



The Strand in Rosenthal

Welcome to your new home at The Strand in Rosenthal!

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 NW

Edmonton AB, T6H 4P1

Ph: 780.448.4984 ~ Fax: 780.448.7297

SENIOR CONDOMINIUM/ PROPERTY MANAGER/ASSOCIATE

Amanda Edwards

Ext. 3490 ~ Email: aedwards@ayreoxford.com

ADMINISTRATIVE ASSISTANT

Rumbidzai Mutirwara

Ext. 3400 ~ Email: admin5@ayreoxford.com

MAINTENANCE STAFF:

Doug Hardy

AFTER HOURS EMERGENCIES

780-499-8424



Move in/out Etiquette:

- a. No driving vehicles on the grass or common property.
- b. Any common area damage incurred will be the responsibility of the unit owner.

Emergencies:

- a. If there is a police/fire or medical emergency, call 911.
- b. Non-emergency reports should be made in writing to your Property Manager the following business day for record purposes.
- c. If there is an emergency within your unit after business hours, please call the After Hours Emergency Line at 780 499-8424. Please note if the issue is an owner responsibility, the cost incurred may be charged back to the owner account.

Noise & Disturbance:

Daily living and its associated noises are expected to remain between 8:00am to 11:00pm. Outside of this timeframe should be quiet hours. Activities beyond 11:00pm should be conducted with due respect to your neighbors.

Complaint Procedure:

- Notify Property Management of the complaint in writing, noting as much detail as possible, including dates, times, location and type of noise.

Report to: Ayre & Oxford Inc.

Alexandra Bishop, Administrative Assistant: admin8@ayreoxford.com

Dorrie Stender, Property Manager: dorrie@ayreoxford.com

- If the complaint is for noise after 11:00pm, in addition to reporting the occurrence to the Property Management, report it to the police during the occurrence. Police reports can be used to substantiate complaints should further action be required to rectify the issue and can also result in additional City Bylaw fines.
- The police non-emergency phone number is 780-423-4567.

The following Bylaws and Guidelines are in place to ensure compliance with respect for neighbors and the enjoyment and use of Common Areas.

Noise:

Owners, their Tenants and all Guests shall not create or permit creation of or continuation of any noise or nuisance which may or does disturb the comfort and quiet enjoyment of other Owners, their Tenants and any Guests, and persons having business with them; and no noise caused by any instrument or other device or otherwise, which may disturb the comfort of others shall be permitted. Without limiting the generality of the foregoing, no noises shall be permitted or caused that exceed the following decibel (db) limits (as measured by a sound meter approved by the Board for use):

- a) Fifteen (15 db) decibels between the hours of 11:00 p.m. and 8:00 a.m., and
- b) Thirty (30 db) decibels between the hours of 8:00 a.m. and 11:00 p.m.

Animals:

Other than birds and fish, an Owner is not permitted to have more than two (2) small animals in his Unit or on the Common Property. With respect to cats and dogs, a small animal is an animal no higher than seventeen inches (17") at the shoulder and no Owner shall be permitted to have a cat or a dog that is higher than seventeen inches (17"). The



Board may adopt further policies with respect to “pets”, which policies the Board shall have the right to amend from time to time.

An Owner shall be permitted to keep those pets that conform to the pet policies adopted by the Board. However, where it can be shown that a pet of an Owner, which includes a pet of an Owner’s Tenant or Guest, has caused a nuisance, or interfered with the peaceable enjoyment of another Owner, Tenant, or Guest, the Board may give the offending Owner seven (7) days’ notice to correct the offending behaviour, failing which the Board may require the pet be removed.

***Submit your Pet Registration Form with a picture of your pet to Ayre and Oxford Inc. for Board approval.**

Vehicles & Parking:

- Parking a vehicle in front of the garage doors is prohibited at all times. This is considered an Emergency Access Lane.
- No repairs or adjustments to vehicles may be carried out on the Common Property. A vehicle that is not capable of being used from day to day or that is undergoing repairs of any nature shall not be parked or located upon the Common Property.
- Residents are not permitted to park in areas designated as visitor parking.

Structures on Common Property:

Air-conditioning units, in size and to a standard similar to those installed by the developer, may be placed on the Common Property immediately adjacent to the Unit, and in as inconspicuous a location as possible. The obligation to repair and maintain the air-conditioning unit results on the Owner. In the event there is a written complaint in respect of any air-conditioner unit, the Corporation shall have the authority to direct the Owner to inspect, maintain, repair, or replace, or remove the air-conditioning unit, and the Owner shall comply with the corporation’s direction within the time specified by the corporation. If the Owner does not comply with any direction of the Corporation may disconnect and/or remove the air conditioning unit, with all cost of doing so to borne by the Owner.

Alterations:

No alterations, additions, decoration, redecoration, repainting, re-coloration, changes or installations shall be made on or adjoining the outside of any Units or Privacy Areas, or any part or portion thereof without the prior consent in writing of the Board, and no structural alterations shall be made to the outer boundary of any Unit including walls (whether partition walls, bearing walls or otherwise), ceiling and floor or to any bearing walls or structures within the Unit, or to any exterior door or window, and no changes shall be made in the plumbing, drainage system, electrical system within or outside any Unit, without prior written consent of the Board.

***Submit your Unit Alteration Form with details of your proposed alteration to Ayre and Oxford Inc. for Board approval.**

Air Conditioner Installation & Privacy Fences:

The Unit Alteration Form is required to be submitted to Ayre & Oxford and approved by the Board of Directors prior to the installation of a central air conditioning unit. By submitting this form for approval unit owners are agreeing to having a privacy fence installed in front of the A/C unit once the installation of the A/C unit is complete, at the cost of the owner. Ayre & Oxford will provide the contractor information to the unit owner, and it is the unit



owner's responsibility to arrange the installation of the privacy fence in a timely manner once the A/C unit install is complete.

Payment:

Common Expense Levies (condo fees) can be paid via post-dated cheques, money order, bank draft or through condo/rent cafe. 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:

The Strand in Rosenthal
C/O Ayre & Oxford Inc.
#501 4730 Gateway Blvd NW
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 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 admin8@ayreoxford.com to update your email information.

Facebook Group:

This is an online Facebook group to help you to connect with The Strand at Rosenthal community, neighbors, stay updated on events and to utilize it as a hub for lost and found items. It is also a good way to engage in conversations and share ideas to ensure The Strand at Rosenthal's community's health safety, together. The link for the Facebook group is as follows:

<https://www.facebook.com/groups/750672205525239/>

Insurance:

It is required as per the bylaws that all owners and tenants have proper condominium insurance coverage. The Condominium Corporation provides coverage to the full replacement value of the real property in the condominium complex as well as Directors and Officers Liability.

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

Rental Units:

Notify the Corporation through Ayre & Oxford Inc. within 21 days of the rental and provide all contact details requested regarding the tenants. You will find forms attached for your reference. Please ensure your completed forms are sent to the Property Management. It is Owner responsibility to provide their tenants with a copy of the Corporations Bylaws.

Garbage/Recycling:

Garbage is not permitted to be left on common property. All garbage and recycling items are to be disposed of into the bins that The Corporation has provided to the residents of The Strand at Rosenthal, they are located closer to the North entrance of the complex. Large garbage items that are too big to fit into the garbage bin is not to be left by the bin, any resident found leaving items outside the garbage bin will be fined and charged back for the removal and disposal costs.

Cardboard boxes are to be broken down and flattened before placing them into the recycling bin. Any large recycling items, such as televisions, computer desks tops, appliances etc...., that do not fit into the recycling bin are to be taken to the nearest ECO Station. Any resident found leaving items outside the recycling bin will be fined and charged back for the removal and disposal costs.

Landscaping/Snow Removal:

The Corporation is to provide landscaping, grounds keeping, gardening, snow and ice removal and similar services to outside areas to such standard as the Board may determine, and also to maintain and repair electrical power, natural gas, telephone, water, sewer and television cable lines and other facilities in Common Property areas for the Parcel.

Fire Hazard:

No portable devices with an open flame, other than the allowed gas barbeque, shall be permitted on or in any Unit or on the Common Property Privacy Areas. Place the barbeque 3 feet away from the siding to avoid melting damage. Any damage to the outside of the building from a barbeque is the responsibility of the Owner.

Windows:

Nothing is to protrude from the windows or overhang, foil, newspaper, unsightly window coverings and sheets are not permitted. Interior window coverings shall only be snow white, off white, beige, grey or tan when viewed from the exterior.

Seasonal Decor



- Unit owners and residents are allowed to display seasonal decor in the windows of their units or on their balconies only. Decor items are permitted to be displayed 2 weeks before the holiday, and must be removed no later than two weeks after the holiday.
- Christmas, Hanukkah, or related decorations may be displayed starting December 1, and must be removed by January 31.

***Please review and submit any of the follow applicable forms attached to Ayre and Oxford Inc. ***

Attachments:

- Contact Information Sheet
- Pet Application
- Notice of Intention to Lease Form
- Notice of Tenants' Receipt of Bylaws
- Notice to Cease Rental Form
- Electronic Funds Transfer Form (Automatic Condo Fee Withdrawal)
- Unit Alteration Form

Rosenthal Residents Association

Please visit the below web site for more information about the future Residents Association annual fees and learn more about the Rosenthal Community Amenities.

<http://www.liverosenthal.com/residents>

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:

- 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 documents in a handy spot!

You can order your documents online at CondoPapers here:

https://www.condopapers.com/index.cfm?fa=site.vendor_company&uv=B373D924-CA94-476B-AD5E-E5CE50683FCD



You can also obtain documents for free from CondoCafe, as long as you are registered for CondoCafe. The Information Statement and Estoppel is not available on CondoCafe, they must be purchased from CondPapers.

The Strand in Rosenthal CP 162 4197

Condominium Corporation Short-Term Rental (STR) Policy

Approved November 6, 2025

Policy Purpose

To prohibit short-term rentals within the condominium corporation, ensuring compliance with municipal bylaws and maintaining the safety, security, and enjoyment of all residents.

1. Condominium Corporation Bylaw 64 – Use and Occupancy Restrictions

In addition to municipal regulations, the following restrictions apply within the condominium corporation:

- 64. Use and occupancy Restrictions
 - b. an owner shall not:
 - (ii) use or permit the use of his Unit other than as a single-family dwelling or for a purpose other than for residential purposes;
-

2. Enforcement and Penalties

- **Non-Compliance:** Failure to comply with this policy may result in penalties, including fines, or legal action.
 - **Reporting Violations:** Residents are encouraged to report violations to management.
-



The Strand in Rosenthal
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.: _____ 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 admin8@ayreoxford.com, or via fax, regular mail, or drop it off to our office, contact information provided on the letter head.



**The Strand in Rosenthal
APPLICATION FOR PET APPROVAL**

In accordance with the Bylaws, registration and approval of all pets is required by the Board of Directors. Please submit this application form with a recent picture of the pet and a copy of the Municipal License (city of Edmonton) to Ayre and Oxford Inc for Board approval.

NOTE: A size restriction is in effect per the Bylaws.

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 59.
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. **I/We** agree to comply with the Condominium By-laws and any rules and regulations set forth by the Condominium Corporation.

**The Strand in Rosenthal
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: The Strand in Rosenthal 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)



**The Strand in Rosenthal
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



**The Strand in Rosenthal
Tenants' Receipt of Bylaws Confirmation**

TO BE COMPLETED BY THE TENANT(S)

To: Board of Directors: The Strand in Rosenthal Condominiums

Unit # _____

Address: _____

In consideration of the attached application to lease unit # _____ at The Strand in Rosenthal, 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: _____



**The Strand in Rosenthal
Unit Owner's Cease to Rent Notification**

TO BE COMPLETED BY THE UNIT OWNER(S)

To: Board of Directors: The Strand in Rosenthal Condominiums

Unit # _____

Address: _____

I / We _____

Cease to rent the aforementioned suite effective: _____ date.

Date: _____

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

Witness Signature: _____



The Strand in Rosenthal

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 NW; 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



**The Strand in Rosenthal
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) (no yard alterations permitted)

NOTE: in the event of installing a central air conditioner, a diagram of where it's going to be installed must be submitted with your application; as well as the name of the company doing the installation. A privacy fence must be installed in front of the air conditioner at the cost of the owner. The Corporation will arrange the fence installation and the cost will be applied to the owners account for reimbursement. (If you have your own contractor to build the privacy fence, it must be identical to the other units privacy fences and stained with the same color (picture of the stain is attached on the next page).

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):

Dimensions, Specifications:

(attach a detailed sketch or drawing of the project showing dimensions)

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: _____

If you have any questions about coordinating the work, contact Dorrie Stender, Property 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. Any estoppel certificate issued on this property will have an exception to these adjustments as common area.
6. 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.
7. 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.
8. Failure to maintain the area after construction will result in the area being returned to its original state at the home owner's expense.
9. All building permits are responsibility of home owner not the Condominium Corporation.
10. You are responsible to ensure that any additional noise caused by the alteration does not disturb neighboring units.

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. **162 4197** to review. Your project will be able to commence once this form is signed and returned.





**The Strand in Rosenthal
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)



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: _____

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: _____



January 2019

Re: Security Surveillance Camera Policy – The Strand in Rosenthal Condominiums

Dear Owner(s):

Please be advised the Board of Directors has implemented the following policy pertaining to the installation of security surveillance cameras at The Strand in Rosenthal Condominiums.

Exterior alterations including the installation of security surveillance cameras are not permitted and as a result, the Board will not approve any requests for external security surveillance cameras. The Board may consider the installation of a doorbell camera however, a Unit Alteration Form must be submitted for Board review and approval prior to its installation.

As outlined in The Strand in Rosenthal Bylaw:

62. USE AND OCCUANCY RESTRICTIONS

(b) An Owner shall not:

(ix) permit, erect or hang over or cause to be erected or to remain outside any other part of a Unit or on the Common Property or on the Parcel or real property of the Corporation, clothes lines, garbage disposal equipment, recreational or athletic equipment, fences, hedges, barriers, partitions, awnings, shades, screens, miniature satellite dishes or any other matter or thing without the consent in writing of the Board first had and obtained. No television or mobile telephone or radio antenna, tower or similar structure or appurtenances thereto shall be erected on or fastened to any Unit except in connection with a common television antenna or cable system as authorized by the Board then only in accordance with the regulations therefor which may be established by the Board.

Please be advised if a security surveillance camera is installed, the Board holds the rights to have the camera removed, and all costs for removal and repairs will be charged back to the owner.

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

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

Yours Truly,

Ayre & Oxford Inc.

Agents on behalf of The Strand in Rosenthal Condominiums