

Condo Rules Summary

This is the summary of the rules of the condo. They can be amended by the owners at the annual meetings.

“Unit” means the lot and buildings on it. “Cabin” means the cottage structure built within the lot. Rules apply to an “occupant” which includes anyone present in a unit or common property with permission of an owner; and “owner” includes a tenant. “Board” means the group of owners elected each year by the unit owners.

An owner must promptly pay all rates, taxes, charges and assessments payable re: his or her unit;

No commercial or professional use nor uses involving public attendance. (The owners of Unit 1 and 2 may operate an outfitting business for exclusive clientele provided that the owners of Unit 1 & 2 enter into a contract where they provide dock maintenance) The Board may permit other commercial use provided it won't interfere with the neighbors' or common property. Permission may be revoked on 30 days notice at any time and for any reason.

No pets or livestock except for 1 or 2 cats or dogs or caged birds. The Condo Board may allow other pets. All pets must be under control of the owner.

Each Unit shall be a single family dwelling/ cottage (one family alone, containing one kitchen, no boarders, and no roomers). Only one dwelling per unit but a mother in law suite with one bedroom may be on the unit or attached to the dwelling or garage. (To be used as temporary occupancy for guests – no rental).

No signs, billboards, advertising matter or other notices or displays other than a single sign of tasteful design identifying the owner and address.

No noise in or about any Unit or the Common Property that is a nuisance or unreasonably interferes with the use and enjoyment of a neighbor of the Common Property.

The Owner shall not make or permit any noise or sound whatsoever outside of the cabin of any Unit after midnight and before 6:00 a.m.

No time limit for starting construction. Once construction has started it must be completed within one calendar year.

Owners of units without a cabin

- may not construct any accessory buildings.
- shall not vote other than to elect the Board
- don't pay maintenance fees

The Owner shall not damage trees, plants, bushes, or flowers; and shall not change the indigenous forest and fauna except with the permission of a resolution passed by a 2/3 majority at the mutual condominium corporation meeting.

Cabins and all accessory buildings shall meet legal building codes and also the standards required by the Machibroda Engineering geo-technical report.

All exteriors of buildings, sheds, walls, decks, gazebos, playhouses, doghouses and all structures shall be log or log siding with Cetol 098 Natural stain finish or equivalent. Brick, stone, stucco and cedar may be used so long as they have log as well and work into a log setting – match existing units. Roofing may be cedar shakes, cedar shingles and cedar colored asphalt shingles. All walls and fences must be constructed using similar materials and finish.

All pools, hot tubs, decks, sheds, gazebos, fuel tanks, water tanks or storage tanks shall be constructed underground or shielded from view.

Existing structures to be moved onto the site must be log construction and finished to match the Cetol 098 Natural stain of existing units within 12 months.
No mobile homes are permitted on the Landing. No temporary structures.

Connections for utilities shall be underground.

Generally all construction and use shall be sensitive to the preservation and continuation of the existing natural landscape fabric. Natural landscape features shall be protected. Outside of the actual log buildings, deck, pool, driveway, and accessory buildings and structures, the landscape shall remain as a natural area left untouched and undisturbed. Provided that Units 1, 2, 3, 4, 7, 8, 9, 10 and 11 may remove bushes (full grown trees can be removed only on approval of Board) to provide a clear channel allowing a water view from the cabin.

Indigenous forest shall not be damaged without permission of the corporation and then only to the extent that is absolutely essential to the construction of and use of the unit for a cottage and accessory buildings and facilities.

No lawns, no tennis courts or other courts, no brush cleared, limited watering (increased run off can be a problem according to the geotechnical report)

No parking any more than 2 motor vehicles for more than 24 hours. No repair or adjust automobiles for more than 24 hours. Properly licensed and fully operational private passenger automobiles, ½ ton trucks or 4x4 vehicles only.

Only two each of trailer, campers, boats, snowmobiles, trail bikes, all terrain vehicles, or any type of motor home or recreational vehicle or equipment may be parked or stored within the Unit.

Maximum speed limit is 30 kilometers per hour

An owner must permit the condo corporation to enter for maintaining, repairing or replacing pipes, wires, and cables existing in on or under the unit and used for other units or common property and for maintaining, repairing or replacing common property; and to ensure that all bylaws are being observed.

An owner shall ensure his occupants, family, and guests comply with the rules.