

	<p>The Peaks at Eagle Ridge</p> <p>Email: peaks.office@gmail.com Website: www.eagleridgepeaks.com</p>	<p>The Office: Unit 100 136A Sandpiper Road Fort McMurray, AB T9K 0J7 Office: 780 743 9676 Building Superintendent: Mario Colangelo</p>
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BYLAW ENFORCEMENT NOTICE

At our bylaw meetings and discussions, we have established our community standards and have received support for them as identified in the appropriate sections of Bylaw No. 1 and our draft Bylaw No. 2. The Bylaw belongs to all of us who live at the Peaks and The Board has the responsibility of ensuring the Bylaws are followed, as required by the Condominium Property Act. In summary, these Bylaws are intended to provide a good quality of life for everyone at the Peaks. The following areas have been identified as needing attention:

- **Balconies:** Only patio furniture (including potted plants) are allowed on your balcony. No bird feeders or hanging plants are allowed. Please remove any storage containers, bird feeders, garbage or other materials not normally considered to be patio furniture.
- **Fencing:** In order to recognize the desire of owners to have fencing or block their balconies, the Board has attempted find a solution that meets these needs and is consistent with community standards. Owners on the main floor may apply to have a fence that is made of metal identical to the fencing that exists on the other balconies. People who want to block their balconies may apply to the board to have a plexiglass, or similar covering. Please remove any other materials.
- **Pets:** Complaints have been received regarding the impact of dogs at the Peaks. The centre park / playground space is considered a common area and dogs are not allowed here. A meeting with dog owners is being held May 19th to try and deal with this. Watch for a meeting notice on the website and on bulletin boards.
- **Propane Tanks/ Gas Containers:** Please remove these – it is a **fire code violation** to have them on balconies, or in the parkade.
- **Signage:** Owners have been very supportive of the requirement to not have any signage in their windows or balconies. Thank you!
- **Storage Cage Covers:** The fire regulations for storage cage covers in a parkade have been clarified. While Bylaw No. 1 states no covers are allowed, Bylaw No. 2 will be revised to state the following:
 - **Covers must be at least 18 inches below the closest sprinkler.**
 - **Blue or Green plastic tarps may be used to cover storage cages.**

Cardboard and wood do not meet the fire code requirements. If you have not already done so, please remove any non-compliant materials covering your storage cage and replace it with the appropriate sized plastic tarp.

- **Window Coverings:** Residents are welcome to place any window coverings they desire on the INSIDE of their units; however, it should not be seen from the exterior. The view from the outside needs remain uniform.

We trust that these requirements will help all of us here at the Peaks enjoy our homes in a safe and pleasant atmosphere.