

Garneau Gates Condominiums

Welcome

to your new home at Garneau Gates Condominiums!

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
Suite 203, 13455 -114 Avenue NW
Edmonton AB, T5M 2E2

Ph: 780.448.4984 ~ Fax: 780.448-7297

Keely Quinlan

E-mail Keely@ayreoxford.com

780-448-4984 Ext. 353

Amanda Hrycun

E-Mail: amanda@ayreoxford.com

780-448-4984 Ext. 352

MAINTENANCE STAFF

Colin

AFTER HOURS EMERGENCIES

780-499-8424

General Building Information

1. Move in's / Outs Etiquette:

- ARRANGE TO GET ELEVATOR PADS, SERVICE KEY & KEY TO UNLOCK FRONT DOOR PADLOCK (if your building is so equipped). Contact Ayre & Oxford maintenance representative.
- Bookings are only between the hours of 9am and 9pm in consideration of other residents.
- A deposit in the amount of \$100.00 is required for the elevator key, which will be refunded immediately. Please note this must be in the form of a check as on-site staff, do not accept cash.
- Elevators held open without a key causes 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. These repairs have been known to be **in excess of \$500.00**.
- NEVER, under any circumstances leave security doors propped open – when security doors are open an adult must be present at all times to monitor foot traffic and if appropriate challenge persons entering to produce a key.
- While moving furniture/effects through the security doors, prop doors open using a piece of furniture DO NOT USE stones or rocks. Bent hinges result when these are used and the cost of repairs will be charged back to your suite or to your landlord and paid from your damage deposit.
- Elevator service key – use common sense and show reasonableness when using. This infers you have items at the elevator ready to load before you use the key, and when you reach your destination floor you immediately offload, and release the elevator.
- Sharp objects: ensure corners are padded/taped, bed frames are wrapped etc. – damage to the elevators is your responsibility and will be charged back.
- Moving household goods in / out should be done with safety and courtesy. Any damages incurred will be the responsibility of the unit owner.
- **No driving on the grass or moving through patios.**
- Unwanted or damaged furniture/mattresses etc. – these are NOT to be left at garbage/recycle bins. They are yours; dispose of them as any other residence would be expected to do by taking them to an Eco Station. Items left, when tracked back to your unit will be charged back at significant rates.
- Parking/stopping vehicle used in your move: Do not block fire/emergency lanes. Once vehicle is offloaded, move it to visitor parking. The timelines on visitor parking are enforced. Visitor Parking spots are monitored – ensure Ayre & Oxford representative has license plate numbers or vehicle description so your moving related vehicle(s) are recognized. ALL other vehicles are to be in your parking stall or parked in accordance with the Condominium Association's posted visitor parking rules.
- Padlock on front door: If taking a break during the move, secure the door and replace the padlock; when you're moving is completed and before returning keys, replace the padlock.
- Return of key/return of security deposit: Contact the same Ayre & Oxford representative who provided the key. Unless arrangements are specifically made, the expectation is that the keys are 'out' for 24 hours or less.

2. **Additional information:**

- a. Suite and mailbox locks / keys are owner responsibilities to replace / maintain.
- b. **Fob programming changes:** To change the name of a fob user in the system, please contact Ayre & Oxford @ 780-448-4984.
- c. **Intercom programming changes:** Call the Administrative Assistant.
- d. Additional remotes and fobs can be purchased from the Property Management Office for a fee:
 - Purchase an additional parkade opener (\$100)
 - Purchase an additional FOB (\$100)
 - Purchase an additional Key (\$50)

3. **Emergencies:**

- a. If there is a police / fire or medical emergency, call **911**.
- b. Report incidents requiring immediate action to the onsite emergency staff.
- c. Non-emergency reports should be made to Property Management the following business day for record purposes.

4. **Noise and disturbance:**

Daily living and its associated noises are expected during the hours of 8:00 am to 9:00 pm. Outside of this timeframe should be quiet hours.

- a. Parties or activities beyond 9:00 pm should be conducted with due respect to your neighbors.
- b. Owners with complaint regarding noise in a unit after hours are asked to call the police and report it to Ayre & Oxford the next business day. Please document the date / time and nature of the complaint with as much details as possible.

5. **Renovations and Repairs:**

- a. Construction in units is to be between 8am to 5pm Monday through Saturday.
- b. If you are planning a renovation you are asked to contact building management prior to commencement for guidelines and they will provide permission. This also applies to moving plumbing or electrical fixtures from one location to another.
- c. Unapproved renovations are subject to removal.
- d. If you are upgrading / renovating, please ensure your insurance is adjusted to reflect coverage on all items that are not remaining "builder's grade".

6. **Home based business:**

Please make your request in writing to the Building Management for approval by the Board. Approval will not be given to business which requires public attendance in the building.

7. **Air conditioners:**

Air conditioners cannot be mounted to hang outside of windows and must be fully inside your unit. They cannot alter the building in any way or cause excessive noise outside your unit that may disturb neighbors.

8. **Heating:**

It is the owner / resident's responsibility to inspect their home for leaks and report them as soon as discovered. Take a moment and inspect your heating pipes, carpet areas and ceilings frequently and report any damages as soon as possible to avoid further damage and possible liability. In the winter, please make sure your heat is on. Do not leave any windows or patio doors open when you are not around. If you do need to open a window, please monitor it closely as there have

been problems with pipes freezing when there is a change in temperature. Damage done to your suite and other suites, as a result of frozen pipes that burst, as a result of negligence on the part of

General Building Information continued

Heating continued

the resident or owners of the suite, is the responsibility of the owner and/or resident of that suite. Our temperature can change drastically from warm to cold in a hurry.

9. Pets:

Please be reminded of the bylaws regarding pets at Garneau Gates

Section 3.16 ANIMALS

No animal, livestock, fowl or pet of any kind, other than lap dogs, cats, fish (and other aquarium species), birds and animals continuously kept in cages within a Unit, shall be kept in any Unit except with the written consent of the Board, which consent the Board may arbitrarily withhold, and which consent of the Board may withdraw at any time on fifteen (15) days' notice;

Provided however that:

- a) All pets shall be restricted at all times to the exclusive use area assigned to the pet Owners Unit or shall be under the actual physical restriction of the Owner of the pet or the representative of the Owner of the pet; and
- b) If the board in its sole discretion, deems any pet whatsoever, whether a small pet of the kind permitted hereby or a pet to which the Board has consented, to be causing unreasonable disturbance to the Owners or Occupants of other Units or to be a hazard or harmful to any common property, then the Owner of the Unit in which such pet is kept shall forthwith, on notice from the Board, remove or cause to be removed such pet from the Units and such pet shall thereafter not be kept in the Unit or anywhere on the common property at any time.

Pet owners shall abide by the rules and regulations relating to pets as adopted by the Corporation from time to time

Not noted in the bylaws: Clean up after your pet on common property and do not use balconies to replace walking your pet.

Pets, including visiting pets require approval of the Board. You will find a pet approval Form included in this package. Please also refer to the Corporation bylaws.

10. Insurance:

It is strongly suggested that all owners have proper insurance. A copy of the insurance documents should be presented to the management company for their records.

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:

- Insurance coverage on your personal property or contents coverage
- Insurance coverage for personal liability
- Sewer Back up
- Contingent insurance

- Insurance on Betterments, or improvements
- Loss assessment (coverage for the Corporations deductible should it be assessed back to them.)
- If the unit is rented to tenants, the owner should carry a condo package that also covers tenant liability; the tenant must carry a tenant's policy.

General Building Information continued

11. Insurance continued

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 reference.

12. Utilities:

It is the responsibility of the Owner(s) to transfer all utilities into their name on their possession date.

13. Payments

Common Expense Levies (condo fees) can be paid via post-dated cheques or Electronic Funds Transfer. Payment for all other items including but not limited to move fees, fobs and keys, chargebacks, parking, etc. can be paid by cheque made out to:

Garneau Gates C/O Ayre & Oxford Inc.
#203 13455 114 Avenue
Edmonton Alberta, T5M 2E2

Please note that any payment that is returned is subject to a \$35.00 NSF processing charge, as well as any interest charges as set out in the Corporation Bylaws.

Guidelines for Enjoyment and Use of Common Areas

1. **For Sale / Rent Signage:**

Signs cannot be placed in windows, on the common property or surrounding grounds.

2. **Rental Units:**

If you intend to rent out your suite, please notify Ayre & Oxford Inc within 20 days of the Rental. There is also a \$1000.00 deposit that must be submitted within the 20 day time frame.

3. **BBQ's:**

Propane BBQ's tanks are not allowed to be carried through the elevator. The propane must be carried up the stairs and not by elevator, this is for insurance purposes. The BBQ should be kept away from the siding as it could melt. Any damage to the outside of the building from BBQ's is the responsibility of the owner's or residents of the suite with the damage.

4. **Garbage:**

⊗ Please DON'T put your garbage beside the dumpster. It won't get picked up by the garbage people and ends up being strewn across the property. If we have to hire someone to clean up garbage left outside the bin or in the building that cost gets passed on.

⊗ Plastic milk jugs and other recyclable plastic jugs now carry a refundable deposit.

⊗ If you are placing milk jugs into the containers, please ensure they are crushed to allow more space.

⊗ Please DO NOT put your garbage in the hallway, lobby mailbox area recycle bin or in the stairwells.

5. **Security:**

The security of the building is relevant to everyone to make sure to avoid allowing strangers into the building.

a. Don't allow people to follow you through doors.

b. Wait for the garage door to close before entering / exiting the parkade.

c. Report suspicious activity to the police.

6. **Visitors Parking**

Visitors' parking is for "visitors" only.

Visitor parking is restricted to a maximum of six hours. Temporary permits can be obtained for special circumstances; however not for regular use.

7. **Smoking** – By Special Resolution the Board of Directors passed a motion for Garneau Gates to be a non-smoking premises.

Smoking: An Owner or Occupant shall not smoke or permit to be smoked any cigar, cigarette, pipe, vapor inhaler, or other similar smoke-emanating product, including both tobacco and marijuana, anywhere in their unit, on their balcony, or on the Common Property of The Corporation.



Garneau Gates
Contact Information Update Form

**** 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 keely@ayreoxford.com or via fax, regular mail, or drop it off to our office, contact information provided on the letter head.

PET REGISTRATION

Property: Garneau Gates Condominiums

Unit Owner: _____

Unit Address: _____

I hereby request permission to keep in the aforementioned described condominium unit a pet of the following description (**Note:** Please submit a photograph with this application.):

Common Name: _____

Breed: _____

Approximate Size: _____

Color: _____

Age: _____

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

Other Description: _____

In consideration of this permission being granted I agree:

1. That at all times when this animal is not in the Unit, or contained in the privacy area, it shall be kept on a leash while coming to or leaving the property.
2. That I will pay immediately for any damage done by said animal to the common property or person.
3. That I will indemnify and save you harmless from any and all claims which may be against the Condominium Corporation by reason of the Condominium Corporation permitting me to keep said animal in my Condominium Unit.
4. That permission granted by the Board of Directors on behalf of the Condominium Corporation may be revoked at any time, at the Board of Director's discretion.
5. That I shall not permit my animal to run at large on any part of the property.
6. Continual barking is acknowledged as disturbing the quiet enjoyment of Condominium Owners, and the Condominium Corporation has the right to withdraw approval of pets that are deemed to be a problem.
7. Animals are not allowed to defecate and if so, it is the Owners responsibility to remove immediately.

Per Unit Owner _____

Per Pet Owner _____

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



Dated this _____ day of _____, 20_____ .

Per: _____ (Property Manager) on behalf of The Owners: Garneau Gates
Condominiums



NOTICE OF INTENTION TO RENT/LEASE
Garneau Gates Condo Corporation #002 3870

1. We, _____ as owner(s) of
Unit Number _____, intend to rent/lease the unit to:

(name(s) 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 and the circumstances under which it may be terminated prior to expiry is attached.
3. My/Our mailing 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. 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 Bylaws. 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.
6. I/We have fully explained to the prospective tenant/lessee the provisions of Sections 53-57 of the *Condominium Property Act* and we have provided the tenant with a copy of the Corporation's Bylaws.
7. 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.
8. **Attached is a cheque for the deposit in the amount of \$ _____**

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

SIGNATURE OF OWNER

SIGNATURE OF CO-OWNER

Attachments: Rental Lease Agreement & Certified Cheque



Tenants Receipt of Bylaws – Garneau Gates

To: Board of Directors: Garneau Gates 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 – Garneau Gates

To: Board of Directors: Garneau Gates Condominiums

Unit # _____

Address: _____

I / We _____

Cease to rent the aforementioned suite effective: _____ date.

Date: _____

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

Witness Signature: _____

Appendix #1. Rental Policies/Regulation
Garneau Gates Condo Corporation #002 3870

1. Application for rental units will be made by owners using the format of the Notice of Intention and Application to Rent form provided by the Park Place South Terwillegar Board of Directors. Applications will not be processed without all of the required information.
2. **A deposit will be required in the amount equal to one months' rent** and is to accompany the Notice of Intention to Rent form. Deposits are kept in a separate trust account for duration of the unit being rented. To request a deposit refund, fill out the Cease to rent form.
3. **Move in and out procedures are strictly enforced.**
4. Tenants/Lessees will be required to sign an undertaking in agreement to be bound by the bylaws, rules, regulations and rental policies of **Garneau Gates Condo Corporation #002 3870**
5. Ensure contact information is kept up to date for Owner and occupants.
6. Owner Usage:
 - (i) Each Unit shall be occupied only as a one-family residence by the Owner and his family or by a tenant of the Owner and his family, and for the purposes of this Bylaw one family shall mean a nuclear family.
 - (ii) Roomers and boarders shall not be allowed; and
 - (iii) The number of occupants of a Unit shall in any event be reasonably commensurate to the number of bedrooms and bathrooms within the unit;
- b) The Owner shall require written approval from the Board for use of a Unit in whole or part for the operation of any commercial or professional enterprise. No Unit shall be used in whole or in part for any commercial or professional enterprise by other than the Owner and such enterprise shall be restricted to one authorized and approved by the City of Edmonton through the development permit process as a home occupation which use shall not create unreasonable traffic, noise or activity with the portion of the Unit so employed or upon or around the building or the parcel.
7. Notice to vacate will be sent by registered mail, three months in advance, should this be deemed necessary by the Board of Directors upon review of the rental agreement.
8. All other notices by the Corporation to give up possession will be given in compliance with Section 54 of the *Condominium Property Act*:
 - (1) The Corporation may give a tenant renting a unit notice to give up possession of that unit if any person in possession of the unit;
 - a) Causes damage, other than normal wear and tear, to the real or personal property of the Corporation or to the common property, or
 - b) Contravenes a bylaw.
 - (2) When the Corporation gives a tenant notice under subsection (1),
 - a) The tenant shall give up possession of the unit, and
 - b) Notwithstanding the *Residential Tenancies Act* or anything contained in the tenancy agreement between the tenant and the tenant's landlord, the tenancy agreement terminates, on the last day of the month immediately following the month in which the notice is served on the tenant.
 - (3) A notice given under subsection (1) shall be served on the tenant and the tenant's landlord.



Garneau Gates

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

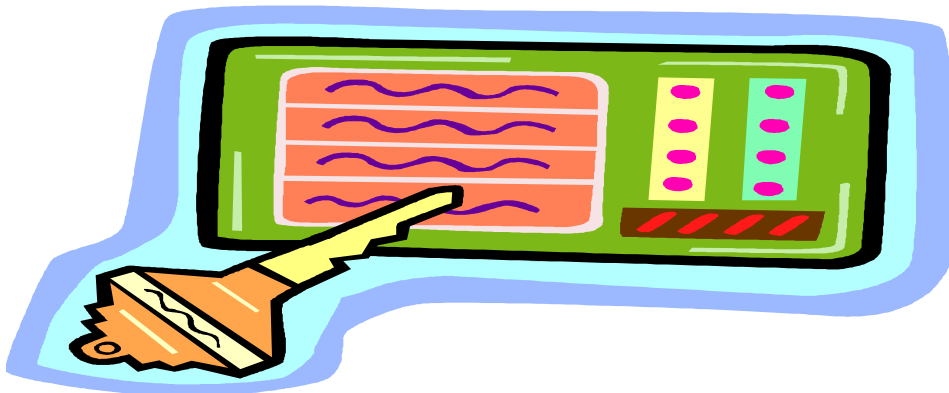
#501, 4730 Gateway Blvd. NW Edmonton AB T6H 4P1

Phone (780) 448-4984 • Fax (780) 448-7297

www.ayreoxford.com

Intercom Update

Garneau Gates Condominiums



Please be advised an Intercom system is installed at the front gates of the building.

To activate your Intercom, we require the telephone or cellular number you wish to use along with your name or "Occupied" to be displayed. Long-distance phone numbers will **NOT** be programmed; only local numbers are permitted.

Your dial code is your unit number with a zero at the end. The four-digit dial code assigned to your unit must be entered by your guest, followed by pressing #. This will activate your home telephone or cell phone. You may then allow your guest access to the courtyard by pressing "9" on your phone keypad. Please note that the intercom only provides access to the courtyard; residents must meet their guests at the elevator vestibule.

Once the form is received, Maintenance is requested to program the intercom and will be programmed within 10 days from when the form is received. At that time, you are responsible for testing your intercom.

Ayre & Oxford Inc.
Suite 501, 4730 Gateway Blvd
Edmonton, AB T6H 4P1
Email: keely@ayreoxford.com

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

Unit # _____

Owner/Tenant Name(s) _____

Name to be Displayed or "Occupied" _____

Phone Number _____



Garneau Gates
Unit Alteration / Renovation Application

Date of Application: _____

NAME: _____

ADDRESS: _____

PHONE: _____

Interior Enhancement: _____

DESCRIPTION OF PROJECT(S) – Exterior: (Deck, Fence, Sun/Screenroom, 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: _____

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)

Garneau Gates 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.

Unit Owner Maintenance Responsibilities:

Balcony / Patio Standards:

1. Balconies must be kept free of garbage and household items except for barbeques and appropriate outdoor furniture.
2. Christmas decorations must be removed by April 1st.
3. Balconies may not be used for storage or hanging laundry.
4. Balconies must not contain anything that is unsightly, offensive, or that reduces the general attractiveness of the area.
5. For apartments on the main floor with a railing around the patio, note: any alterations to the rail including the addition of a gate is to be approved by the Board of Directors in advance.

Window, Patio Door, and Door Standards:

1. Only window coverings produced specifically for covering windows shall be placed on windows.
 - a. Foil, blankets, signs, sheets, flags, boards, cardboard, and window coverings containing logos, pictures, or words in any language are not allowed.
 - b. Window coverings that, at the sole discretion of the Condo Corp Board, are unsightly are not allowed.
 - c. Ornaments or objects that, at the sole discretion of the Condo Corp Board, are unsightly or offensive must not be placed where they are visible through windows or doors.
 - d. Windows may not be painted.
 - e. Christmas decorations must be removed by April 1st.
 - f. Windows must be kept free of damage.
2. Patio Doors: All the same standards apply to patio doors as apply to windows.
3. Doors:
 - a. Only makes and models of screen doors approved by the board may be installed on a unit.
 - b. New locksets must be the same color, finish, and style as the original locksets.
 - c. Doors must be kept clean and free of damage.

Remedies: If a unit owner fails to maintain his unit or balcony according to the above standards then the following will occur:

1. Fines will be levied by the Condo Corporation at their discretion
2. The condo corporation, at their discretion, will bring the unit up to the required standard and will charge the cost of the maintenance and repairs back to the unit owner.

Garneau Gates Condominium Corporation Garage Remote & Fob Policy

To ensure the security and proper management of building access, the following policies are in place for garage remotes and entry fobs:

1. Garage Remotes

- Replacement or purchase of a garage remote will be provided at a cost of **\$250.00 per remote**.
- Each request will be reviewed and approved by **Ayre & Oxford Inc.**, who may exercise discretion in special circumstances.

2. Entry Fobs

- Replacement or purchase of an entry fob will be provided at a cost of **\$150.00 per fob**.
- Each request will be reviewed and approved by **Ayre & Oxford Inc.**, who may exercise discretion in special circumstances.

3. General Guidelines

- All requests must be submitted in writing to Ayre & Oxford Inc. by the registered owner.
- Remotes and fobs are intended for the use of owners, tenants, or authorized users only.
- Lost or stolen devices must be reported immediately to ensure the deactivation of the missing device and to maintain building security.
- Devices remain the property of Garneau Gates Condominium Corporation and must be returned upon sale or transfer of the unit.

Note: Ayre & Oxford Inc. reserves the right to deny or limit requests if deemed necessary for security, management, or policy compliance.