

1. An owner, tenant, occupant or visitor shall not do anything that may cause damage or interfere with the operation of the Waste Water Management (septic) system. For more information, visit: Rules for Caring for our Waste Water Management System.
2. Prior to using the utility trailer, all owners and/or tenants must complete, agree to and sign the Lighthouse Landing Estates (LLE) Utility Trailer Rules & Sign Out Sheet. For more information, visit: Rules for Utility Trailer Users.
3. Users of the Recreational Vehicle storage area are collectively responsible for the upkeep of the Recreational Vehicle storage area.
4. Residents are required to maintain the garden bed areas within three (3) metres their unit or arrange to have them done during a prolonged absence. Owners are prohibited from planting flammable vegetation within two (2) metres of a structure, noxious weeds and invasive species.

Notes:

- a. In an effort to move towards a FireSmart property and reduce the potential of ignition from a wildfire, the application of bark mulch in plant beds and the planting or replanting of flammable species (e.g. coniferous species such as pines, Douglas fir, cedars, cypress, Junipers) within 2 metres of a structure (house or deck) is prohibited. For more information, visit: FireSmart Safety.
- b. Each unit is equipped with an irrigation system that is expected to water the perimeter as seasonally required. The Strata Council Landscaping Coordinator will oversee the winterizing of the irrigation system as necessary.
5. It is prohibited to plant non-ornamental fruit-bearing trees on limited common property and common property.
6. Council, owners, tenants and visitors may not use or apply a pesticide, or grant permission or authority, express or implied, to use or apply a pesticide for the purpose of maintaining outdoor trees, shrubs, flowers, other ornamental plants, gardens or turf on Common Property or Limited Common Property unless it is listed by the Province of British Columbia as an “excluded pesticide” (as per BC Regulation 604/2004 Integrated Pest Management Regulation – Schedule 2 – Excluded Pesticides) and it is:
 - a. applied for the control or eradication of Alien Invasive Species,
 - b. applied for the management of pests that transmit human diseases,
 - c. applied for the management of pests that impact agriculture or forestry, or
 - d. applied for the control or eradication of Alien Invasive Species.
7. Hot Tub Rules:
 - a. Draining hot tubs through the septic system or the storm water system is strictly prohibited.
 - b. Tub water can be used to water lawns and flower beds once at least 5 days have elapsed with the lid open to allow for the chemicals to vent out.
8. All owners submitting a request for alterations using the LLE Alteration Application, which can be found on the Forms webpage, must complete the work/alterations within one year from the approval date.
9. Owners of heat pumps with side facing fans must screen their unit from view with shrubbery and/or lattice fencing that conforms to LLE standards.
10. All new or replacement fencing panels and gates within 1.8 metres of a building must be constructed of metal.
11. LLE Aesthetic Standards include (but are not limited to):

When making and maintaining Alterations to Limited Common Property and/or Common Property:

 - a. Fence panels for fenced enclosures must be made of wood lattice and/or metal.
 - b. Metal fence panels within 1.8 metres of a building must be either spindles or decorative cutouts with at least 25% empty space. Solid metal panels are prohibited.
 - c. Metal fencing beyond the 1.8 metres adjacent to the building must be spindles.
 - d. All metal components and structures (gates, fence panels, deck railings) must be black.
 - e. Wooden fences must be constructed using wood lattice in a pattern of horizontal squares (not diamond pattern).

- f. All wooden structural components, including but not limited to those listed below, must be painted/stained using the strata colour scheme defined in the Table of Colours* in this section:
- i. lattice work must be Khaki Brown;
 - ii. posts, post caps, cap rails and pergola rafters (cross beams) must be Night Train or Black;
 - iii. kickboards must be Khaki Brown, Night Train or Black;
 - iv. stairs and all visible stair components must be Night Train; and
 - v. sheds must use the same colour scheme as used on strata lot buildings.

Table of Colours*:

Colour Name	Product	Sheen	Colour Number	As seen on:
Khaki Brown	Cloverdale Covercoat	Satin		HardiPlank siding
Night Train	Cloverdale Covercoat	Satin	CC-720	Window and door trim
Night Train	Cloverdale Sharkskin	N/A	CC-720	Stair treads
Custom Black	Benjamin Moore Aura	Semi-gloss	14 oz black per litre	Black trim and doors

*Note: this table is for reference only to the above-mentioned colour names.

12. Fenced Enclosure Rules:

- a. Fence enclosures associated with a strata unit are permitted on common property with the approval of strata council.
- b. If council grants an owner exclusive use of their fenced areas this would require annual renewal at the AGM. Owners with exclusive use of their fenced enclosure must maintain the area without the assistance of the strata's landscaping contract.
- c. Fence enclosures should not exceed 900 square feet in size (84 square meters) per unit.
- d. The fence must not be closer to another building than 50% of the distance between the two buildings less one metre.
- e. Fenced areas must be connected to their strata unit, not sitting independent of a unit.
- f. Fenced enclosures must follow all fencing rules associated with design, materials and colours.
- g. Fenced enclosures must be constructed with a minimum of a 2-metre buffer/space so as to not restrict access when walking on common property around a strata building or along the strata property boundary, and must be set back a minimum of 2-metres from any roadway.
- h. Fenced areas must be gated to allow access.
- i. Owners are responsible for cleaning up after their pets in fenced areas, especially prior to days that the landscaping contractor is on the strata property.
- j. Owners wishing to have a fenced enclosure must notify any neighbours who will see the area from their property. If neighbours have complaints or concerns they must be immediately submitted by Email to council.

R.V. and Trailer Storage Area RULES

1. All items in the RV and Trailer Storage Area must be the legal property of the user, legally registered to and insured by the user. A user is defined as a current Lighthouse Landing Estates resident who has obtained formal approval from Strata Council and has been assigned a specific stall in the RV Storage.
2. All items must be stored in a safe and secure manner, allowing easy access for pedestrians to travel through the RV and Trailer Storage Area to the south end of the strata property.
3. No RV or Trailer shall be used for habitation while within the RV and Trailer Storage Area.
4. The maximum length of individual unit should be 10.7 m, maximum weight of 4536 kg, and a maximum height of 4.15 m.
5. All units, regardless of size, must be able to fit safely within their assigned space. Note: not all R.V. spaces can accommodate the maximum sizes.
6. Operational times for the RV and Trailer Storage Area are from 8:00 am to 8:00 pm daily.
7. Sites may not be loaned out and guest vehicles may not be parked in the RV and Trailer Storage Area.
8. All users must comply with strata bylaws and rules that impact the use of the RV and Trailer Storage Area.
9. All concerns regarding the RV and Trailer Storage Area are to be directed to the Strata Council Chairperson.
10. Users will be collectively responsible for the upkeep of the RV and Trailer Storage Area with landscaping kept to a similar standard as the rest of the strata complex. Any upgrades must have prior approval by Strata Council.
11. In the event that the resident sells or no longer owns a unit that had been stored in the RV and Trailer Storage Area, that resident must advise Council within 30 days in writing of the length of time the stall is expected to remain unoccupied. Based on each individual situation Strata Council will determine how long the stall will be held for the user and then anticipate if the stall will be assigned to the next resident on the waiting list, if applicable.
12. Strata Council must be informed of any change to RV and/or Trailer type for record keeping purposes. Re-approval will not be required.
13. Upon Council approval, a user of an RV and/or Trailer space must pay a non-refundable entry fee of \$150 to the RV and Trailer Storage Area Coordinator.
14. RV and Trailer Storage Area users will be required to pay a \$50 per year "User Fee" payable September 1st every year. This money will be used for maintenance and betterment of the RV and Trailer Storage Area. The utility trailer owned by the strata corporation is exempted from all fees.

Users of the R.V. and Trailer Storage Area agree to the following conditions:

The Owners, Strata Plan VIS 5801 does not assume any liability for any items stored in the R.V. and Trailer Storage Area. The Owners, Strata Plan VIS 5801 does not provide insurance for contents stored in the RV Storage Area; all insurance is the responsibility of the user, and all must carry storage insurance. All users use the area at their own risk. A copy of your Third Party Liability Insurance on the unit must be submitted with your application. Strata council requires the renewal on an annual basis.

Lighthouse Landing Estates (LLE) Utility Trailer
(VIN 2SWUW11A18G374020) BC Licence Plate UXY27M



RULES & SIGN OUT SHEET

- a) Users agree to follow these rules as well as any legal requirements not indicated.
- b) Users may use the LLE Utility Trailer only for legal towing purposes and only if you are a resident or owner of a Lighthouse Landing Estates (LLE) home.
- c) Users may tow the LLE trailer only with a LLE owner/resident's vehicle **OR** with a LLE owner/resident as an occupant in someone else's vehicle.
- d) Lighthouse Landing Estates is **NOT** liable for damages, injury or death of anyone beyond the scope of our current and valid Owner's Certificate of Insurance and Vehicle Licence for the LLE Utility Trailer.
- e) You as the operator of the vehicle towing the LLE Utility Trailer, may be liable for damages, injury or death caused while using the LLE Utility Trailer.
- f) Users must obey all BC Motor Vehicle Act laws and regulations with respect to the towing of the LLE Utility Trailer and the operation of your vehicle.
- g) Users must have a current valid driver's licence from any Province or Territory of Canada to use the LLE Utility Trailer.
- h) The LLE Utility Trailer must display a current and valid Vehicle Licence plate and VIN sticker for the LLE Utility Trailer. You must also be in possession of the valid Owner's Certificate of Insurance and Vehicle Licence document while towing the LLE trailer (**copy available from the storage shed with the original being held by the Secretary**).
- i) The trailer is for towing in the Province of British Columbia only.
- j) The vehicle being used to tow the LLE Utility Trailer must have a 2-inch hitch ball as well as a flat 4 pin trailer wiring connector - that functions safely and completely.
- k) You must employ the use of the safety hook/chains on the trailer and connected to the vehicle towing the LLE trailer.
- l) The trailer must NOT be overloaded - trailer and load must NOT exceed a Gross Vehicle Rating (GVW) of 0948 Kg or 2089 lb. as noted on the Capacity Plate on the Trailer. **NOTE:** The trailer empty, weighs approximately 300 Kg
- m) Where required, the load in the LLE Utility Trailer must be covered with a well secured tarpaulin following the laws of British Columbia (BC) and the Regional District in which you are towing.
- n) The LLE trailer must be cleaned out, returned and stored in the R.V. Parking area from where you took it.
- o) The key to the lock on the trailer hitch can also be found in the storage shed. The lock must be employed while towing the trailer outside of the LLE grounds. The Secretary has additional keys.
- p) You must read and then sign and date this Usage Rules page before using the LLE trailer. Your signature on this sheet is your agreement to follow the Usage Rules as listed above. Leave this Usage Rules & Sign Out Sheet in the shed.

Signature of User: _____ Print your Name & Unit #: _____

Date: yyyy/mm/dd & Time: _____

How to Care for Your Septic Tank and Septic System

Following a few simple rules will help to make our septic system function very effectively for a long time and avoid unnecessary septic failure, which can be costly to repair.

Use water efficiently

- Use water-conserving devices in faucets, shower heads and toilets
- Check faucets and toilets for leaks and make repairs if necessary
- Reduce water levels for small loads of laundry
- Wait until the dishwasher is full to run it

Dispose of Solids appropriately - What NOT to put down the drain or toilet

Coffee grounds	Fats, grease, oils	Cigarette butts and filters
Egg shells	Kitchen wastes	Paper towels
Disposable diapers	Facial tissue	Disinfectants
Sanitary napkins	Pills and unused medications	Condoms
Tampons	Pesticides or poisons	Waste Oils
Dental floss	Paints, thinners, varnishes	Kitty litter

The above items can overtax or destroy the biological action taking place within the system or clog the drain field. Further, harsh chemicals and cleaners are hazardous to ground and surface water

Garburators are not permitted – they increase the amount of sludge and scum in the septic tank

Avoid the use of powder or flake dishwasher or laundry detergents, which can clog the pipes in the drain field.

Mop up cooking grease with a paper towel and place in the compost bin.

Minimize the use of heavy duty cleaners

Use bleach, and toilet bowl cleaners sparingly and in accordance with product labels. Overuse of these products can kill the bacteria in the septic tank.

Do not use caustic drain openers for a clogged drain. Instead use boiling water, baking soda and vinegar.

Avoid Hazardous Chemicals

Varnish, paint thinners, motor oils, gasoline and other similar chemicals can ruin your system and are a hazard to groundwater. Dispose of them properly. Contact RDN Environmental Services at 250-954-3792 for information on safe disposal of these materials or visit www.rdn.bc.ca

Hot Tub Rules

The installation of a hot tub on a deck is prohibited.

Draining hot tubs through the septic system or the storm water system is strictly prohibited.

Tub water can be used to water lawns and flower beds once at least 5 days have elapsed with the lid open to allow for the chemicals to vent out.