

STRATA PLAN LMS 3766

CITADEL POINTE

RULES

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APPROVED RULES

0001 RETRACTABLE AWNINGS (RATIFIED JUNE 21, 2007)

Make IBEZA, retractable arm awning or approved equivalent make.

Colour #4956, Heather Beige, 6 bar or beige solid, sunbrela or approved equivalent colour.

Recommended remote control with wind and sun sensors.

Installation to be mounted only on wood beams on posts (shall not be attached to stucco wall or roof).

0002 PARKING (RATIFIED MAY 19, 2011)

All overnight visitor parking requires a parking permit displayed on the vehicle dashboard. Guests are not allowed to use the visitor parking for more than 3 consecutive nights without prior approval from the strata corporation.

0003 AMENITY BUILDING (RATIFIED JUNE 21, 2007)

Council collects \$150.00 deposit for the use of the Amenity Building and if no damage then \$100 will be refunded and \$50.00 will go into the general revenue as rental fee.

0004 HOLIDAY LIGHTS (RATIFIED JUNE 21, 2007)

Penetrating the exterior stucco with nails or screws can cause damage to the building envelope, therefore holiday lights can only be installed along the wood fascia of the building and on common property trees. Nails or screws should be less than ½" in length. Dark clips are recommended for the light strings. Lights can be installed between November 15th and January 31st. Owners are reminded to stay off the roof area and gutters.

0005 SNOW REMOVAL (RATIFIED JUNE 21, 2007)

Owners are responsible for the control of ice and snow on the sidewalks, patios and garage apron. De-icing compound that isn't salt based is recommended.

De-icing salt is not permitted for use on the exposed aggregate surface of the sidewalk and steps, as it causes the concrete to prematurely fail.

0006 DECK COATING (RATIFIED MAY 19, 2011)

The approved finish for deck coating is Ducan Vinyl Re-Fresh (finish Stone- Mill) available at Rona, Home Depot and Port Coquitlam Building Supplies.

0007 FROSTED BALCONY PANELS (RATIFIED MAY 19, 2011)

Upper deck glass panels can be sandblasted for extra privacy. The panels must be totally sandblasted on one side only to give an overall frosted effect (no patterns or designs permitted). The panels must be installed with the frosted surface facing into the unit and the original glass finish facing the exterior to retain the reflective nature of the panels.

0008 SCREEN DOORS (RATIFIED MAY 19, 2011)

Only retractable doors are permitted. The colour of the screen door must match the frame to which it is being installed. Screens attached to the front entrance doors must match the dark grey door frame. Retractable screen doors for lower back exit doors (exterior installation), and upper deck balcony doors (interior installation), must match the white frames.

0009 MAXIMUM SPEED (RATIFIED MAY 19, 2011)

Maximum speed throughout Citadel Pointe (678 / 688 Citadel Drive) is 15 km/hr.

0010 EXTERIOR APPEARANCE (RATIFIED JUNE 7, 2018)

An owner, tenant or visitor may place planters on ground level patios, front walkways & driveway aprons but only as long as any such planters:

- do not block access to the strata lot
- are intended for garden plants only
- and the plants therein are maintained
- are of a reasonable quantity that maintains a good street appeal without clutter.

An owner is responsible for ensuring that any neglected or dead plants, or broken or damaged planters, are immediately removed from the ground level patios, front walkways & driveway aprons, failing which the strata corporation may do so at the owner's expense.

0011 WINDOW COVERINGS (Revised April 30, 2019)

Window coverings must be white or off white.