



Fox One Residential

Welcome *to your new home at Fox One*

You will find some important information and forms in this package as it pertains to your new property. This package simply highlights a few of the provisions of the Bylaws and policies of the Corporation. Please ensure that all applicable forms are submitted to the Administrative Assistant for your property. Please also ensure you have read and understand your Corporation Bylaws.

Please keep this package handy for contact and information purposes.

Ayre & Oxford Inc. Property Management
Contact Information
501 4730 Gateway Blvd
Edmonton AB, T6H 4P1

Ph: 780.448.4984 ~ Fax: 780.448-7297

PROPERTY MANAGER:
Sandra Hoffman
780-448-4984 Ext. 3510
E-mail sandra@ayreoxford.com

CONDOMINIUM ADMINISTRATOR:
E-mail
admin7@ayreoxford.com
780-448-4984 Ext. 3060

MAINTENANCE STAFF
Ali (780) 263-4030

AFTER HOURS EMERGENCIES
780-499-8424

Condominium fees

Your monthly condominium fees are due on or before the 1st of each month. You can pay your condominium fees on the online portal Condo Café. Please contact your Property Administrator to request the registration link which will prompt you to change your email address and have instructions on how to sign in and use Condo Cafe.

- For **Recurring payments**, select the **auto-pay setup** and fill in your choice of payment options along with start and end dates.
- For **One-time payment**, you can clear any odd outstanding balance including any special assessments, chargebacks, or fines that may be incurred. Select the **payment accounts** tab and add your choice of payment mode, Bank account, Debit card, or Credit Card.
- **Please note the payment option will be unavailable between the 28th and the 31st of each month for the system to upload. Payments cannot be made during these days.**
- There are additional charges for processing Debit and Credit cards, deducted directly by YARDI. Debit Card = 0.75% and Credit Card = 1.75%

You can also pay your fees by submitting a cheque or money order made payable to:

Fox One Condominiums
C/o Ayre & Oxford Inc.
Suite 501 4730 Gateway Blvd Edmonton,
AB T6H 4P1

Please ensure that your Unit number is noted on the memo line of your payment so that it may be applied to the correct account.

What is Condo Café?

CondoCafé, an online portal where you can make payments with your bank card, credit card, or chequing account for recurring condominium fees, levies, or any other cost you may incur. You will have access to view your own account balance in real-time and ability to change your financial information. In addition to the new payment options, you will also have access to your condominium documents, communications from our office, and an easy-to-use maintenance request form that gets directly mailed to your Property Manager.

****Special Note:** Only one email address can be linked to each unit file.

Move in's / Outs Etiquette:

1. Book the elevator well in advance by contacting Saiyad Ali at 780-263-4030 or contacting Ayre & Oxford Inc; **seven (7) days in advance** of the Move In/Out.
2. Bookings can be scheduled as follows, 3 hours per booking:
Monday – Friday 8:00 am – 3:30 pm at no charge
Monday – Friday 6:00 pm – 8:00 pm for a \$75 charge
Saturday & Sunday 9:00 am – 3:00 pm for a \$75 charge
Last minute bookings \$100.00
***fees are non-refundable. Cheques & money orders made payable to Fox One with unit number referenced.**
3. Elevators held open without a key cause major repair issues; therefore, if you are found holding open the door, **you will be charged** for the elevator company inspection and any resulting repairs required.
4. Do not leave any building doors propped open and unattended. Open doors must be attended at all times. This includes the elevator vestibule doors and the parkade overhead door. **No move ins or move outs are permitted through the building front entrance.**
5. Any damages incurred will be the responsibility of the unit owner.

Posting Notices

Before Posting Notices on Bulletin Boards within Common Areas, please submit your request along with the notice you wish to post to admin7@ayreoxford.com. All notices must receive approval before posting.



Visitors

All visitors are required to use the intercom system. Visitors will not have access to any residential floor unless buzzed in through this system. From the time a visitor is buzzed in, they have **3 minutes to access an elevator** and press the resident's respective floor. If visitors are not buzzed in, they will not have access to any residential floor.

Please note, the main entry door has restricted access between 11pm and 6am. No access to the intercom system is available from outside the main entry door. Visitors arriving between these hours should be made aware of this. Residents will be required to go down to the lobby and let their visitors in.

Visitor Parking

Visitor Parking is regulated under the City of Edmonton Bylaw 5590. Visitors can park for a maximum of two hours during day time hours (6am - 9pm) and up to 9 hours for overnight stay (9pm – 6am). If anyone is found to be misusing Visitor Parking your vehicle will be ticketed and towed at Owners expense as per the City of Edmonton Bylaw.

Owners are authorized to call the EPS non-emergency line at **780-423-4567** to have a unauthorized vehicle tagged and towed from their titled parking stall under the City Bylaw 5590.

Building entry

Main entry door-The exterior main door to the building has restricted access between 7 PM until 8 AM.

Guests arriving after hours must be made aware of this. They should advise the person they are visiting that they are coming and at what time so that the person can come down to the lobby and let them in. No access to the paging system is available from the outside. This is a building security measure. Also please do not allow anyone to follow in behind you when entering the building. If you don't know them don't let them in. Also please advise your guests not to let anyone in behind them. Access during normal daytime hours for guests; require them to buzz you, to be let in. These measures are put in place to provide a safer environment for everyone.

Stairwells

All stairwells, with the exception of cross over floors, are locked from within the stairwell. The cost of stairwell keys is \$100 and is non-refundable. If a key is lost or stolen, the owner may be responsible for all costs related to rekeying that stairwell floor. Residents are required to report any lost or stolen keys to property management immediately for security purposes.

Note: Proof of Ownership or owner approval required for the following services

Intercom & FOBs

All tenants and owners must fill out the tenant/owner information forms before the intercom will be programmed. Programming can take up to 3 days to be completed. Please email or fax these forms to the property manager. Additional fobs can be purchased from property management for a fee; Key tag fob \$50, Parkade button fob \$105. We suggest Owners record their fob numbers in a safe place within the Unit.

Security Protocols

Preventing Unauthorized Access to the Building

There are three primary points of entry into the buildings: the front door, the rear door, and the underground parkade entrance. Unauthorized people gain access to the building by following a resident into the building (into the parkade or into the lobby), buzzed into the building, or they have possession of a stolen remote or key.



In order to prevent unauthorized access to the building, everyone is expected to observe the following practices:

1. Do not let anyone follow you into the building through the front or back door. This includes residents, visitors, delivery people and service people. While it can feel awkward or impolite to not hold the door open for someone, it's essential to maintaining security in our home. And if someone is waiting outside the door as you're entering or exiting the building, please make sure the door closes behind you so that they don't gain entry unless buzzed-in.
2. Do not let a car follow you into the parkade. When entering the parkade, come to a full stop inside the building and wait for the garage door to close behind you before proceeding. If another resident is behind you in their vehicle, they can open the door with their own opener after you have cleared the entryway.
3. Never buzz anyone into the building that you do not know. One common tactic that property criminals use is to buzz random suites, and claim to be a resident or visitor who has lost their keys and is locked out. Unless you know the individual personally, and have confirmed their identity from the front door video, do not buzz them into the building.
4. Do not keep your parkade remote in your vehicle. If a thief steals a remote, they will be able to gain access to the building in the future.
5. The front entrance doors are locked down in the late evening. This means that visitors cannot gain access to the outside lobby at night to request that they be buzzed-in; guests must be physically let into the building by a resident going down to the lobby
6. Report any crimes to both the Edmonton Police Service and to the Property Manager. Neither the Property Manager nor the Board will be made aware of thefts or break-ins unless they are directly reported to us, and this information is important to have when we review current and future security systems.
7. For additional security tips from the City of Edmonton, you can access:
<http://www.edmontonpolice.ca/CommunityPolicing/PersonalPropertyCrimes/AutoTheft/TheftFromAuto.aspx>

For recent crime statistics you can access the city statistics site:
<http://www.edmontonpolice.ca/CrimeFiles/NeighbourhoodCrimeStats/CrimeStatsFAQ.aspx>

Preventing Theft from Automobiles

Edmonton Police Services advises that most vehicle crime is opportunistic and preventable. They recommend that all car owners observe the following tips in order to prevent thefts from vehicles:

Remove all Valuables - Never leave anything on display when you leave your vehicle. Even loose change, cigarettes, cigarette lighters, sunglasses, CD's, cell phones, stereos, cameras, and clothing.

Park Safely - When parking at home, always lock your vehicle and ensure all windows are closed.

Remove Portable Accessories - Removing stereo face plates and locking them in the trunk or taking them with you, will deter thieves.

Get an Alarm Installed - Alarms can deter thieves not only from stealing items from your vehicle, but also from stealing your vehicle. Even if you have an alarm installed never leave anything in your vehicle. Thieves can smash a window, reach in grab an item and be gone in seconds, before your alarm is even activated.

Use a Steering Locking Device (The Club) - Use a steering wheel lock every time you leave your vehicle. A vehicle that is well secured has a tendency to deter criminals. A steering wheel lock will also deter theft of your vehicle.

Garbage:

We strongly encourage everyone to recycle and please be reminded:

- ❌ Please DON'T put your large garbage items beside the dumpster – they will not get picked up by the garbage folks, and will end up being strewn across the property.
- ❌ Please DON'T put your garbage in the hallway, lobby, mailbox area, or in stairwells.

The garbage room is located to the rear of the back entrance/ loading zone hallway and requires a fob for access. Please ensure all garbage is tightly wrapped and tied. Recycling is encouraged



but **please ensure ALL cardboard boxes are broken down and any other large items are compressed to ensure full utilization of recycling and garbage facilities.** Please DO NOT put your garbage outside the garbage room or beside the dumpster. Never leave garbage in hallways, stairwells, the lobby or the parkade.

Noise

After 11pm. In order to report noise issues, please contact The City of Edmonton at 311 anytime (24 hours).

Balconies

Only patio furniture and gas barbeques are allowed on balconies. No household furniture, bikes, garbage or other flammable materials are to be stored on the balcony. Do not leave pop cans, bottles etc. on your balcony as they will tend to blow off and land on the podium roof below potentially causing injury to residents.

Please note **ONLY** gas BBQs are allowed. No charcoal or propane BBQs are permitted. All balconies are equipped with a natural gas hook-up for your BBQ.

Smoking

Please be respectful of other units when smoking. Ensure smoke is not wafting into other resident's opened windows and doors or onto other occupied balconies. As per The City of Edmonton, no smoking is allowed within 5 meters of public property (i.e. 5 meters from any doors on the building).

Should you see anyone tossing cigarette butts over the balcony we ask that for the safety of all residents, it is reported to Ayre & Oxford Inc.

Pets

All pets require Board approval - residents are required to provide the following information to the property manager:

- Height/Weight
- Neutered/Spayed
- Breed
- City of Edmonton Licensing Information
- A photo of the pet

Ayre & Oxford has a pet registration form available for all registrations.

Window Coverings

Only blinds, drapes and verticals are permitted. Flags, bed sheets, tin foil, blankets, cardboard, newspaper and any other non-window coverings are not permitted.

Rental of Units & Parking Stalls:

If you intend to rent out your suite, please notify Ayre & Oxford Inc within 21 days with all the required information as per the forms at the end of this package.

If you intend to rent out your parking stall to other residents, please note that it is your responsibility to manage this parking situation independently, and you as the unit owner are responsible for any common area damages or bylaw infractions conducted by the stall renter.

Electricity & Gas:

Please contact Carma submetering and billing solutions at <https://carmabillingservices.com> or 1-888-298-3336 to obtain the Enrolment form to connect your utilities. The Enrolment form is also included in this Welcome Package and must be submitted directly to Carma.

Electricity & Gas for the Unit are not included in the condominium fees.

Dishwashers, Washing Machines & Dryers

Ensure dishwashers and washing machines are checked regularly for leaks. Ensure the dryer lint trap is cleaned between each load. Never overload the dishwasher, washing machine or



dryer or turn any of this equipment on and leave your suite unoccupied. Ensure you are always home when running any of this equipment. Regularly check your washer hoses for corrosion and change them out every year or so. These hoses do fail.

Storage of Flammable Goods in Unit/parking space

No storage of flammable liquids or propane bottles in your suite, vehicle or parking space.

Maintaining Your Home

Renovations: Renovations such as flooring upgrades require approval from the Board of Directors in advance. If you are planning a renovation, contact Ayre & Oxford Inc. You should also contact your insurance broker to ensure that the upgrade is covered as a betterment or improvement. Please discuss the underpadding with your flooring contractor to ensure the proposal they provide you included condominium spec requirements.

Sprinkler Systems: All suites have sprinkler heads in them. Please familiarize where they are so that they can be kept free from objects around them. A burst sprinkler head can cause a lot of damage not only to your suite but to other suites and common areas. If the sprinkler head breaks as a result of negligence on the part of the occupant, then they are responsible for the damage. The sprinklers are visually inspected on an annual basis.

For the prevention of potential freeze ups, please take precautionary measures for winter months;

1. Check to ensure your heat is working daily.
2. If you are going to be away for an extended absence beyond 48 hours, ensure someone is checking your suite.
3. Do check your pipes and unit fixtures frequently to ensure the heat is working properly and that there are no leaks.
4. To prevent window frost up:
 - o Ensure your heat can fully circulate through the suite.
 - o Open blinds or heavy curtains to allow air flow.
 - o Move furniture away from windows and patio doors.
 - o Ensure the humidity levels in your suite are not too high.
 - o If you still have ice buildup, install a plastic winter kit to your windows.
5. Keep your thermostat set at a temperature which consistently maintains over 20 degrees in your suite.
6. In suite heating problems such as thermostats and zone valves are the unit **owners'** responsibility. Please ensure your thermostat is in working order.
7. If you notice something is wrong call Ayre & Oxford for advice, and to report the issue.
8. Ensure common area doors close properly when entering or exiting the building, as broken pipes, and/or heat loss costs everyone.
9. If you have not already provided Ayre & Oxford with your contact information, or if you need it updated, please do so immediately. Having an up-to-date list can save you money, as in the event of an emergency, if we cannot reach you, or the occupant, we will contract a lock smith to provide entry.
10. Please note: Repairs due to freeze ups and any resulting damages will be charged to the unit **owner** responsible.

Insurance:

It is strongly suggested that all owners have proper insurance.

The Condominium Corporation carries Real Property All Risk Insurance, which provides coverage to the full replacement value of all real common property and Directors and Officers Liability. This policy does not cover the individual unit owner in these important areas:

To protect these important areas, you should purchase a Condominium Unit Owners Policy. This is a package designed specifically for this unique type of ownership. Contact your insurance agent to ensure that your needs are adequately met. Provide your insurance agent with a copy of the Corporation bylaws and the current Corporation insurance certificate for

Emergency Procedures

Fire

The Condominium is constructed of fire-resistant materials. Fire-resistant walls deter the spread of fire from one suite to another. However, no building is 100% fire proof.

The building has a fire alarm system that will alert the whole building when it is activated manually. You must know the location of and how to operate the fire alarm "pull stations".

The building will participate in regularly required fire drills.

- The building has fire-resistant stairways that are marked on all floors by EXIT signs. The stairway doors must be kept closed at all times.
- In case of emergency or fire, DO NOT PANIC. Follow all instruction and move at a steady pace. Know what you should do and then do it. Keep calm.
- Once you have left the fire area, do not return.

Evacuating - No Assistance Required

If you hear an alarm and are able to evacuate without assistance:

- Stop what you are doing.
- Close all windows and balcony doors.
- Before opening your suite door, lay your hand flat on the surface of the door. If it is cold, feel the door above the handle. If it is also cold, open the door slowly and check the hallway for smoke.
- If you see smoke outside the door, remain in the suite. Close, but do not lock your door. Press wet towels or cloths around the door to seal the cracks.
- Phone 911 and inform the dispatcher of your location and situation. Wait to be rescued in your unit.
- If the exterior hallway is clear of smoke and fire, close your suite door (do not lock it) and proceed to the nearest exit stairway that leads to the main floor lobby. Do not use the elevators - Elevators will not work once the fire alarm is activated.
- Feel the stairway door before you open it. If it is cool and if there is no smoke in the stairway, proceed at a steady, unhurried pace down the stairs.
- If, while descending the stairs, you find you are entering a smoke area, immediately leave the stairway and proceed down an alternate stairway. Remember to check the door for fire first.
- Leave the building. Assemble well away from the building, taking care not to block any of the entrances or impede the work of fire personnel.
- The Fire Captain may give instructions over the communication system during an alarm if further direction is required. Normally, the communication system is not used.

Evacuating - Assistance Required

If you hear an alarm and require assistance to evacuate, it is the owners' responsibility to advise the fire department of their location.

- Go to a room with an outside window and a telephone, closing all doors between you and the fire.
- If you have a portable phone, keep it with you. Call the fire department to let them know where you are.
- If there is no fire in your area, close all doors and stay put.
- If there is smoke or fire in your area, go to another room with a window and wait.
- Go to a room with an outside window and a telephone, closing all doors between you and the fire.
- Stuff the cracks around the door and cover vents with a cloth to keep out smoke.
- Call the fire department and tell them exactly where you are.
- Wait at a window and signal for help with a flashlight or light-colored cloth.



Note: Any residents that can exit should exit. It will always be safer to remove someone from a fire scene before it turns into a tragedy than after.

What to do in case of fire in your suite.

Alert everyone in the suite.

- Call 911 and inform the operator of your location and whether you need assistance to evacuate.
- Leave your suite. Close but do not lock the door.
- Sound the fire alarm in the hallway.
- If you are able and do not need assistance, leave your floor via the stairway. Do not use an elevator.
- Walk, do not run, to the main entrance.
- Meet the fire officers at the front door, unlock the front door and inform them of the location of the fire.
- If you need assistance, proceed to and enter the stairway shaft, close the door and wait for a fire officer to come and assist you.

General Safety Reminders

- Avoid careless smoking. Observe No Smoking areas. There is no smoking in any of the common areas.
- Replace unsafe electrical appliances, frayed extension cords, octopus plugs, etc.
- Advise Ayre & Oxford of intended lengthy absences.
- Avoid unsafe cooking practices. Be careful when deep-frying or fondue cooking.
- Turn off all water lines if you are vacating your suite for a prolonged period.

Power Emergencies

Every unit has a power panel located in your suite. This panel has all the normal circuit breakers covering electrical outlet, room lighting and appliances. Under normal conditions a malfunction of an appliance may cause a circuit breaker to trip and shut off the power. If there are any other problems in this area, call your electrician

Thinking of selling?

It happens – everyone's needs change over time. Note though that when you are selling the real estate agent you work with or potential buyers are usually interested in some key documents:

- Condo Bylaws
- Previous AGM minutes
- Insurance Certificate for building
- End of year financials
- Reserve Study

It is suggested that Owners hold onto their AGM packages as these packages do contain important information in them and will limit the expenditure costs for the documents. Please ensure you are registered on Genie Pad, almost all documents are available on there aside from an estoppel and information statement. Information statements and Estoppels may take up to 10 days to process. Please attend Condo Papers in order to get these documents ordered. There is a short link on the Ayre & Oxford website for Condo Papers.

Email Authorization

Ayre & Oxford has email authorization documents available for all Owners who wish to sign up on email and save the Corporation money on paper costs. A copy of that authorization is available with in this package.



Fox One
Contact Information Update Form

How would you like to receive your Condominium Correspondence?

EMAIL ONLY

☐

MAIL ONLY

☐

**** Please ensure that your address filed with Land Titles is kept up-to-date at all times to ensure you receive important Legal documents pertaining to your Property which will continue to be mailed to the Address registered on Land Title. ****

Suite No.: _____

OWNER INFORMATION

Owner Name: _____

Address: _____

SEND MAIL TO CONDO ADDRESS? Circle YES or NO -If you circled no, please enter mailing address below

Address: _____

Province _____ Postal Code _____

Primary Phone No.: _____ Secondary Phone No.: _____

E-mail: _____

** By providing my email address I am granting permission for Ayre & Oxford Inc. to email me for communication purposes related to the property. To remove consent, please notify our office in writing, requesting removal of your email from our system**

Emergency Contact/Agent: _____

Emergency contact daytime phone: _____ Evening phone: _____

TENANT / RESIDENT INFORMATION, (if different from Owner):

Name(s): _____

Daytime phone: _____ Evening phone: _____

CARS OWNED OR USED BY OWNER/RESIDENTS parked on Condominium Property:

Car #1.

Parking stall location & number: _____ Make: _____ Model: _____

Color: _____ License Plate Number: _____

Car #2.

Parking stall location & number: _____ Make: _____ Model: _____

Color: _____ License Plate Number: _____

Signature: _____ **Date:** _____

The information requested above is required as per your Bylaws and the Condominium Property Act. Please ensure you submit a new form with any changes to any of the above information. Changes are accepted in writing only, to ensure no discrepancies.

Once completed, please sign and return the form to admin7@ayreoxford.com, or via fax, regular mail, or drop it off to our office, contact information provided on the letter head.

AYRE & OXFORD INC.

Professional Real Estate Management
Accredited Management Organization®(AMO®)

Fox One

Alberta Treasury Branch Pre-Authorized Chequing / Authorization for Debit Transfer

Unit #: _____ Building #: _____

Surname: _____ First Name: _____ Initial: _____

Name: _____

Complete if the name the account is under is different from Condominium Owner's name

Address: _____

City: _____ Province: _____ Postal Code: _____

Telephone No : _____ (work) _____

Email: _____

CIRCLE YES or NO

- | | | |
|--|-----|----|
| 1. New Pre Authorized Plan for Ayre & Oxford Inc.? | YES | NO |
| 2. Bank Information Change (If Applicable)? | YES | NO |

THESE SERVICES ARE FOR:

CHECK ONE:

_____ Personal Use OR _____ Business Use

I, _____; Hereby authorize Alberta Treasury Branch (ATB)
and: Ayre & Oxford Inc., ##501, 4730 Gateway Blvd. Edmonton AB T6H 4P1; Telephone: (780) 448-4984

To transfer monies in the amount of the monthly condominium fees from my account at the following location on the 1st of every month or next business day: **Please note outstanding balances CAN NOT be paid through Pre-authorized and must be paid by either cheque/money order or Condo Café/.**

Financial Institution Name: _____

Acct No: _____ Transit # (5 digits): _____ Financial Inst # (3 digits): _____

Address: _____ City: _____ Province: _____

Postal Code: _____ Telephone No.: _____

I authorize Ayre & Oxford Inc. and ATB to use the services of any member or affiliate of the Canadian Payments Association (CPA) in carrying out this authorization. I agree to be bound by the standards, rules and practices of the CPA as they may exist from time to time. I agree to give written notice of cancellation of this authorization to Ayre & Oxford Inc. and to be bound by this authorization until Ayre & Oxford Inc. has had reasonable time to act on the notice. Ayre & Oxford Inc. and/or ATB may terminate this authorization by providing me with ten (ten) days notice.

You, the Payor may revoke your authorization at any time in writing subject to providing notice of 10 days. You have certain recourse rights if any debit does not comply with this agreement. You have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD agreement. To obtain more information on your resource rights you may contact your financial institution or visit www.payments.ca

I undertake to inform Ayre & Oxford Inc. within ten (10) days of any changes to branch, account and institution number while this authorization is in effect.

It is the Condominium Owner's responsibility to notify Ayre & Oxford Inc. of cancellation or changes to the Pre-Authorized account on or by the 23rd of the current month.

I understand there will be a service charge of \$35.00 if any withdrawal is returned. (This service charge is subject to change without notice.)

Commencement Date: _____, 20____ (This form must be received by the 23rd of the month before the commencement date.)

Signature: _____ Signature of Joint Acct Holder (if applicable) _____ Date: _____

Printed Name of Signer: _____ Printed Name of Signer of Joint Acct Holder _____

Please send completed form to receivables@ayreoxford.com

A VOID CHEQUE or BANK CONFIRMATION MUST BE ATTACHED



FOX ONE
APPLICATION FOR PET APPROVAL

In accordance with The Owners: Condominium Plan No. **152 3530** By-law VI 57, approval for a cat or dog is required. Please complete this application for the cat or dog residing in your Unit and return to the Condominium Office. A copy of the municipal license (city of Edmonton) and a recent photograph of the pet in the application must be attached before approval will be granted.

Owner: _____ Unit Address: _____

Home # _____ Work # _____

> Mailing Address if Owner lives Off-Site: _____

TO BE COMPLETED BY OWNER/LANDLORD IF UNIT IS RENTED:

Tenant Name(s) _____

Home # _____ Work # _____

Pet Description: Cat (breed): _____ Dog (breed): _____

Sex: ____ Color: _____ Height at the shoulder: _____ Weight: _____

Age: ____ Fixed? Circle Y or N

Municipal License # _____ Tag # _____

Up to date immunization shots: Yes _____ No _____ (Check one)

I/We, the Owner(s) of the above Unit do hereby make application for approval for the pet (cat or dog) as described above and agree to the following terms and conditions:

1. The information provided is accurate. Misrepresentation will result in the withdrawal of approval by the Condominium Corporation.
2. This application references this animal ONLY and will not apply to any other animal residing on the premises, now or in the future.
3. Approval for pets may be withdrawn by the Condominium Corporation, in accordance with By-law 57.
4. In the event that the animal described about is under the age of (1) year, **I/We** promise to provide a copy of the municipal license before the animal's first birthday.
5. Any and all costs incurred resulting from damages and repair to the Common Property caused by the above-described animal shall be the responsibility of the Unit Owner. Resulting legal costs, if any, will be borne by the Unit Owner.
6. No animal shall be allowed to create noise or disturb other residents in any way.
7. No animal shall be left unattended while on Common Property or exclusive use areas.
8. All pets must be properly controlled (leashed or caged) at all times while on Common Property.
9. Owners are responsible for the proper disposal of PET WASTE. All waste is to be removed immediately from Common Property and exclusive use areas.
10. No more than 1 pet per household (other than a bird, fish, one (1) dog no greater than eighteen (18") inches at the shoulder, one (1) cat restrained at all times inside the Unit) will be approved by the Condo Corporation.

I/We agree to comply with the Condominium By-laws and any rules and regulations set forth by the Condominium Corporation.

Per Unit Owner _____ Signature _____ Per Pet Owner _____ Signature _____

Permission to maintain the above-described animal, subject to the Condominium Bylaws and aforementioned conditions, is hereby granted or denied.

Dated this _____ day of _____, 20 _____. Per: _____ (Property Manager) on behalf





**NOTICE OF INTENTION TO RENT/LEASE
FOX One Condominium Corporation**

We, _____ ' as owner(s) of Unit

Number _____, intend to rent/lease the unit to:

(name and address of proposed tenant/lessee)

2. A copy of the proposed rental agreement/lease showing the terms thereof, the amount of the rental to be paid, the circumstances under which it may be terminated prior to expiry and containing the proposed lessee's signature in agreement to undertake the bylaws and the Condominium Rental Policy / Regulation is attached.

3. My/Our address for service of legal process is:

4. I/We undertake to pay the Condominium Corporation and to indemnify it against any damage sustained by the Corporation or any other person as a result of the tenant's/lessee's breach of any Bylaw or any damages resulting from negligence or nuisance committed by the tenant/lessee.

5. Notice of Move in and move out must be notified two weeks in advance, at which time an elevator key will be provided if applicable to assist with the move.

6. I/We understand and agree that any unpaid charges resulting from damage sustained by the Corporation or any other person as a result of the tenant's/lessee's breach of any Bylaw or any damages resulting from negligence or nuisance committed by the tenant/lessee will be applied against Condominium fees paid; resulting in action taken as per the Corporation. The Corporation also has a charge against the estate of the defaulting owner, for any amounts that the Corporation has the right to recover under these by laws. The charge shall be deemed to be an interest in the land, and the Corporation may register a caveat in that regard against the title to the defaulting owner's unit. The Corporation shall not be obliged to discharge the caveat until all arrears, including interest and enforcement costs have been paid.

7. I/We have fully explained to the prospective tenant/lessee the provisions of Sections 53 to 57 of the Condominium Property Act and we have provided the tenant with a copy of the Corporation's Bylaws.

8. I/ We understand that the Residential Tenancies Act may affect us and our tenant. If there is a conflict between the Residential Tenancies Act and the Condominium Property Act, the Condominium Property Act applies.

DATED at Edmonton this _____ day of _____, 20 _____.

SIGNATURE OF OWNER

SIGNATURE OF CO-OWNER

Attachments: Proposed Rental Lease Agreement, Undertaking outlined per section 2. Above, information update form, Tenants insurance certificate.



Fox One
Move In – Move Out Form

Property: Fox One

Suite No: _____

Address: _____

Owner Name: _____

Tenant Name: _____

I/We _____, hereby declare the following move in/move out etiquette are to be followed through the duration of our move.

1. A reservation of the elevator was made through the maintenance coordinator or by contacting the office of Ayre & Oxford Inc. Monday to Friday.
2. Our reservation is held within the hours of 9am and 8pm in consideration of other residents/owners and we will remain within our scheduled time period.
3. Elevators held open without a key cause major repair issues; Please do not hold the elevator open at any time.
4. We acknowledge that no doors are to be propped open and unattended including the elevator vestibule doors and the parkade overhead door.
5. We acknowledge receipt of the elevator key, which is to be return immediately upon the completion of the move and a briefing on the use.
6. The following areas were inspected for damages and cleared of all cause. Should damages be found during the walk through further to the move it will be the responsibilities of the unit owner who may intern charge back the tenant as per their personal agreement to incur the fees of the damages.

a. Walls clear of makings/damages	Prior to Move	Further to Move
b. Flooring clean and clear of damage	LI Yes LI No	LI Yes LI No
c. Elevator clear of scratches	LI Yes LI No	LI Yes LI No
d. Time move began	_____	
e. Time move was completed	_____	
	Key Provided	Key Returned
f. Elevator key and door wedges	LI Yes LI No	LI Yes LI No
(If no \$30 charge each)		

Notes:

Prior to Move: Signed this _____ day of _____, 20 ____ in the presence of Fox One Maintenance Coordinator.

x _____
Owner and/or Tenant

x _____
Maintenance Coordinator

Further to Move: Signed this _____ day of _____, 20 ____ in the presence of Fox One Maintenance Coordinator.

x _____
Owner and/or Tenant

x _____
Maintenance Coordinator



FOX ONE
Confirmation of Bylaw Receipt

To: Board of Directors: FOX ONE Condominiums

Unit # _____

Address: _____

In consideration of the attached application to lease unit #_____, please be advised of the following:

I / We _____
have received a copy of the Corporation bylaws, for review.

I / We _____ agree to undertake the bylaws.

Date: _____

Signature: _____

Signature: _____

Witness Signature: _____



Cease to Rent

To: Board of Directors: FOX ONE Condominiums

Unit # _____

Address: _____

I / We _____

Cease to rent the aforementioned suite effective: _____ date.

Check One:

Please refund security deposit	Yes	☐	No	☐
Please keep security deposit on file	Yes	☐	No	☐
Please apply security deposit to outstanding balance	Yes	☐	No	☐

Date: _____

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

Witness Signature: _____

OFFICE USE ONLY	Initial
• Verified Outstanding fines & charges in relation to tenancy _____	

PM Signature	



FOX ONE

Unit Alteration/Renovation Application ~ Alteration Notice

Date of Application: _____

NAME: _____

ADDRESS: _____

PHONE: _____

Interior Enhancement: _____

DESCRIPTION OF PROJECT(S) – Exterior: (Balcony, Other)

Permit Required: YES _____ NO _____ (If yes, enclose copy for file)

Material(s) to be used in construction:

NOTE: low, minimal or maintenance free materials must be used in construction, and must meet with municipal and provincial codes & requirements

Color(s): NOTE: If enhancement is exterior, it must coordinate to existing exteriors

Dimensions, Specifications:

(Attach a detailed sketch or drawing of the project showing dimensions, including proximity to adjoining properties. If interior enhancements involve structural changes, an engineer's report may be required.)

Contractor(s) or persons responsible for construction and contact numbers: _____

Attach contractor WCB and Liability Insurance certificate with alteration request. No contractors are to do any work without the above.

Estimated completion date of project(s):

NOTE: owner(s) accepts responsibility for timely completion of construction project

Units that may be affected and/or impacted by construction: _____



Owner(s) to complete the following section:

I/we, _____, as homeowner(s) of Unit _____, accept all responsibility for construction and associated costs including permits as well as any/all related maintenance of these projects. I/We also accept full liability for any and all damages caused as a result of the failure of any electrical, plumbing and/or structural components changed during the course of the renovation.

When these enhancements are complete, these projects will be discussed with my/our insurance agent. If applicable my/our insurance coverage will be increased to cover replacement costs associated with these items. I/We are aware and accept full responsibility for any additional insurance premiums incurred as a result of these improvements to my/our property and unit.

Dated this _____ day of _____, 20____

Owner's Signature

Owner's Signature

Office to complete the following section

Board members concerns and/or any related conditions of approval OR denial and reason for denial:

Approved / Denied (Please circle and initial one)

Dated this _____ day of _____, 20____, _____
(Property Manager)

FOX ONE

Floor Covering Specifications

Floor coverings in the interior of any unit shall not be replaced with less resilient coverings than the pre-existing coverings without the prior consent of the Board. For the purpose of this policy: ceramic tile, marble or the like shall be considered less resilient than vinyl tile, hardwood flooring or the like which shall be considered less resilient than carpeting, carpeting and under pad, or the like.

Where hard floor coverings are allowed by permission of the board, and where they are located in any unit that is above another unit, the floor coverings must be installed using a resilient underlay which has a laboratory tested rating of "Impact Insulation Class" (IIC) of 70 or higher, and a Sound Transmission Class (STC) of 65 or higher.

The floor covering must "float" on the isolated underlay with no fasteners or other bridging through to the structure. For solid hardwood floors and tiles floors, this can be achieved by installing the resilient underlay below the subfloor.

Occupants with hardwood floors topping (hardwood, vinyl, ceramic tile and laminate) must recognize that the floor impact resulting from their activities are more readily transmitted to units below and active steps to limit the noise of these impacts must be taken. Please note: the under pad requirement must have a Impact Insulation Class (IIC) of 70 or higher and a Sound Transmission Class (STC) OF 65 or higher.



PROPERTY RESIDENT COMPLAINT FORM

Today's Date: _____ Building Name / Address: _____

Name: _____ Suite: _____ Owner or Tenant? _____

E-mail address: _____ Phone Number: _____

Complaint Against Suite #: _____ Type of complaint: _____

If the complaint is noise, describe the type of noise: _____

How frequent is this occurring? _____

How long does this occur? _____

At what time of day? _____

Location / source of the complaint? _____

How is it affecting you? _____

Is it affecting anyone else? _____

Other relevant details: _____

Have you discussed / communicated this with the source of the complaint if applicable? If yes provide details: _____

Are you willing to attend court in the event that this issue escalates to that point: _____

The information collected here is for legal and record keeping purposes only. Your information will not be shared with the offenders unless required by law.

FOR OFFICE USE ONLY:

1ST COMPLAINT

2ND COMPLAINT

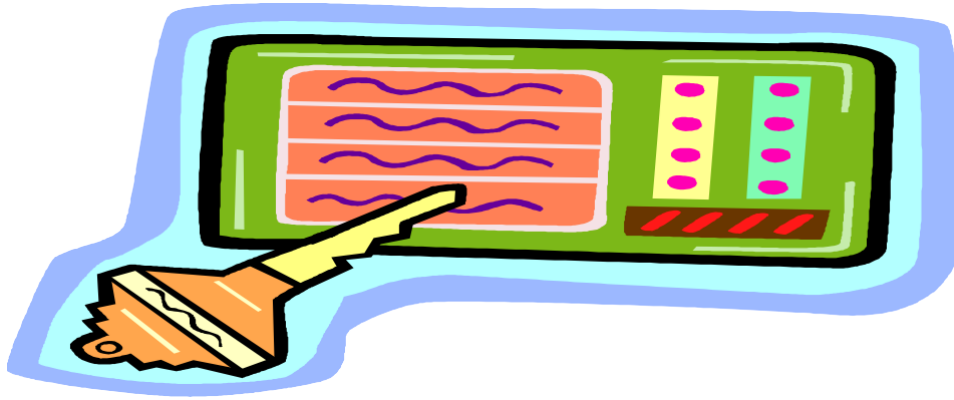
3RD COMPLAINT

4TH COMPLAINT

NOTES: _____

Intercom Update

Fox One Condominiums



Please be advised an Intercom system is installed and all entrance doors to the building is secured. All intercom and fob requests require 72 hours processing time from date received.

The system works by using a 4-digit number assigned to your suite which has to be entered by your guest which activates your home telephone or your cell phone. You may then allow your guest access to the building by pressing "6" on your phone pad.

To activate your Intercom we require the telephone or cellular number you wish to use along with your name.

Please fill out the following information and return it to Crystal Verschoore at admin7@ayreoxford.com or to the office at:

Ayre & Oxford Inc.
Suite #501, 4730 Gateway Blvd.
Edmonton AB T6H 4P1
FAX: (780) 448- 7297

*****Can only be hooked up to one (1) local number.*****

Unit # _____
Owner/Tenant Name(s) _____
Name Displayed _____
Phone Number _____
Date to be changed _____