



Mosaic Summerside

Welcome to your new home at Mosaic Summerside! As a new owner, you will find some important information in this package concerning Property Management contacts, move in policies, rental information and pet registration. This document is not meant to replace your bylaws: please also ensure you have read and understand your Corporation bylaws.

Key Resident Contact Information

Ayre & Oxford Inc

501, 4730 Gateway Blvd
Edmonton AB, T6H 4P1
Ph: 780.448.4984 ~ Fax: 780.448.7297

Deanna Chacana - Condominium Manager, Associate

Ext. 3050 ~ Email: deanna@ayreoxford.com

Dawn Billo - Administrative Assistant

Ext. 3470 ~ Email: admin2@ayreoxford.com

**After-hours Maintenance Emergency line:
780.499.8424**

MAINTENANCE COORDINATOR

Summerside Residents Association

780-497-7558, Fax: 780-497-7559

www.summerside-connect.com



Guidelines for the Use & Enjoyment of Common Areas

Ayre & Oxford Inc. assists the Owners with common area issues such as grass cutting, watering of the trees and lawn, snow removal, garbage removal, parking, pet issues and items pertaining to/ in accordance with the Bylaws. Ayre & Oxford Inc. ensures that all bills are paid in a timely manner and take care of the collection of the Maintenance Fees.

All common area concerns can be directed to your Condominium Manager Deanna Chacana. Any concerns regarding in suite deficiencies can be directed to Adrienne Floyd at the Service Department of Brookfield Homes.

Move in's / outs Etiquette:

- a. Please pay close attention to balconies when navigating moving trucks.
- b. Please ensure you do not block emergency fire lanes for any extended duration while conducting your move, and be ready to remove your vehicle promptly if required.
- c. **No driving on the grass or moving through patios.**
- d. Damages resulting from vehicles or trucks onto any common property area, or any other damages incurred will be charged backed to the unit owner.
- e. Do not leave any doors propped open and unattended.
- f. Do not dispose of any furniture or large items in the garbage room besides domestic garbage.

Mailbox Keys

- a. Unit and mailbox locks/ keys are the owner's responsibility to replace and maintain.

Security:

The security of the neighborhood is relevant to everyone. If you see unsafe conduct or activities in your area, please report suspicious activity to the police.

- a. If there is a police / fire or medical emergency, call **911**.
- b. If it is not an emergency, call the police non-emergency line at **(780.423.4567)**.
- c. After providing the details, request the event number for this incident.
- d. Kindly report the event and incident number to Ayre & Oxford the next business day, including the date / time and nature of the complaint, with as much detail as possible so that we may keep record or follow up accordingly.

Property Assistance Personnel

This does not include maintenance like snow removal or landscaping, but does include in- suite or exterior deficiencies that are impacting your enjoyment of your new home.

If you have a flood or a similarly urgent issue which requires immediate assistance please contact the office during business hours or the after-hours emergency staff using the **After-hours emergency line: 780.499.8424**.

Please note that your Condominium Corporation employs a maintenance personnel, ensuring that you have someone familiar with your property to address most site emergencies and complete a regular maintenance check on your property. Outside of

regular business hours, a rotating after-hours emergency staff is available to assist you, however they are paid overtime rates.

The Condominium Corporation will always pay the staff for their time on-site, however please keep in mind that many concerns you would have within your suite are a unit owner's responsibility, as outlined in your bylaws. If personnel are called on-site solely to assist in completing an owner responsibility, the Corporation may charge your unit for the expense.

If you are unsure whether your concern is an owner issue, please ask your onsite staff or the management office directly. **All non-urgent reports should be made via email or phone to the office for record purposes.**

Noise & Disturbance:

Daily living and its associated noises are expected and suggested to remain from 8am to 9pm. Outside of this timeframe should be quiet hours, so parties or activities beyond 9pm should be conducted with due respect to your neighbors.

Owners with complaints regarding noise in a unit after hours are asked to notify the police as indicated above, then provide the incident number to your Property Manager with accompanying details at your earliest opportunity for record keeping or follow-up.

Speed Limits:

The speed limit is 15 kilometers per hour. If you see someone speeding, please record his/her license number and email it to the property manager.

Visitor Parking:

Visitor parking will be monitored by United Parking starting July 15, 2018. Please remember to remind your guests to register their vehicle as soon as they park. Visitors are permitted to park for a maximum of 12 hours per visit and 6 visits per month. Residents are not permitted to park in visitor stalls. Please review the parking signs on site for further instructions.

Register Online at: www.iStall.ca Text or Call 1-844-332-2212 Location ID: 144.

Yards / Landscaping:

Owners are responsible to maintain, weed, and water your own shrub beds.

Owners are also responsible to water your own grass.

- a. If your unit is still covered under the first year warranty, please do not tear out shrubs, plants or trees.
- b. The bylaws for Summerside specify that no toys, chairs or furniture are to be kept on lawns.
- c. The grounds-keeping / Snow removal contractor will mow the grass within your fenced yard if it is clear of pets, pet feces, toys, debris, or any other objects.
- d. If you have a pet, please be responsible and practice immediate clean up in your yard and other common areas.
- e. Even if you have a pet, you are responsible to keep your grass alive, green, and free of feces. (Tip: Pet urine tends to kill grass. The bylaws are clear that this is



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unacceptable. Heavy watering and some fertilization of your grass might reduce the problem.)

Balconies:

Balconies are considered common areas. They must be kept clean of junk not appropriate for this area. No storage of garbage etc. is allowed. Basically if it is an eyesore, it's not allowed. We want everyone to be able to enjoy their balconies, so common courtesy in respect to noise levels is also appreciated. If it gets noisy, kindly take the party inside and close the sliding door. Loud noise after 9:00 pm is frowned upon. **Satellite Dishes** are not allowed on balconies. **BBQ's** are a fire hazard on rear balconies.

Garbage:

There are garbage garages located every few buildings along the central laneway. Please keep the garbage area locked, and do not dispose of furniture or mattresses in the dumpster area, as the city will not pay for removal of items. The cost of removal will be charged back to your unit if found.

We strongly encourage everyone to recycle, and please be reminded:

- ⊗ Please DON'T put your garbage beside the dumpster – it won't get picked up by the garbage folks, 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 disposing of milk jugs, please ensure they are crushed to allow more space.

Pets:

Only one (1) pet is permitted to reside within the unit or on Common Property. There is a restriction on the height and weight of allowable pets to no more than 17 inches in height at the shoulder and 40 pounds in weight as per attached policy. The pet must be registered & approved with the Board of Directors.

Payment

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:

Mosaic Summerside
C/O Ayre & Oxford Inc.
501, 4730 Gateway Blvd
Edmonton Alberta, T6H 4P1

Or via the Corporation's **CondoCafe**.

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.

CondoCafe:

This is an online portal offered exclusively by Ayre & Oxford Inc. where you will have



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access to view your own account balance in real time and you can make payments with your bank card, credit card, or chequing account for any costs you may incur (other than recurring Condo Fees). In addition to the new payment options, you will also have access to your condominium's documents and communications from our office.

To be able to be invited to register for CondoCafe (RentCafe), you are required to register your email address with Ayre & Oxford Inc. Once your email is received, you will be emailed instructions on how to register. Please contact admin2@ayreoxford.com to update your email information.

Guidelines Within your Unit & Exclusive Use Areas

BBQ's:

BBQ's should be kept away from your siding, and off of rear balconies, as they could melt the vinyl exterior. Any damage to the outside of the building from BBQ's is the responsibility of the owner of the suite upon which damage was incurred.

Downspouts

Downspouts should remain DOWN at all times to ensure water drainage is directed away from your foundation. Lawn companies occasionally forget to place these back down, so please monitor this ongoing, and notify management if this becomes an issue.

Air Conditioners:

According to the electrical calculation of the pedestals on site, central air conditioners are not permitted to be installed as the maximum electrical capacity has been reached for each building. If they are installed, the Board holds the right to have them removed at the owner's expense. **Interior air conditioners are permitted.**

Please be reminded air conditioners are not permitted to protrude out of the window.

Heating:

Please monitor the temperature of your unit to ensure it is reasonable, and not humid. 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 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.

Renovations & Repairs:

Please note that any alterations of your existing unit (including a change of light switch facing) can void the warranty on your unit if not completed by a professional. For any questions regarding your warranty, please contact Brookfield directly.

If you plan on a major alteration such as developing your basement, we advise you to contact the City of Edmonton at #311 to inquire further about your responsibilities



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and obligations in receiving a permit. We also recommend that you contact building management prior to commencement for guidelines and to seek Board approval for your intended alterations.

Please strongly consider the following before proceeding:

- a. Construction in units is to be completed between 8am to 5pm Monday through Saturday, and not to take place on balconies or common area space.
- b. Please seek advice before moving plumbing or electrical fixtures from one location to another.
- c. If you are upgrading / renovating, please ensure your insurance is adjusted to reflect coverage on all items that are not remaining "builder's grade".
- d. Unapproved renovations may be subject to removal.
- e. Disposal of renovation materials in the City garbage area may result in a chargeback.

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. Only common property and improvements installed by the Developer will be covered under your Condominium insurance coverage.

Please complete the attached Improvement Installation Checklist for the Corporation to properly insure these improvements, as the Developer is not responsible to provide this information.

Provide your insurance agent with a copy of the Corporation bylaws and the current Corporation insurance certificate for their reference in ensuring your coverage is relevant to areas of your responsibility.

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.

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 this be assessed back to the unit responsible.)
- If the unit is rented to tenants, the owner should carry a condo package that also covers tenant liability, the tenant must carry a tenants policy.

To protect yourself in these important areas you should purchase a Condominium Unit Owners Policy. This a package designed specifically for this unique type of ownership. Contact your insurance agent to ensure that your needs are adequately met.



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.

Rental Units:

If you intend to rent your suite, please ensure you send confirmation to the Condo Corporation of your own and the tenants' contact information and receipt of the bylaws through Ayre & Oxford Inc within 21 days of the rental. Provide all contact details regarding any third parties involved in the suite as well: You will find a form attached for your reference.

If you are found to be renting out your suite without sending the Condominium Corporation the full contact information and confirmation required, please note that this will result in an immediate fine of \$250.

For Sale / Rent Signage:

Signs are not permitted to be placed in suite windows or anywhere on the common property or surrounding grounds of Mosaic Summerside. A Realty Tree is available, so sale signage can be coordinated accordingly with the Signage companies.

Sump Pumps:

Each end unit has a sump pump installed. With this equipment comes some responsibility, as its continued operation will affect all other units. Costs associated to its operation are metered separately for its electrical intake. The main benefit of having a sump pump in your home is that it alleviates the worry of accidental water damage.

Each unit owner is responsible to ensure the installed sump pump is operational at all times. Should the sump pump remain inoperable for a period of time, damages can result in repair costs along with restoration costs in the event of flooding, which can be excessive. **Should damages occur as a result of unit owner negligence, the repair costs will be levied against the unit owner responsible.** In addition, Brookfield Homes may void structural warranty terms should any resulting foundation issues be uncovered.

Please take this opportunity to review some tips for care of the sump pump:

- Ensure the discharge pipe is connected** and allows water to drain away from the foundation.
- Go outside** to check that the pump is actually discharging water (sometimes the pump will run but it won't pump any water out).
- Visual Check:** In general, a sump pump does not require extensive maintenance. Most homeowners find it beneficial to do a visual check on the pump every few months. Once annually, it is important that a more thorough sump pump maintenance routine be performed. On the rare occasion of persistent rainfall, your sump pump should be monitored more often to ensure its smooth operation.
- Fill the sump pit with water** to make sure the pump is working properly.
- Clean the air hole** in the discharge line.
- After Heavy Rainfall:** A build-up of debris in your sump pump is one of the major



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causes of sump pump failure. It is important that you check your inlet suction screen to make sure that there is no blockage. This sump pump maintenance routine should be performed every few months and especially after heavy or persistent rainfall.

•**Check the Motor:** Once annually, it is necessary to check on the effective operation of the sump pump's motor by pouring water into the drain area of the pump. If the pump is working well, the motor will turn on just as the float rises with the water level. You should repeat this procedure for a few cycles. Keep track of when you last performed this task as it is a very important part of your sump pump maintenance program.

•**Check Float:** Ensure that the float of your sump pump is able to freely move. If the float is obstructed, your pump may fail to start. This task does not have to be performed regularly, but you should get in the habit of doing it every few months.

•**Verify Oil Seal:** If you spot an oily film on the surface of the water in your sump pump, verify the condition of the oil seal. The appearance of oil probably indicates a faulty oil seal which may cause the motor to burn out.

Humidity and Condensation in your Home:

It is a home owners' responsibility to maintain the proper humidity level within their home in efforts to reduce moisture. Routine things like cooking, showers, dishwasher and laundry machine use and hang drying clothes can produce high amounts of moisture in your home. If the moisture is not vented outside, it can cause damage in your home. In efforts to reduce excessive moisture please ensure to use the appropriate fans listed below:

- Adjust the humidifier on your furnace to match the chart below when temperatures change outside.
- Use your bathroom and kitchen fans every time you cook or shower. Run them for an hour after each use.
- Use the main ventilation switch located below the thermostat at least once a day for an hour each time.
- Keep the window curtains open and/or blinds lifted one (1) foot from the bottom of the window.

<i>Outside Air Temp</i>	<i>Maximum Indoor Humidity</i>
-30°C or below	15%
-30°C to -24°C	20%
-24°C to -18°C	25%
-18°C to -12°C	35%
-12°C to 0°C	40%

Please contact Ayre & Oxford if any condensation from the attic leaks onto the ceiling or from the bathroom fan.

Thinking of Selling?

It happens – everyone 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:



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

All these documents have been provided to owners in the past. By law you only have to make these available for VIEWING (by appointment at Ayre & Oxford) however to speed up the sales process most sellers keep a copy of the documents handy. Please remember that if you need this documentation reproduced there is a fee which can be \$300-400 depending on the needs of the buyer. So be sure to have your bylaws and keep your AGM information in a handy spot!

Attachments Included:

Mosaic Summerside Contact Information Sheet
Notice of Intention to Lease Form
Notice of Tenants' Receipt of Bylaws
Notice to Cease Rental Form
Pet Policy Form for Signature
Pet Registration Form
Electronic Funds Transfer Form (Automatic Condo Fee Withdrawal)
Unit Alteration Form
Email Authorization Form
Resident Complaint Form
Pet Policy
Visitor Parking Registration Instructions

Mosaic Summerside
Contact Information Update Form

How would you like to receive your Condominium Correspondence?	
EMAIL ONLY <input type="radio"/>	MAIL ONLY <input type="radio"/>

**** 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.: _____ Building (where applicable): _____

OWNER INFORMATION
Owner Name: _____
Property Address: _____
Mailing Address (if offsite): _____ Prov: _____ Postal Code: _____
Primary Phone No.: _____ Secondary Phone No.: _____
E-mail: _____
Emergency Contact/Agent: _____
Emergency contact primary phone: _____ Secondary phone: _____

TENANT / RESIDENT INFORMATION, (if different from Owner):
Name(s): _____
Daytime phone: _____ Evening phone: _____
Please be reminded that the Owner(s) is/are responsible to ensure the Tenant(s) receive all applicable correspondence

CARS OWNED OR USED BY OWNER/RESIDENTS parked on Condominium Property:
Car #1.
Parking stall number: _____ Make/Model: _____ Colour: _____ License Plate Number: _____
Car #2.
Parking stall number: _____ Make/Model: _____ Colour: _____ 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 admin2@ayreoxford.com, or via fax, regular mail, or drop it off to our office, contact information provided on the letter head.



Mosaic Summerside
Unit Alteration/Renovation Application

Date of Application: _____ **Phone #:** _____

Name: _____ **Unit #/Address:** _____

Interior Enhancement (add any betterments to your insurance policy to ensure coverage)

Description of Project(s) – Exterior: Check description below.

- Patio Stones Rocks Mulch Shrubs Fake Grass Fence
 Screen Door BBQ Gas Line

Interior: Check description Flooring Electrical Plumbing

Describe project in Detail below:

Is a City of Edmonton Permit Required: **YES** **NO** (If yes, enclose copy)

List 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 exterior. Rocks must be 2 inches in size and be beige or rainbow color. Mulch must match existing color. Must keep 2 shrubs within the yard. Screen doors must be white and all glass.

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 start to completion dates: _____

NOTE: owner(s) accepts responsibility for timely completion of construction project. Please be advised if exterior work is not completed in a reasonable amount of time considered by the Board, the approval of the alteration may be revoked by the Board.

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

Specifications as Follows:

IF the installation is flooring: adequate soundproofing must be provided by the underlay selected.

- If the flooring being installed is an engineered floating floor, the insulation needs to have a FIIC impact rating of a minimum 60 to avoid disturbance to adjacent suites.
- A further recommendation for sound barrier would be an FIIC rating of 80.
- The flooring will be installed with the inclusion of a moisture barrier which is mold / mildew resistant.

IF the installation is regarding fixtures: they match the current standards and voltage.

Plumbing/Dishwashing changes: That this work is conducted by a professional.

If you have any questions about coordinating the work, contact Christine Sheskey, Condominium Manager.

This decision will stand as long as all of the following conditions are met:

1. The work is to be completed during normal working hours 8:00 a.m. to 6:00 p.m. Monday to Friday, and will not be conducted on balcony space or other common areas, as applicable.
2. Understand that this may be considered replacement of the builders' grade; therefore this will be considered betterment, or improvement is covered by the Corporation insurance policy. Be sure to complete and submit the betterment and improvement form from the welcome package.
3. It will be the home owner's responsibility to pay for any future damages that may occur due to the above adjustment.
4. It will be the home owner's responsibility to declare to any future purchasers their responsibility for the adjustment.
5. Although this area is no longer considered common area, it must be maintained as to the standards of all other common areas of this project.
6. Failure to comply with any of the above points or failure to sign and return one copy of this form to the Board will result in this request being denied.
7. Failure to maintain the area after construction will result in the area being returned to its original state at the home owner's expense.
8. All building permits are responsibility of home owner not the Condominium Corporation.
9. You are responsible to ensure that any additional noise caused by the alteration does not disturb neighboring units.
10. Owners are responsible for ensuring that any contractors, trades, or service providers do not use the condominium corporation's garbage, recycling, or organics bins for the disposal of construction, renovation, or work-related materials. All waste generated by contractors must be removed from the property by the contractor at their own expense. Any costs incurred by the Corporation due to improper disposal may be charged back to the unit owner.



If you agree with all of the above conditions, please sign and return these forms to Ayre & Oxford Inc for the Board of Directors of Condo Corp. **082 5422** to review. Your project will be able to commence once this form is signed and returned.

**Mosaic Summerside
Unit Alteration/Renovation Application – Third Parties Agreement**

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)



Mosaic Summerside
NOTICE OF INTENTION TO RENT/LEASE

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

(name and address of proposed tenant/lessee)

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.

My/Our address for service of legal process is:

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.

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 bylaws. 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 owners unit. The Corporation shall not be obliged to discharge the caveat until all arrears, including interest and enforcement costs have been paid.

I/We have fully explained to the prospective tenant/lessee the provisions of Sections 45 to 47 of the Condominium Property Act and we have provided the tenant with a copy of the Corporation's Bylaws.

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, signed bylaw received. Tenants' insurance certificate



Mosaic Summerside
Tenants' Receipt of Bylaws Confirmation

TO BE COMPLETED BY THE TENANT(S)

To: Board of Directors: Mosaic Summerside Condominiums

Unit # _____

Address: _____

In consideration of the attached application to lease unit # _____ at Mosaic Summerside, 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: _____



Mosaic Summerside
Unit Owner's Cease to Rent Notification

TO BE COMPLETED BY THE UNIT OWNER(S)

To: Board of Directors: Mosaic Summerside Condominiums

Unit # _____

Address: _____

I / We _____

Cease to rent the aforementioned suite effective: _____ date.

Date: _____

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

Witness Signature: _____

Mosaic Summerside

APPLICATION FOR PET APPROVAL

In accordance with the Board of Directors 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. **NOTE:** A size restriction is in effect, no larger than 40lbs & 17inches: all pets require Board approval and all pets must be registered with the Board.

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: _____ Age: _____ Fixed? Circle Y or N

Full Grown Height: _____ Full Grown Weight: _____

Municipal License # _____ Tag # _____

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 62 (b) iii.
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 tied to any part of the Common Property, including posts, trees, shrubs, fences or signs.
7. No animal shall be allowed to create noise or disturb other residents in any way.
8. No animal shall be left unattended while on Common Property or exclusive use areas.
9. All pets must be properly controlled (leashed or caged) at all times while on Common Property.
10. Owners are responsible for the proper disposal of PET WASTE. All waste is to be removed immediately from Common Property and exclusive use areas.
11. **Board Pet Policy: No more than 1 cat or dog forty (40) pounds in weight and seventeen (17) inches in height.**
12. **I/We** agree to comply with the Condominium By-laws and any rules and regulations set forth by the Condominium Corporation.



**Mosaic Summerside
APPLICATION FOR PET APPROVAL**

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 based on any violation of the pet rules or bylaws.
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. It is the Owner's responsibility to remove pet feces from common areas and exclusive use areas immediately.

Per Unit Owner _____

Per Unit Owner _____

SIGNED THIS DAY OF _____, 20__ .

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: Mosaic Summerside Condominiums

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)



Mosaic Summerside

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: _____

I, _____; Hereby authorize Alberta Treasury Branch (ATB) and: Ayre & Oxford Inc., #203, 13455-114 Ave; Edmonton, AB T5M 2E2, Telephone: (780) 448-4984

CIRCLE YES or NO

- | | | |
|--|-----|----|
| 2. New Pre Authorized Plan for Ayre & Oxford Inc.? | YES | NO |
| 3. Bank Information Change (If Applicable)? | YES | NO |

THESE SERVICES ARE FOR:

- CHECK ONE:**
 Personal Use OR Business Use

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

AYRE & OXFORD INC.

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

November 27, 2019

Re: City of Edmonton Seasonal Parking Ban Mosaic Summerside Condominiums

Dear Owner(s):

Please be advised the Board of Directors has modified the property's visitor parking restrictions during a City of Edmonton declared Seasonal Parking Ban at Mosaic Summerside Condominiums.

The current parking policy is in effect for Mosaic Summerside:

- Visitor Registration is permitted and limited to a maximum of 10 registrations per month, per Unit.
- A maximum visitor stay of 12 hours is permitted.
- A request for extended or consecutive visits beyond the posted limits must be approved by the board via email submission from the home page.
- Any vehicles exceeding the 10 visits per month will be considered a resident and subject to immobilization.

The Board of Directors has determined that these parking restrictions and enforcement services will be temporarily suspended during a declared Seasonal Parking Ban by the City of Edmonton. This change was done to assist the City in clearing snow from the bus route by removing vehicles from the street. This change will allow residents to park in the visitor stalls without registering their vehicles while the Seasonal Parking Ban is in effect.

Once the City of Edmonton has declared the Seasonal Parking Ban is no longer in effect, the regular parking restrictions and enforcement services will resume.

For further information about the City of Edmonton Seasonal Parking Ban, declaration, and timelines please refer to the following website:

https://www.edmonton.ca/transportation/on_your_streets/seasonal-parking-ban.aspx

Should you have any questions or concerns, please contact our office at 780-448-4984.

Yours Truly,

Ayre & Oxford Inc.

Agents on behalf of Mosaic Summerside Condominiums



Deanna Chacana

Condominium Manager, Associate



AYRE & OXFORD INC.
**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: _____

AYRE & OXFORD INC.

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

September 9, 2021

Re: Pet Size Restriction Policy; Mosaic Summerside Condominiums

Dear Owner(s):

Please be advised on August 26th, 2021 the Board of Directors has implemented the following policy pertaining to the pet size restrictions at Mosaic Summerside Condominiums.

The implemented policy has the restriction on the height and weight of allowable pets to no more than 17 inches in height at the shoulder and 40 pounds in weight. As a result, the Board will not approve any requests for pets not within the policy height and weight restrictions.

As outlined in Mosaic Summerside Bylaw:

5. POWERS OF THE CORPORATION

In addition to the powers of the Corporation set forth in the Act, the Corporation, through its Board, may and is hereby authorized to:

- (h) make such rules and regulations as it may deem necessary or desirable from time to time in relation to the use, enjoyment and safety of the Common Property and Units. The following shall apply with respect to rules passed by the Board:
 - (i) all rules must be passed by a clear majority of the Board, and the Board shall provide written notice to all Owners and occupants of those rules at least thirty (30) days before such rules come into effect as required by the Regulation;

63. USE AND OCCUPANCY RESTRICTIONS

- (b) An Owner shall not;
 - (i) keep or allow any animal, livestock, fowl or pet of any kind exceeding twenty (20) pounds in size at any time to be in his Unit or on the Common Property without the specific approval in writing of the Board, which approval the Board may arbitrarily withhold and may, if given, be withdrawn anytime on seven (7) days' notice to that effect. No Owner shall keep or allow any more than one (1) of such pets to be within his Unit or on the Common Property. All dogs and cats must be hand leashed and kept under control and in the custody of a responsible person at all times who shall not allow the animal to befoul or defecate on any landscaped area of the Project. Any municipal By-law in effect in the City of Edmonton with regard to pets at any point in time shall have effect within the Common Property and municipal officers are hereby authorized and are permitted to enforce City By-laws on
 - (c) The Board shall make such policy statements and rules as are required to clarify the general restrictions in By-law 63 and those policy statements and rules shall have the same force as any By-laws of the Corporation provided such policy statements and rules are passed by a clear majority of the Board. The Board shall further inform all Owners of those policy statements and rules through such means as the Board deems proper.

This information will be posted in the Welcome Package, on CondoCafe and on documents for new purchasers/sellers.

Yours Truly,
On behalf of the Board of Directors
Mosaic Summerside Condominiums

Effective Date: July 15, 2018

Re: Mosaic Summerside

Dear Residents,

The Management and Board of Directors have contracted our company, UNITED PARKING SERVICES INC. to assist the community with parking management services. Our services include visitors stall management, as well as general parking enforcement patrols on the property.

Parking and visitor registration is now easier than ever with **iStall™**, your new parking system!

Enjoy the following enhanced features with iStall:

- Mobile-friendly visitor registration via any browser!
- Dramatically enhanced text registration wizard
- Registration by touch-tone phone also available

Enforcement of the Parking Rules and Regulations:

Effective Date: July 15th 2018: The strict enforcement of the parking rules and regulations will begin. United Parking Services Inc. is authorized by laws of contract to issue Citations, and or Tow at the owner's expense, any Vehicle in violation of the Community Parking Rules. Fees for enforcement will range depending on severity of the offence.

Fines Charged:

- Any vehicle tagged with a citation/ticket will be fined **\$125.00**, if the fine is paid within 7 days it will be reduced to **\$75.00**.
- Any vehicle towed will be charged the going tow rate based on size and type of vehicle.
- Citations paid within 7 days will receive a reduction. Citations not paid within the 7 days will be added to an overdue Citation account.

All unpaid citations will remain in the overdue database, United Parking reserves the right to tow any vehicle found on the property with overdue unpaid citation/tickets.

**1-844-5-PATROL
(1-844-572-8765)**

ParkingHotline

24-7 Hotline for violations (e.g. unauthorized vehicle parked in your assigned parking stall)

This number is available to all residents to report a violation, i.e. for if a vehicle is parked in your assigned parking stall or in a fire lane etc. We will request the property name or Location ID, the license plate of the vehicle causing the problem, and a description of that vehicle. The response time for a call out will depend entirely on the availability of a patrol vehicle.

Visitorregistrations

You can register visitors online at www.iStall.ca, or by texting or calling 1-844-332-2212. Each option requires the specific Location ID for your property. **The site specific Location ID for your property is 144 and can be found on the bottom left corner of the visitor parking signs.**

Visitor are permitted to park for 12 hours and register 6 times a month are permitted, any vehicles exceeding the 6 visits per month will be considered resident and subject to a violation.

Please read and retain the enclosed “iStall Parking Registration” guide below.

NOTE: Visitor passes are for visitors’ vehicles only. Residents are not allowed to park in visitor parking areas at any time without prior management approval.

iStall™ Parking Registration Guide

Your Location ID:144

Visitor parking – ways to register

1. Online at www.iStall.ca

- 1) Enter your Location ID (**144**), click “Park”, and select “Visitor Parking”.
- 2) Enter the Unit Number, License Plate, and Building if required.
- 3) iStall will confirm your registration.
- 4) iStall account holders will receive an emailed copy of every visitor parking registration

2. **NEW: TEXT THE WORD ‘PARK’ TO 1-844-332-2212**

- 1) You will be prompted to enter this information:
 - a. Location ID (**144**)
 - b. License plate
 - c. Building (Only shown if your property has multiple apartment style buildings)
- 2) You will receive confirmation by text response, along with a template that you can copy & paste or forward back to us for future parking registrations. Just update the license plate and hit send!

3. PHONE 1-844-332-2212

- 1) You will be prompted to enter Location ID (**144**), license plate, your unit number and security pin if required.

IMPORTANT: It is your responsibility to ensure your visitors are registered. Internet and Text/SMS connections occasionally fail. If one registration method is not working, please register using an alternate option as noted above. If you do not receive a registration confirmation, or if your registration is denied, your visitor is NOT authorized to park on the property.

To register a extended visitor or request more visitor passes?

You may request additional pass privileges from the board or your property manager through iStall (this requires you create an istall account). After logging in, click the gear on the top right corner, select “My Account”, then “Request Parking”. **NOTE:** Parking requests are only reviewed by your property manager during weekday office hours.