***RULES***

***of VIS 2090: Seawind Estates as of February 2023***

**Rules approved at the 2016 AGM**

1. **For Sale Signage -**  Only one sign will be permitted to be displayed advertising a unit for sale. The signage must not exceed 24” x 36” in dimension and must be professional in appearance.
2. **Christmas Lights** - Christmas lights shall not be installed to the exterior of a strata lot prior to November 15 and must be removed from the exterior no later than January 31

**Rules approved at the 2020 AGM**

**Fence Rules:**

1. Owners must request permission from council in writing to erect a fence.
2. Owners must agree to meet with council to finalize the location of the fence.
3. The fence must be constructed of wood and stained to match other fences in the complex (Stain code available at Home Hardware, Hardy Building Supply or with council).
4. The fence may be a maximum height of 5 feet using solid panels and include a gate, also of solid wood construction. An additional 2 feet of height may be added in a nonsolid construction, (ie trellis). The fence must match the general appearance and style of other fences in the complex.
5. The owner of a fence must take full responsibility for maintenance and repair of their fence and keep it in good condition.
6. The owner takes responsibility for general maintenance of the yard and patio area that becomes enclosed by their fence.  This includes, but is not limited to, mowing of grass, removal of debris, care of trees/shrubs.
7. The owner or strata lot occupants must allow access by strata or its employees to carry out work required under the bylaws of VIS 2090 or under the Strata Property Act.
8. The strata council must not unreasonably withhold permission for an owner to erect a fence under this agreement.
9. The fence will not be added to the site plan and responsibilities associated with the fence pass on to subsequent owners.
10. Failure to comply with this agreement will result in:
11. First, a written notice to the owner to rectify the violation.
12. 2nd a fine (per VIS 2090 bylaws)
13. 3rd removal of the fence by the strata council and at the owner’s expense.

**Rules approved at the 2023 AGM**

1. The vinyl colour “Wicker” may replace Stucco where stucco needs replaced.
2. White soffit vinyl may be used under roof overhangs and under decks.
3. Vinyl within the Estates may be painted to match the original stucco colour.