

**3111 VARSITY  
 CONDOMINIUM CORPORATION NO. 0513297**

**Bylaw Infraction Fine Policy.**

The Board of Directors in accordance with the Bylaws has passed the following policy for the Condominium Corporation No. 0513297 on 18<sup>th</sup> Day of October 2011.

As per the Bylaws of Condominium Corporation No. 0513297 the following Fine structure has been implemented to ensure not all Owners are affected by the few who contravene the Bylaws.

**The following conditions must be met prior to a fine being levied.**

- 1. All complaints must be received in writing.**
- 2. All situations will be dealt with on a case by case basis.**
- 3. There will be one written warning prior to a fine being levied.**
- 4. Only the Board of Directors levies all Fines for bylaw infractions.**

Offence	Fine
1. Pet damage to Common and/or Managed property, pet waste not cleaned up on Common and/or Managed property	\$250 plus cost of cleanup and/or repair to common property
2. Pets not on a leash and/or not under direct control of Resident while on Common property and/or Pets barking causing noise disturbance	\$150
3. Failure to register pets as per pet agreement	\$150/month until pet is registered
4. Unauthorized installation of a satellite dish	\$150 min charge plus \$150 per week until removed / remedied, plus cost of repairs
5. Unauthorized or improper installation of air conditioning units	\$150 min charge plus \$150 per week until removed / remedied, plus cost of repairs
6. Excessive noise and/or disturbance from Owners or guests of Owners in Unit or on Common and/or Managed property	\$200/occurrence
7. Making unauthorized alterations or additions to the exterior and/or interior of a Unit	\$500 plus cost of repairs
8. Any and all cleaning of Balconies whereby it effects other Owners	\$150
9. Failure to abide by the Unit Rental procedures as specified in the Bylaws and the Condominium Property Act	\$500
10. Improper disposal of garbage and/or large household items in garage rooms	\$200 plus cost of removal
11. Propane BBQ's on patios, balconies, storage rooms, or other Common and/or Managed property / transporting propane tanks within the building	\$150

12. Causing Oil Spills or similar waste from vehicles within the parkade and/or on Common and/or Managed property	\$500 plus cost of cleanup
13. Causing damage to Common and/or Managed property including buildings and equipment	\$250 plus cost of replacement
14. Unauthorized changes to Common and/or Managed property	\$150 plus cost of repair
15. Storage, Accumulation or placement of any household, business or personal effects, goods and articles that are not in use where such goods are visible to other Owners, Occupants, passers-by and anyone outside the unit.	\$150/occurrence
16. Improper display of realtor or rental signs	\$150 per sign per week until remedied
17. Move IN /Move Out violation	\$ 300.00 as per Policy
18. Visitor Parking violation	Towing/Ticketing
19. Bicycle secured to Common and/or Managed property including light posts or fencing not authorized	\$150.00
20. No congregating on the balcony after 10:00 PM whereby the noise and conversation disturbs occupants of other units.	\$150.00

If an Owner is fined for the same offense in excess of 3 times, the Board of Directors will consider filing a civil lawsuit or a claim to recover costs incurred by the Corporation against the Owner in violation. All costs incurred by the Condominium Corporation No. 0513297 as a result of the lawsuit will be recovered from the Unit Owner