

**SCHEDULE "E"**  
**(See By-law 59)**

**CONDOMINIUM CORPORATION NO. 1122235**  
**RIVER PARK GLEN CONDOMINIUM CORPORATION**

**RENTAL RULES AND REGULATIONS**



*River Park Glen*  
Convenience, Comfort & Community

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## ***Rental Rules & Regulations***

### ***Introduction***

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These Rental Rules & Regulations (the “Regulations”) form part of the Bylaws of Condominium Corporation No. 112 2235.

Condominium residents live in close proximity to their neighbours as well as share common facilities with their Community. Regardless of whether you are an owner or tenant how you live has an impact on your Community. At River Park Glen, we strive to develop a sense of community that provides for the health, safety and enjoyment of all. The establishment of Rental Rules & Regulations is to clearly define resident and owner responsibilities in order to ensure the needs and requirements of all Community members are met in an open, transparent and just manner. Therefore, the Regulations are required to be communicated by the Owner to all tenants or guests who occupy residential premises within the condominium property.

The Regulations strive to be fair and have been created to be reasonable and enforceable in regard to the Bylaws, the Condominium Property Act and Provincial health legislation. Accordingly, they may be updated from time to time to maintain their relevance. Remedies or sanctions for breaches of the Regulations and the Bylaws are carried out on behalf of the Condominium Corporation. Ultimately, it is an owner’s responsibility to resolve any breaches of the Bylaws. If a breach is made by a tenant, then an owner must resolve that breach with their tenant. If an owner is unresponsive, there are certain provisions within the Bylaws that allow the Corporation to deal directly with the tenant.

The Regulations supplement and form part of the Bylaws and do not replace the Bylaws. Any discrepancy in regard to a specific bylaw and the Rules shall be resolved in favour of the specific bylaw.

Once you have read the Regulations, complete the New Tenant Data Sheet, sign and return it to the Owner of your unit for submission to the Condominium Corporation.

# ***Rental Rules & Regulations***

## ***Occupancy***

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### ***1. Unit Occupancy***

		<b><i>BYLAW(s)</i></b>
A	All occupants must be aware of, and abide by, all bylaws. The Owner of your Unit must make a copy of the full bylaws available to you and a copy should be kept in the unit for reference.	35.1
B	The Unit shall be used solely as a residential premise. No business of any kind shall be operated from the Unit.	46.1
C	No occupant shall use the unit for any purpose that may be illegal or injurious to the property, its occupants or any amenities.	2.1 (f) and 45.1(a)
D	The Regional Municipality of Wood Buffalo's noise bylaws are in effect at River Park Glen. No occupant can permit such things as TVs, MP3 players, or musical instruments to be played at a noise level that may disturb occupants of other units or users of the common areas.	45.1(b)
E	The number of persons, adult and children, occupying a unit shall not exceed the numbers permitted by any municipal or provincial law and authorities. In Fort McMurray, this is covered in the Minimum Housing & Health Standards of Alberta – Section IV(10). You are required to complete the New Tenant Data Sheet upon moving into a unit indicating the occupants for compliance with this bylaw as well as for the issuance of appropriate key fob access. Any changes to the occupants must be reported immediately to the Owner of your Unit and a new Data Sheet should be submitted to the Condominium office.	46.1(e)
F	No animal of any kind shall be kept in any unit unless approved in writing by the Board. The Owner of your Unit may submit the attached Pet Approval Form to the Board for review. This form must be completed and signed by the <u>Owner</u> of your Unit. The Owner of your Unit has the right to refuse to submit the form on your behalf. Permission, when given, can be rescinded.	57.1(a)
G	Should the Owner of your Unit ever be in default of any payment due to Corporation, you may receive notice from the Condominium Corporation that you are <u>required</u> to deduct any amount the Owner owes from your rent and pay that directly to the Corporation when your next rent payment is made. Any amount paid on account of the Owner is considered rent paid to the Owner. You will be given proper receipts and you cannot be penalized by the Owner of your Unit for complying. For example, if your rent is \$2,000 and the Owner owes \$700, you would pay \$700 to the Condominium Corporation and \$1,300 to the Owner of your Unit.	59.1(e)

H	Nothing shall be hung or placed on any part of the Common Property or within a unit that is, in the opinion of the Board, aesthetically displeasing when viewed from the outside of the unit. Window coverings are a prime example of where issues can arise. Sheets, flags and aluminum foil are not considered appropriate window coverings at River Park Glen. Seasonal decorations are permitted in moderation but must conform to the season and be removed within one week following the seasonal or holiday event. The only exception is Christmas or the like, these decorations are permitted to January 31.	78.1 and 82.1(b)
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## ***Unit Repairs and Maintenance***

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### ***2. Unit Repairs and Maintenance***

		<b>BYLAW(s)</b>
A	An Owner must repair and maintain his Unit and keep the Unit in a state of good repair and fit for human occupancy. Be sure to report any problems to the Owner as soon as the matter arises. Should your Owner not rectify it in a timely manner, the issue should be reported to the Condominium Corporation for action.	2.1(c) and 45.1(e)
B	You (or your Owner) cannot alter the common property or the exterior appearance of any unit without written permission from the Board.	2.1(d)
C	The Owner must ensure that the heating system is operational during the heating season. This includes ensuring that you have set your thermostat, at least, to a minimum temperature to guard against frozen pipes. This is particularly important in Fort McMurray in the Spring and Fall when outdoor temperatures can fluctuate throughout the day and night. <b>If you open your window(s) during such days, remember to close them when temperatures drop.</b> You will be held responsible for any damages to your Unit and any others affected.	45.1(f)

# ***Safety, Fire and Emergency***

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## ***3. Safety, Fire and Emergency***

		<b>BYLAW(s)</b>
A	The Corporation may be required to gain entry or force entry into any unit for the purpose of dealing with a fire, gas, water leakage or other emergency for the purpose of protecting the common property and/or property of other Owners. You and/or the Owner of your Unit shall save harmless the Corporation and reimburse the Corporation for any expense it incurs for responding to the situation that is due to the negligence of you or the Owner. If you see anything that you believe jeopardizes the common areas or any unit(s), please report it immediately to the Condominium office.	2.1(k)
B	An Owner shall not render a unit unfit for human habitation. This can include allowing a tenant or tenants to keep their household below acceptable health standards. The Condominium Corporation is authorized to conduct periodic inspections to ensure bylaws are being adhered to.	45.1(e)
C	You cannot keep gasoline, coal, propane or other combustible, flammable goods, materials or any hazardous or toxic goods in your Unit.	51.1, 75.1
D	No Occupant shall do anything or permit anything to be done that is contrary to any of the provisions, rules or ordinances of any statute or Municipal bylaw or injurious to health of any Owners, Tenants or Occupiers.	66.1(a)
E	Units must be kept clean and in good order and free of insects, vermin and infestations. Should any occupant introduce insects, vermin or infestations into the Unit or cause them to migrate to other Units, the Owner will be responsible for all costs (including Legal costs) and expenditures associated with the extermination in his Unit and any other Unit(s) that may have been affected. Report any signs of such infestations to the Owner of your Unit immediately. If they do not take action in a timely manner, please report to the Condominium office for action.	66.1(b)
F	Except for such areas designated, smoking is not permitted on the Common Property. All Municipal bylaws are in effect and posted as required.	66.1(c)
G	You are only allowed appropriate balcony and patio furnishings and plantings on your patio, deck or balcony. You are entitled to have one (1) propane or natural gas barbeque (not in excess of 50,000 BTU's) on your patio, deck or balcony. Furthermore, barbeques may not be operated within one and one half (1.5) meters of a Unit.	67.1
H	Nothing may be thrown out of the windows or doors of a Unit or from any balcony, patio or deck adjacent to a Unit.	58.1

# **Insurance**

## **4. Insurance**

		<b>BYLAW(s)</b>
A	The Owner shall obtain and maintain a condominium Unit Owners Insurance Policy which includes at least one million dollars (\$1,000,000) in third (3 <sup>rd</sup> ) party liability coverage as well as coverage for all Unit contents and improvements, and, on written demand from the Board, provide proof of same to the Corporation. Most Owners will require that you obtain and maintain a tenant's policy which includes much of the coverage listed above.	43(d), 79 a) through (d)
B	No occupant shall do anything that would invalidate any insurance maintained by the Corporation	48(d)

# **Parking**

## **5. Parking**

		<b>BYLAW(s)</b>
A	No Owner, Tenant or Occupier shall park his motor vehicle on any part of the Common property unless the area is designated or allotted by the Board for his exclusive use.	68.1(a)
B	A visitor may only park his motor vehicle in those areas designated by the Board for such visitor parking. Owners, Tenants or Occupiers are not permitted to park their vehicles in visitor parking. Vehicles parked in visitor parking for more than four (4) consecutive nights, without prior written permission from the Board, may be tagged and towed at the vehicle Owner's expense.	68.1(b)
C	Parking units may not be used for any purpose other than for the parking of motor vehicles.	68.1(c)
D	No motor vehicle or any other obstacles may be left on or parked in the emergency access routes located on the condominium property.	68.1(e)
E	Vehicles on the property will be driven and parked in accordance with the following Regulations: (i) Parking is prohibited within 4.5 meters of any fire hydrant; (ii) Parking is prohibited in areas marked with a yellow curb; (iii) Speed is restricted to 15 kilometers per hour at all times; (iv) Snowmobiles and all terrain vehicles are prohibited at all times from operating within the parcel; (v) Except in assigned parking stalls or Parking units, parking is restricted to a maximum of 24 hours in any 60 hour period, and (vi) According to Municipality of Wood Buffalo bylaw 02/079.	68.1(g)
F	No motor vehicles other than a private passenger vehicle, motorcycle, pick-up truck or van, shall be parked in any parking space or stall without the written consent of the Board. No motor vehicle over 4000kg shall be brought onto any part of the common property without written permission from the Board.	69.1(a)

G	No oil changes, adjustments or repairs to motor vehicles may be carried out on the common property.	69.1(c)
H	A vehicle which is: (i) Not in running order; (ii) Undergoing repairs of any nature; (iii) Not insured; (iv) Not displaying valid license plates; or is (v) Persistently or excessively leaking fluids shall not be parked or located upon the property except as permitted by the Board. Any such vehicles may be tagged and towed at the vehicle Owner's expense.	69.1(d)
I	Parking of motorcycles requires a base beneath the kick stand to prevent damage to the parking stall.	69.1(e)
J	Owners, Tenants and Occupiers shall remove their motor vehicles from the Common property when required to do so. Most often this is for the cleaning, maintenance, repair or replacement of the roadways and parking areas.	69.1(i)

## ***Waste Disposal***

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### ***6. Waste Disposal***

		<b>BYLAW(s)</b>
A	At no time shall mops, brooms, rugs and so forth be cleaned out of a door or window of a unit.	60.1
B	Owners, Tenants and Occupiers shall tightly wrap, tie and containerize their garbage and shall deal with and locate garbage and garbage containers as directed by the Board from time to time and shall observe all bylaws and regulations of the Municipal authority in that regard.	60.1
C	The following procedures must be observed with respect to garbage disposal: (a) Garbage shall be completely drip free before it leaves the unit and carried to the pick-up areas in a careful manner and in a drip proof container; (b) Cartons, cardboard, boxes, crates, sticks of wood, bottles or other solid matter shall be placed in a neat manner for collection from the appropriate pick up area. Hazardous waste, electronics (including such items as computers and their related components), televisions, radios, and bulky items must be taken by the Owner to the Municipal dump or other such facility for the collection or disposal of such items; (c) Vacuum cleaner bags must be wrapped in a securely tied bag or package and then placed in the appropriate area for pick-up; (d) Garbage containers must not be left on the doorsteps of any unit.	60.1 (a)- (d)
D	Nothing may be thrown out of the windows or doors of a unit or from any balcony, patio or deck adjacent to a unit.	58.1

# ***Laundry***

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## ***7. Laundry***

		<b>BYLAW(s)</b>
A	Except as approved, in writing, by the Board, no laundry shall be hung outside any unit or on the common property	55

# ***Common Areas***

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## ***8. Common Areas***

		<b>BYLAW(s)</b>
A	An Owner shall use and enjoy the Common property in accordance with the Bylaws, the Act and all resolutions prescribed by the Corporation in such a manner so as not to unreasonably interfere with the use and enjoyment thereof by other Owners, Tenants, Occupiers or their families and visitors	2.1(e)
B	The sidewalks, walkways, passage ways, elevators, driveways and parking areas shall not be obstructed by any Owner, his family, guests, Tenants or visitors or used by them for any other purpose than for entering and leaving his Unit. Subject to Bylaw 69, parking areas shall not be used for any purpose other than the parking of motor vehicles and no Owner, Tenant or Occupier of a unit shall trespass in any parking areas in which the Owner or Tenant of another unit is entitled to use or occupy.	73.1
C	Owners, their animals (pets), their families, guests, Tenants, Occupiers, visitors and servants shall not harm, deface, mutilate, destroy, waste, alter or litter any part or parts of the Common property or of the property (real or personal) of the Corporation, including without limitation any and all parts of the buildings and other fixed improvements forming part of the Common property, any landscaping works (including trees, grass, shrubs, hedges, flowers, and flower beds) and any and all chattels owned or kept by the Corporation.	74.1
D	No building, structure, gazebo, shed, hot tub, deck or patio shall be erected on the Common Property	76.1 (a)&(b)
E	No part of the Common property shall be used for the erection, placing or maintenance of clothes lines, incinerators, garbage containers, recreation or athletic equipment, fences or other barriers, hedges, trees, gardens or other vegetation or for the disposal of rubbish, garbage or waste except only with the prior written permission of the Board.	76.1(c)
F	No signs, billboards or other advertising matter of any kind and no notices of any kind shall be placed or displayed on any part of the Common property without the prior written consent of the Board.	77.1



G	River Park Glen has a Leisure Centre for the enjoyment of all Owners, Tenants and Occupiers. The Leisure Centre includes a weight room, sport court, racquetball court, billiards, foosball and table tennis. Rules and Regulations for the use of this area are posted in the Leisure Centre.	
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## ***Satellite Dishes and Air Conditioners***

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### ***9. Satellite Dishes and Air Conditioners***

		<b>BYLAW(s)</b>
A	No antennae, aerial, satellite dish, tower or similar structure shall be erected on or fastened to any unit or the Common property, without the consent, in writing, of the Board. The Owner of your Unit may submit the attached Satellite Approval Form to the Board for review. This form must be completed and signed by the Owner of your Unit. The Owner of your Unit has the right to refuse to submit the form on your behalf.	53
B	No exterior window mounted air conditioning systems are permitted	47(e)

## ***Moving In and Out***

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### ***10. Moving In and Out***

		<b>BYLAW(s)</b>
A	No motor vehicle used for furniture moving or deliveries, shall be driven on any part of the Common property other than on a driveway, roadway or parking stall.	81.1
B	Prior to moving in or out, an Owner or Occupier shall provide the Corporation with twenty-four (24) hours written notice in order to have the elevator pads put into place. Unless otherwise approved in writing by the Board, moving in or out is permitted Monday through Saturday only, between the hours of 8:30 am and 8:30 pm. Elevator lockout can be arranged on a first come, first served basis by contacting the Condominium Office.	81.1

The foregoing Rules and Regulations are intended to make your stay at River Park Glen as pleasant as possible for everyone. If you ever have any questions or concerns they can be addressed at the Condominium Office.

**Welcome to our Community.**



( PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION )

SHEET NUMBER : 25  
 NUMBER OF UNITS : N/A  
 DATED 16/04/2011  
 SHORT LEGAL 1122235;CS

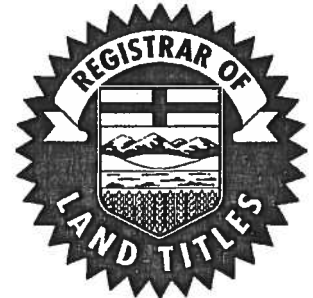
**CORPORATION NAME** CONDOMINIUM CORPORATION NO. 1122235  
**ADDRESS** C/O ON-SITE SOLUTIONS INC.  
 106, 251 SPRUCE STREET  
 RED DEER COUNTY  
 ALBERTA T4E1B4

(DATA UPDATED BY: CHANGE OF ADDRESS 122182840)  
 (DATA UPDATED BY: CHANGE OF ADDRESS 162331910)  
 (DATA UPDATED BY: CHANGE OF ADDRESS 162346061)  
 (DATA UPDATED BY: CHANGE OF ADDRESS 182130912)

THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM PLAN AND ANY REDIVISION THEREOF.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 108 153	16/04/2011	INSTRUMENT NUMBER OF UNITS: 1172
112 108 154	16/04/2011	CHANGE OF BY-LAWS
172 295 164	09/11/2017	CHANGE OF DIRECTORS
182 267 506	26/10/2018	CHANGE OF BY-LAWS

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CONDOMINIUM SHEET REPRESENTED HEREIN THIS 26 DAY OF OCTOBER ,2018



**\*SUPPLEMENTARY INFORMATION\***  
 TOTAL INSTRUMENTS: 004