



Community of Sun Rivers Owner Association

Community Rules

Vehicle Towing

"The CSROA enters into a towing contract with Mike's Auto Towing and gives towing authorization to the Property Manager. Any costs incurred by the neighborhood for call-out fees (vehicle gone after tow truck is dispatched) are to be paid by the Neighborhood and reviewed at the next Director's meeting. The Neighborhood adopts the following towing procedure:

- a. License number, time, date and location of the vehicle are recorded; and
- b. Communicate with the vehicle owner by placing a 'No Parking' notice on the windshield; and
- c. Only place a call to Mike's Auto Towing upon failure to remove the vehicle in accordance with parking signage and above two procurements completed.

December 2, 2009

Delinquent Association Fees

An interest rate of 2% per month, compounded monthly, will be charged on overdue Community fees until paid in full. After three months of non-payment, the account will be turned over to collections. Any and all costs incurred to collect delinquent Community fees will be at the Homeowner's expense.

December 9, 2019

Home Based Business

Home-based businesses are permitted in relation to all residential uses if the home-based business complies with the following:

- a) A home-based business can be carried on only by a person whose normal and principal place of residence is in the dwelling unit together with not more than two other persons who do not reside in the dwelling unit, except where the home-based business is located in a multiple family development, in which case not more than one other person who does not reside in the dwelling unit may assist in the home-based business.
- b) The storage of goods, materials or finished products is permitted only where it is accessory to the home-based business and only when such storage is wholly contained within the dwelling unit or a building accessory to the dwelling unit, both of which must comply with all Home Servicing Agreement Schedule A - Guidelines.
- c) The floor space used by a home-based business in a dwelling unit and accessory building shall not exceed the lesser of:
 - i. 50 m², or
 - ii. 20% of the gross floor area of the dwelling unit.
- d) A home-based business shall produce no offensive noise, vibration, smoke, dust, odour, heat, glare, radiation or electrical interference.

- e) A home-based business, its employees and suppliers shall not use on-street parking. Motor vehicles using on-site parking shall include no more than one vehicle displaying the name of the home-based business.
- f) A home-based business shall give no exterior indication of the home-based business including no storage of supplies or material, no displays of goods or products, no floodlighting and no signs visible from the outside, except there may be one single non-illuminated nameplate not exceeding 0.28 m² in area, placed within or flat against the dwelling unit or any accessory building.
- g) The salvage, repair, storage, maintenance, detailing, or sales of motor vehicles; the sale, repair, maintenance, detailing, or servicing of motor vehicle engines or parts; motor vehicle body repairs, detailing, or painting are not permitted as home-based businesses.
- h) Materials and commodities shall not be delivered to or from the dwelling unit in such bulk or quantity as to require delivery by motor vehicles with detachable trailers.
- i) No home-based business shall operate between the hours of 2200 (10:00 p.m.) and 0700 (7:00 a.m.).
- j) The client or customer of a home-based business is not permitted to enter the dwelling unit or any accessory building to inspect or pick up goods or to receive any service.
- k) Notwithstanding section (j), music/art instruction and tutoring are permitted as home-based businesses, limited to a maximum of two (2) students at any one time.
- l) Enforcement shall be in accordance with Homeowner Servicing Agreement Schedule A - Guidelines.

December 3, 2013

Recreational Vehicles, Oversized Vehicles, and Trailers

This rule supplements Guidelines paragraph 6.2, Vehicle Parking and Storage, and is not intended to replace the Guidelines.

For purposes of this rule the following definitions apply:

Recreational Vehicles means all vehicles intended for seasonal use including, but not limited to, campers meant to be carried by pickups, motorhomes larger than a van conversion, travel trailers, tent trailers and cases or boxes used for transporting recreational equipment, whether or not they contain such equipment.

Oversized Vehicle means all vehicles with attached trailers of any kind.

Trailers means utility trailers, recreational use trailers including, but not limited to, boat trailers, personal water craft trailers, snowmobile trailers, and all other trailers.

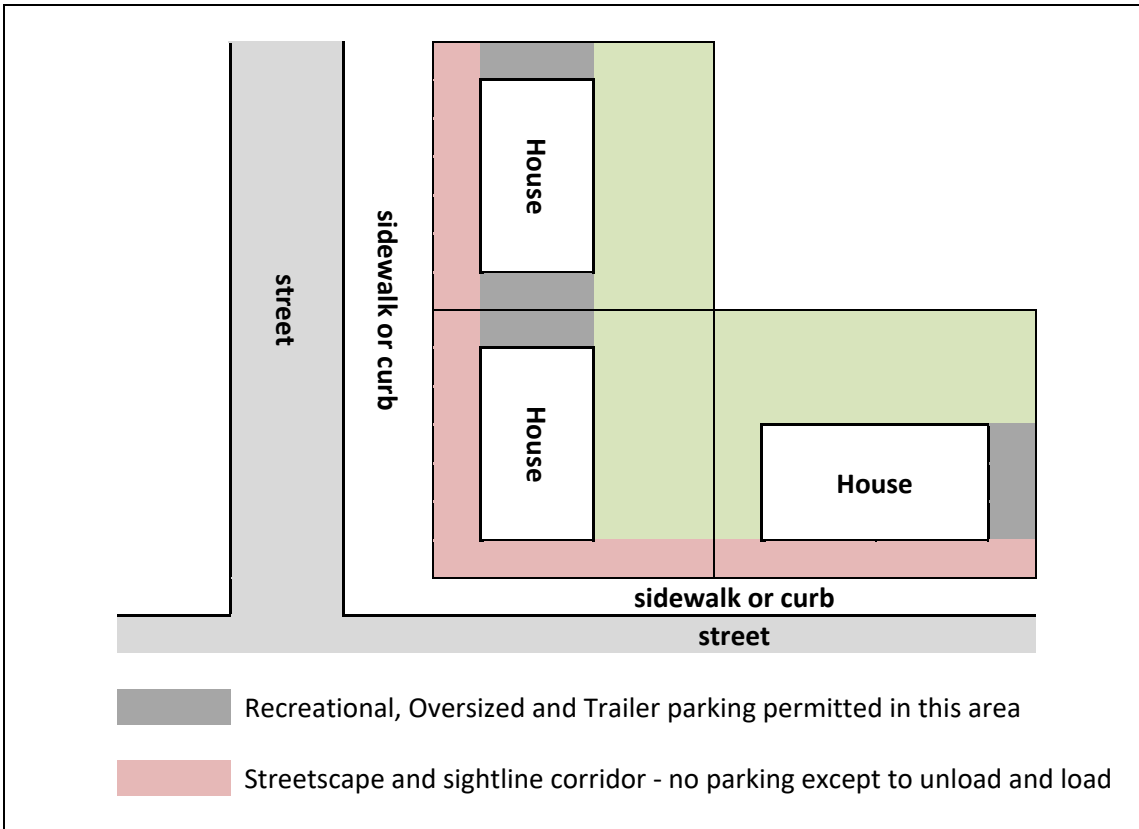
Loading and Unloading in Designated Visitor Parking, including on-street parking:

Parking of Recreational Vehicles, Oversized Vehicles and Trailers in designated visitor parking areas is permitted up to 48 hours maximum for loading and unloading purposes only. A Temporary Parking Permit is required to be displayed at a cost of \$20.00 per day after the 48-hour parking timeline to a maximum of an additional 72 hours in the Community (available from the CSROA office).

Storage of Trailers, unless the Trailer is carrying boats, snowmobiles or other recreational equipment during the season in which it is used, is permitted only in a garage or enclosed building or beside the home behind the front face of the home nearest to a street as indicated on Figure 1 below. Where the Home-site is a corner lot, the Trailers must not be parked beside the home on the side closest to the adjacent street. However, Trailers may be parked on the driveway of the residential premises during loading and

unloading for not longer than 12 hours. Where the Trailers are not able to be parked as set out above, they must be relocated to a site outside of Sun Rivers.

Figure 1 - Parking Configuration – acceptable home-site parking locations, front yard determined by civic address.



December 8, 2014

Home-Site Irrigation

All Homeowners are required to comply with the following sprinkling and irrigation rule:

- Properties with even numbered addresses are allowed to sprinkle or irrigate only on even numbered days.
- Properties with odd numbered addresses are allowed to sprinkle or irrigate only on odd numbered days.
- Where a Neighborhood Association controls the irrigation system and uses internal addresses or other identifying numbers, the Association will set watering days for Homesites within the Neighborhood so that approximately 50% of the Home-sites irrigate on each of odd and even numbered days.

- d) Sprinkling and irrigating are not allowed between the hours of 11:00 am and 6:00 pm in each and every day from May 1st through August 31st in each and every year.
- e) Sprinkling and irrigating between the hours of midnight and 6:00 a.m. are restricted to automatic irrigation systems or sprinklers controlled by a timer.
- f) All outdoor hand use of hoses for other than filling swimming pools and/or hot tubs shall be equipped with a working spring-loaded shut-off nozzle.
- g) Hand watering of plants using a hose with a working spring-loaded shutoff nozzle or a hand-held container is allowed at any time.
- h) Every Homeowner who commits an offence or permits an occupier of their Homesite to commit an offence against this rule will receive one warning. For every additional offence the Homeowner is liable to a fine as set out in the Bylaws of the Community of Sun Rivers Owner Association.

December 9, 2019

Snow Removal onto Streets

No Homeowner or occupier of any Homesite shall shovel, place, move or otherwise deposit or permit the shoveling, placing, moving or depositing of snow or ice from any Home site or any sidewalk, footpath, driveway access, road right-of-way or boulevard abutting the real property owned or occupied by them, onto the travelled portion of any Community roadway.

Every Homeowner who commits an offence or permits an occupier of their Homesite to commit an offence against this rule will receive one warning. For every additional offence the Homeowner is liable to a fine as set out in the Bylaws of the Community of Sun Rivers Owner Association.

December 9, 2019

Bed and Breakfast

Bed & Breakfast use is only permitted where such use has been included as a Permitted Use under the Sublease and Homeowner Agreement. If necessary, the Homeowner must request the modification of the Sublease and Homeowner Agreement to permit such use prior to commencing operation of the Bed & Breakfast.

Determination as to permitting the use of the homesite for a Bed & Breakfast is at the discretion of the Administrator and Neighborhood Directors where permitted under a Neighborhood's Guidelines, keeping in mind lot size, location, the provision of and potential traffic safety concerns.

Where a Bed & Breakfast use has been permitted in the Sublease and Homeowner Agreement, the homeowner must:

1. Normally reside within the home and must be present in the home when guests are residing;

2. Obtain a Business License from Tk'emlups te Secwepemc;
3. Provide parking for all guest vehicles on the Home-site, in conformance with the Guidelines respecting finish of the parking areas;
4. Not use more than three bedrooms for the Bed & Breakfast operation;
5. Homeowners must ensure guests abide by the terms of the Sublease, Guidelines and Rules of the Community and Neighborhood, including, without limitation, noise and disturbance of other Homeowners.

December 9, 2019