

Crossbow Point Condominium

Policies with respect to Guests

Rationale for Policies:

Crossbow Point Owners have reported to the board and to the management company safety and vandalism incidents involving persons under 18 years of age who have been present without adult supervision in common property areas, including the Owners Fireside Lodge (amenities building), the hallways, the stairways and elevators, the parkades and the guest suites. Signs restricting the use of the recreational facilities in the fobbed areas adjacent to the pool and the pool/hot tub area itself have been disregarded by parents/guardians. Lack of adequate supervision of children while they are on the common property may have legal implications for Crossbow Point.

Owners at Crossbow Point have also reported witnessing inconsiderate and intimidating behavior, property damage, and conduct that disturbs the peaceful atmosphere of the condominium committed by guests estimated to be over 18, but under 40, especially when present in groups. Examples of behavior that is of concern to Owners include boisterous partying; drunkenness on the common property; improper disposal of garbage; disruptively loud swearing and cursing; yelling and screaming in the late evening to early hours of the morning; breakage of furniture, equipment, and window coverings and walls of the common property; illegal entry to the amenity building by jumping over the hot tub fence; and violation of posted hot tub rules.

Guests of various ages have tossed cigarette butts on the dry wood mulch and the grass adjacent to suites, seemingly unaware of the potential fire hazard to our wood frame buildings

In addition to these issues, certain Owners have had underage residents living in their suites for extended periods of time as "guests", within the letter-of-the-bylaws, creating parking problems and undermining the over 40 ambiance of the property. As well, tenants have been found to have under 40 "guests" living with them for extended periods of time in rented suites, apparently without the knowledge of the Owner of the suite. Some Owners/residents have provided the fob for the amenities building to residents of the Landing and other non-Crossbow Point residents, resulting in unaccompanied "guests".

In summary, a number of Owners have expressed concerns about their comfort, safety, and enjoyment when visitors/guests, of all ages, are not accompanied on the common property by Owners or when their behavior is not influenced by Owners to be in keeping with mature, respectful standards of conduct. Owners have requested that efforts be made by the board and the management company to maintain the adult atmosphere of the "over 40 years of age" luxury condominium purchased by, and valued by, Owners of Crossbow Point. Owners who have been contacted by Peka regarding the behavior of their guests have voiced surprise at what has been happening at Crossbow Point and have requested that the board provide this information to Owners. The board regrets that the inconsiderate acts of a few irresponsible people require that a policy be drafted to enforce the standards to which the responsible majority adheres with no reminders.

Policy Awareness - Guests and Tenants

Owners are requested to ensure that their tenants and guests are aware of, and comply with, the Bylaws, Covenants and Policies of Crossbow Point.

Guidelines for Conduct and Use of Recreational Areas in the Crossbow Point By-laws

"68. a. An owner shall not

- ii. make or permit noise in or about any Unit or the Common Property which in the opinion of the Board is a nuisance or unreasonably interferes with the use and enjoyment of a Unit or the Common Property by any other Owner or Occupant.*
- xxiii use or permit any member of his household, guests or visitors to use any Common Property or recreational or general amenity spaces (if any) except in accordance with the rules and regulations applicable thereto which may be established by the Board;*

b. An owner shall ensure that all occupants, guests, friends or invitees of his comply with all requirements set forth in these By-Laws including, without limitation those items set forth in By-Law 68 (a) above."

"71. The recreation areas on the Crossbow Point Parcel may only be used by Crossbow Point Owners or guests of Crossbow Point Owners if they are accompanied by a Crossbow Point Owner at all times."

Policy: Guests under 18 years of age: Common Property Use Restriction

Young people under the age of 18 years are welcome as guests at Crossbow Point, an adult condominium limited by Restrictive Covenant # 82 to fulltime residents who are over 40 years of age, but must be accompanied by an owner, parent or guardian at all times when on the common property of the condominium.

**Please note: A minor child of an Owner is not considered by the board to be an Owner unless he or she is "...a person registered as the Owner of a fee simple estate of a Residential Unit", as per the Definitions and Interpretations section in the Bylaws.*

Interior common property includes, but is not necessarily limited to, all areas of the Owners Fireside Lodge (amenities building), hallways, stairways, tunnels and underground parkades. Exterior common property includes parking lots, pathways, and green space within the property lines of Crossbow Point. Because persons under age 18 must be accompanied by an owner, parent or guardian while on the common property, they should never need to be in possession of the fob or the exterior door key.

All owners are requested to be aware of persons present on the common property and, if they observe unaccompanied children on the common property, to provide reminders about the policy and also to report incidents, with as many details as possible, to Peka, the management company, as soon as possible after they occur .

Policy: Guests in approximately 19 to 39 age range: Standards of Respectful Behavior

Owners are required to ensure that their young adult guests understand that Crossbow Point is a home, a retreat, and a valued investment for adult Owners over 40 years of age. Young adult guests are welcome at Crossbow Point, but, bearing in mind the restrictive age covenant, are required to behave in a manner consistent with the maturity generally seen in responsible adults over 40 years of age. Owners are reminded that the bylaws state that guests may use the recreational facilities only if they are accompanied by an Owner *at all times*. It seems unlikely that Owners will bring violations to the attention of the board or the management company if legitimate young adult guests are behaving responsibly and with consideration toward others.

Owners/residents may call the RCMP to obtain assistance with disturbances and safety concerns and are requested to notify Peka of details of incidents (especially suite #'s) as soon as possible after they occur.