

The Most Common Bylaw Infringements and Northgate Terrace Owner Responsibilities

Yard Maintenance: Lawn care, weed control, general cleanliness (ie. junk pick up, storage of children's toys etc.) and snow shoveling within the fenced back yard are unit owner responsibilities.

Owners may choose to pass yard responsibilities on to their tenants, but please be aware that if the condominium board finds it necessary to issue a warning, fine, or perform a yard clean-up, the cost will be charged to the unit owner.

Front sidewalk and front yard are the Condominium Corporation's responsibility to maintain.

Parking: There is one assigned parking stall per unit. If the unit occupant has more than one vehicle, the other vehicle must be parked on the street.

Visitor parking: stalls are available for guests. A visitor parking pass should be requested at unit 340 if you have a guest staying longer than 48 hours. Owners are responsible for their guests; therefore, any violations resulting in a ticket will be the responsibility of the unit owner.

Garbage: Enclosures in each parking lot are for normal household garbage. If you have a tenant, please ensure they do not place furniture (beds, bbqs etc.) into the garbage bins. If they do so, the unit owner will be charged the fee for removal. As this tends to happen when people are moving out, owners may wish to inspect the property and garbage bins before returning the damage deposit to their tenant.

Damage to *common property: will be charged to the unit owner, regardless of whether the owner or tenant caused the damage.

Attachments to exterior of unit: Nothing may be attached to the exterior walls of the unit, including security cameras, garden hose holders, hanging flower baskets, or Christmas lights. Some units may already have hoses / holders / hooks attached by our siding contractor. If so, they are acceptable. Plastic clips to attach Christmas lights to siding (without causing siding damage) are available from hardware stores.

Please note that attaching anything to the siding that causes damage will result in repairs charged to the unit owner.

Security Cameras: doorbell cameras are permitted as long as the building exterior is not altered.

Satellite dishes: Are permitted if the dish is not larger than 32 inches and is inside the fenced area of the unit. The dish must not be attached to the building or the fence. It may be installed on a 4x4 post which is painted white or gray and is

shorter than the fence. The dish and support must not show above the fence.

Barbeques: When in use, barbeques must be 5 -6 feet away from the siding so they do not melt the siding. If siding is damaged, it will be repaired at the owner's expense.

Emergencies: Emergency repairs such as electrical or plumbing should be dealt with by the unit owner using certified professionals. Owners should obtain receipts and take pictures of the damage in the event any costs are covered by the condo Corporation.

Pets: Owners must obtain written permission of the Board before obtaining the pet. Requests may be put in unit 337 mail box, emailed, or mailed. The Board will respond in writing. Please include: a description of the pet, proof of licensing (if required by the City of Edmonton) and the unit owner's written agreement that, when on common property, the pet will be leashed and under control, and the pet will be accompanied by a responsible person.

The Board may not approve every pet request. Requests for large dogs may not be appropriate given the close proximity of the back yards and the likelihood of disturbing other neighbors. Similarly, requests for animals deemed dangerous breeds may not be approved.

Pet droppings must be picked up immediately and the pet must not create a nuisance, noise, or disturbance to any of the surrounding owners or residents. Unit owners are responsible for any damage done to the common property by the pet.

If the Board becomes aware that a pet caused damage to the common property or another unit, or the pet agreement has been breached, the Board may request that the pet be removed. Fines and/or repair costs are payable by the owner.

Fire Pits: These are not allowed due to the size of the yards and City of Edmonton bylaws.

***Common Property** is any property or item owned by the Condominium Association. Examples include (but are not limited to) siding, doors, windows, fences, common walking areas, parking lots.