

resulting from such bylaw infraction will be assessed against the strata lot and become part of the assessment for the next month following.

BYLAW 22 **VEHICLES & PARKING**

- (a) A resident shall use the parking space(s) which has/have been specifically assigned to their strata lot, save and except for private arrangements with other owners for the use of parking spaces assigned to such other owners. Assigned parking spaces may not be leased or rented to non-residents;
- (b) Resident motor vehicles shall be parked on limited common property in designated and assigned parking spaces only; motor homes, trailers, boats or equipment of any kind shall not be parked on any common property without the written permission of council;
- (c) Major repairs or adjustments to motor vehicles are not permitted on common property where the likelihood of gas, oil or grease could cause inconvenience to others or damage to property;
- (d) Guest parking is permitted only in designated stalls and is for the exclusive use of visitors. All unauthorized vehicles will be removed from the common property at the vehicle owner's expense. Residents are not permitted to occupy guest parking spaces at any time for any reason. Visitors parking passes must be displayed at all times on the dashboard of all cars parked in visitors' parking;
- (e) Cars may only be washed in the designated washing area. Residents using this area are responsible for cleaning up after washing their cars. Soap suds and water are to be thoroughly swept and drained;
- (f) Parking spaces are not to be used for storage of any kind;
- (g) Vehicles dripping excessive oil or other automotive fluids will be prohibited from parking on the common property until repaired. Owners of vehicles causing oil staining shall, upon receipt of notification, clean-up all drippings and failure to do so within fourteen (14) days from such notification will result in the clean up being performed by the Strata Corporation and the costs of such clean-up, plus a \$10.00 administration charge being assessed against the strata lot.
- (h) Only motorized, currently insured and operating vehicles shall be parked on strata corporation property, in designated or assigned spaces only. Motor vehicles not bearing current license plates must display on the windshield a certificate of storage insurance (for a minimum of \$1,000,000.00 liability). The council reserves the right to tow away, at the owner's expense, those vehicles that do not comply with this bylaw;
- (i) Visitors bringing bicycles or motorcycles onto the strata corporation property must park them only in designated areas.

BYLAW 23 **DAMAGE TO PROPERTY**

- (a) No owners or occupants of a strata lot or guests shall do anything to damage common property.
- (b) An owner shall indemnify and save harmless the Strata Corporation from the expense of any maintenance, repair or replacement of any damaged common property, common facility, strata lot or the contents thereof caused by or resulting from acts, omissions of acts, negligence or carelessness, by the owner or by that of any member of the owner's family or their guests, employees, contractors, agents, tenants or volunteers, but only to the extent that such expense is not met by the proceeds received from any applicable insurance policy and the application of any direction of payments caused to be made by The Insurance Bureau of Canada and its publications or The Strata Property Act of B.C.