the Construction By-laws and Regulations as detailed in Sections 32.4, 32.5, 32.6 and 32.7 – Construction Standards	
First Notice	Written Notice + rectified in 7 days or \$50.00 per day fine
After 7 Days	Written Notice + rectified in 7 days or \$50.00 per day fine
After 14 Days	Written Notice + rectified in 7 days or \$100.00 per day fine
After 21 Days	Written Notice + \$100.00 per day up to \$5,000.00 in aggregate.

RECREATION VEHICLES - ADDITIONAL:

Operating Policy 02/2019

By-law: 32.1(b)

Board Approval: May 11, 2019

Implementation Date: July 1, 2019

To specify terms for which second Recreation Vehicles, motorhomes and campers are permitted within Condominium Corporation #052-4444.

NOW THEREFORE, the Board of Directors of Condominium Corporation #052-4444 in the Province of Alberta, duly assembled enacts as follows:

- a) Secondary Recreation Vehicles, motorhomes and campers shall only be permitted within Corporation #052-4444 for the purpose of loading and unloading;
- b) Shall not be permitted to stay within Corporation #052-4444 for a period exceeding twenty-four (24) hours while in the process of loading or unloading;
- c) No sleeping or overnight use is permitted while loading or unloading.