



## Welcome to the Cottages on Osoyoos Lake

We welcome you to this wonderful community of full- and part-time residents. The Cottages are appealing because of the care all residents take to maintain this beautiful, peaceful environment. We are pleased you have chosen our piece of paradise in the Okanagan for your vacation. Please take the time to review the bylaws, in particular those summarized below which directly concern your stay. Complete bylaws, including fines for infractions of the bylaws, can be found at: [osoyooscottages.com](http://osoyooscottages.com) > Owner Info > Documents > Project Rules & Bylaws, Pool & Hot Tub Rules, and Boat Slip Regulations. Please note that any fines incurred during your stay may be deducted from your security deposit.

In the following sections "landlord" means the actual owner of the property or their agent.

1. All pets must be on a leash throughout the grounds, except in off-leash areas (the white fenced area beside the playground and the west beach in front of the volleyball area).
2. The grass areas are community property. Although they are community property, they are also homeowners' front or back yards. Please respect their privacy.
3. You are welcome to use the grass areas and beach but please do not leave personal items or furniture there. Our gardeners manicure the property all week long and leaving items on community property inhibits their work.
4. Please do not leave any personal items at the beach.
5. No glass on the beach. Broken glass is a safety hazard.
6. Do not use the fire pits as garbage receptacles.
7. Please read and obey the posted pool rules - they are posted in the change rooms and in the pool area and are included in the information package you should have received from your landlord. These are a few rules that people seem to miss:
  - No glass in the pool area. Broken glass requires us to close and drain the pool(s).
  - No food in or near the pools and hot tubs. Please use the tables in the pool area and on the patio.
  - No large balls, balls with pointed ends such as footballs, or large "floaties" in the pools. Noodles, flippers, little rings and small floaties for babies/toddlers are all OK but larger items such as air mattress and inner tubes, etc. may only be used at the beach and in the lake.
  - No running or diving.
  - No furniture **in** the pools.
  - Please lower the umbrellas when you are finished. Big winds have blown umbrellas over and damaged the umbrellas and the glass fence.
  - No children in the hot tubs without adult supervision.
  - No children under 3 years of age in the hot tubs.
  - Please replace hot tubs covers when you are finished.
  - The swimming pools and hot tubs close at 10 PM.

8. Gym/Workout Room:

- Minimum age is 14 years of age.
- No food or glass objects allowed in the area.
- Footwear and clothing to be worn at all times.
- No wet bathing suits or wet clothing permitted.

9. Bikes and scooters are to be placed in the racks at the entrance to the Community Centre. They are not to be used inside the building or on any patio area of the Community Centre or pool deck.

10. Please read and obey “the Cottages Wharf Rules of Conduct.” These rules are included in the information package you should have received from your landlord.

- Children under the age of 12 must have adult supervision at all times when on the wharf.
- The boat slips are private property as are all boats, canoes, kayaks and other water craft.

11. Unless agreed to as part of your rental contract, canoes, kayaks and boats are all private property and not for the use of renters.

12. No boat trailers are to be parked or stored on the Cottage’s property unless in a garage.

13. Quiet hours begin at 10 PM, so please respect your neighbors and consider your noise level.

14. Please dispose of garbage as advised by your landlord. Garbage compactors and recycling bins are located in the northwest corner of the Cottages. Please place garbage in the designated compactor and recycling in the recycling bin. See the information package you should have received from your landlord for more details.

15. The kitchen in the Community Centre is for the private use of the homeowners only.

16. Operation of golf carts is governed by Bylaw 16. Operation is permitted on the common areas by persons a minimum of 16 years of age OR persons holding a valid drivers license. Golf carts must have unique identification. Golf carts are not permitted to operate while street or pathway lights are on unless headlights and taillights are used.

17. You must park only in the garage or on the driveway of the unit. Please contact your landlord if you require additional parking space.

#### Access Codes – Front Gates and Community Centre

There is no one at the Cottages to assist you with things that you might expect a resort or hotel “front desk” or “concierge desk” to help you with. Access codes for the gates at the entrance to the Cottages and to the Community Centre are only available from your landlord. Please contact your landlord if you have any questions.

You are very welcome to tour the Sales Centre and display suites. Many past renters have become owners and are now permanent members of our community. Please note that the Sales Centre staff work for the developer and have nothing to do with the rental of your Cottage.

We hope you have a safe and wonderful stay at the Cottages.

Sincerely,

Board of Directors  
Stelkia Homeowners’ Corporation

Stelkia Homeowners’ Corporation, 122-2450 Radio Tower Road, Oliver, BC V0H 1T1