

A S C A D A

DATE: February 20, 2013
TO: Ascada Residents
FROM: Paragon Realty Corporation (604-576-3868)
RE: Noise, Parking & Smoke Bylaws

Noise complaints are the most common complaints received from residents. Generally, the noise is emanating from a suite above/below the complainant. The type of noise complaints range from the use of appliances, stereos, home entertainment systems, vacuum cleaners, rambunctious children running and jumping in the suite, shoes clomping on floors and late night parties. Residents need to be mindful of these situations to ensure that neighbours are not disturbed particularly before 7:00 a.m. and after 10:30 p.m.

Residents are reminded that the Strata's bylaws address both types of complaints. In the case of noise, the bylaw states in part: ***"An Owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in any way that causes unreasonable noise."*** The bylaws also state in part: ***"An Owner, tenant or occupant must not make, cause or produce undue noise which will interfere unreasonably with any other owners, tenant or occupant."*** and ***"use any musical instrument, amplifier, sound reproduction equipment or other device such that it causes a disturbance or interferes with the comfort of any other owners, tenant or occupant."***

Residents are asked to please make concerted efforts to minimize all noise, especially before 7:00 am and after 10:30 pm.

The next most common complaint received by Council involves the Parking Violation and Smoking.

Residents are reminded that the Strata's Rules states: ***"the lane along the front of the townhouses is a designated fire lane. Parking in fire lanes, even for brief periods of time is strictly prohibited by section 41 of the BC Fire Code. Vehicles found parked in violation of the law will be towed away and impounded at the owner's risk and expense without any prior notice or warning."*** ***"Owners, tenants, and occupants must stop to wait for both the entrance and exit gates to the underground parkade to close prior to entering or exiting the underground parkade."*** ***"Owner, tenants and occupants must ensure that the garage door has closed completely before driving away."***

Smoking:

"An owner, tenant, occupant or visitor must not smoke:

On the interior properly, on a balcony, deck or patio and on the exterior common property within 7.5 meters of a door, window or an air intake vent."

Council therefore wishes to advise residents that should letters be received regarding any of the above bylaw infractions Council will have no alternative but to enforce the bylaws. This means the issuance of warning letters followed by fines should the infractions persist. Council also wants to warn tenants that persistent bylaw infraction may lead to an eviction enforceable by the Strata Corporation.

As for the issue of fines, the bylaws provide for fines to a maximum of \$200 per infraction. Council hopes that it will not have to resort to fines and/or evictions and therefore asks residents to be cognizant of these bylaws and to respect the peace, quiet and enjoyment of suites/townhouses to which residents are entitled.