


Crossbow Point Condominium

Condominium Plan 0310034; redivision #0410395; redivision #0510165

| | |
|---|--|
|  | <p>PROPERTY SUMMARY:</p> <p>Civic Address: 155, 165, 175 Crossbow Place</p> <p>Style of Condominium: Conventional/Apartment style</p> <p>PEKA Agent: Gibson Rencz</p> <p>PEKA Agent Email: gibson@peka.ca</p> <p>PEKA Agent Phone: 403-678-6162</p> <p>After Hours Emergency #: 403-678-7936</p> <p>Report a Complaint or Issue: via www.peka.ca "client portal"</p> |
| <p>UNIT-SPECIFIC COSTS INCLUDED IN CONDO CONTRIBUTIONS:</p> <p><input checked="" type="checkbox"/> Water/Sewer/Garbage <input checked="" type="checkbox"/> Exterior Window Cleaning</p> <p><input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Unit Snow Removal</p> <p><input checked="" type="checkbox"/> Natural Gas/Heat</p> <p>UNIT-SPECIFIC services NOT included in your condominium contributions need to be arranged independently. ALWAYS check your bylaws for restrictions prior to arranging services.</p> | <p>FORMS FOR YOUR CONVENIENCE:</p> <p><input checked="" type="checkbox"/> Renovation request form</p> <p>PEKA's standard forms can be completed and submitted online at www.peka.ca via the "client portal". Any condominium-specific documents can be found at www.condopapers.com.</p> |
| <p>PROPERTY INFORMATION; RESTRICTIONS, POLICIES & RULES:</p> | |
| Age Restrictions: | 40+ building. Refer to Bylaw 82, Restrictive Covenant, for details. Restrictive Covenant is also listed on Title. |
| Amenities: | Amenities Great Room available for private bookings for nominal fee and signed agreement; via crblock1@telus.net . |
| Balcony Restrictions: | Patio furniture and barbeques only stored on balcony. |
| Bicycle Storage: | In parkade storage locker, or in titled parking area if space permits. Bikes are not permitted in building hallways, lobby or balconies. Two bicycle racks are installed outside near each building. Parking on Common Property is only permitted where approved by the Board. |
| Buzzer Panel: | Send email with your name, unit, and phone number to info@peka.ca PEKA will arrange for Call Index updates. |
| By-laws: | A copy of the By-laws can be downloaded at www.condopapers.com or the condo website |
| Common Keys / Remotes: | Residential keys and amenity building fobs (latter are maximum of 2 per unit) are provided through PEKA at info@peka.ca . Additional keys (not fobs) are available for a nominal cost. |
| Elevator Booking: | Elevator keys and blankets are available for booking at info@peka.ca . |
| Exterior Taps: | Exterior hose bibs available and are maintained by the condominium. Using the "client portal", fill out a common property maintenance request form. |
| Fire Suppression System: | Owner responsibility to repair or replace in-unit smoke detectors; the condominium will arrange to inspect annually with fire inspection team when access is provided; all common components are inspected and maintained by the condominium. |
| Garage Sales: | Not Permitted. |
| Garbage: | On site, in each building parkade. All garbage must be bagged and tied. NO LARGE ITEMS IN BIN. |
| Gas Connections to BBQs: | Permitted, provided they are installed by a professional gas fitter. Propane Barbeques are NOT permitted |
| Guest Suites: | There are a total of 4 guest suites available for nominal cost and subject to a signed agreement. Contact Marsha 403-678-3678 to book suites. |
| Heating-Zone Valves & Thermostats: | Owner responsibility to maintain, repair and replace as needed. The common boilers and hot water tanks are maintained and replaced by the condominium corporation. |
| Insurance: | See By-law 46. A copy of the insurance certificate can be downloaded at www.condopapers.com or the condo website |
| Irrigation System: | Grounds are equipped with an irrigation system. Please report any broken heads or issues to PEKA. |
| Mail Box: | In each building lobby. PEKA and the Condominium do not manage. Lost keys must be replaced by a locksmith. |
| Master Key System: | No; owners are encouraged to participate in PEKA's complimentary key holder program. Keys will not be released without owner's authorization unless there is an emergency situation. |
| Movie Theatre | To book the theatre, write your reservation (your name, unit # and bldg. #) in the appointment book located near the theatre. No cost for theatre use, however a clean-up charge of \$25 or more will be assessed in the event that extra cleaning is required. Theatre key can be obtained form Dorothy at 403-678-6795 (in Dorothy's absence contact Susan at 403-679-1091). |
| Parking - Occupants: | In parkade, in designated parking stall only. Visitor parking is reserved for visitors and is not to be used as a second parking stall. All parkade parking stalls are individually owned and Titled. Visitor parking is Common Property. |
| Parking - Other: | No trailers, campers, ATV's, dirtbikes, or other such motorized vehicles are permitted on Common Property. |



Crossbow Point Condominium

Condominium Plan 0310034; redivision #0410395; redivision #0510165

| | |
|---|--|
| Parking - Visitors: | Above ground only. Visitor parking is monitored and there is a zero tolerance for visitor parking abuse; administrative penalties will apply to those found to be in contravention. Maximum 48 hour parking stay. |
| Pets: | Restrictions apply. See Bylaw 68-a-iii |
| Recycling: | Located in the parkade. Funds generated from Refundables Recycling are managed by the Social Committee. |
| Renovations: | All unit renovations require pre-approval. Renovation Request Form available at www.peka.ca via "client portal" and at the condo website. |
| Rental Restrictions: | Age Restriction Applies per By-law 82. Unit Lease Form must be completed and returned to PEKA within 10 days of a tenant moving in to the unit. Available at www.peka.ca via "client portal". |
| Satellite Dishes: | Not Permitted. |
| Signs: | Not Permitted on balconies nor through window display. |
| Storage: | Lockers in the parkade are assigned and generally are located directly in front of the parking stall. |
| Storage - supplementary: | The Board has 5 additional storage cages available at nominal cost. A wait list is maintained. |
| Water supply lines: | Owner responsibility to maintain, repair and replace as needed. |
| Website: | www.crossbowpoint.com is maintained by the Board of Directors. Minutes, Newsletters, Reserve Fund Report, Guest Suite and Great Room Agreements and much much more information is maintained on the site, including 'search' and 'contact us' features. |
| NOTE: This is a general list and should not be construed as a substitute for the bylaws. In the event of conflict between this form and the bylaws, the bylaws will prevail. | |
| PEKA ARREARS POLICY: WHAT IF I DON'T PAY MY ASSESSMENTS TO THE CONDOMINIUM? | |
| 30 Days in Arrears: | Interest (18% per year), plus \$25 + GST administrative charge |
| 60 Days in Arrears: | Interest (18% per year), plus \$75 + GST administrative charge |
| 90 Days in Arrears: | Interest (18% per year), plus \$150 + GST administrative charge |
| 120 Days in Arrears: | Interest (18% per year), plus a caveat will be applied on your title. Cost of caveat (\$750 + GST) will be assessed to you. |
| 180+ Days in Arrears: | Your account may be referred to a lawyer to pursue collections which may result in a foreclosure action against you. |

