



WELCOME TO THE COTTAGES ON OSOYOOS LAKE

We welcome you to this wonderful community of full time 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 that your landlord has provided for you, in particular those listed below which concern your stay.

**We're sorry, but any fines incurred during your stay will be deducted from your security deposit*

1. All pets must be on leash throughout the grounds, except in off leash areas (white fenced area beside playground and the west beach in front of the volleyball area).
2. The grass areas are community property. You are welcome to use them, but please do not leave personal items or furniture here. Although it is community property, it is also the homeowners' front / back yards. Please respect their privacy. Our gardeners manicure the property all week long, and leaving items on communal property inhibits their work and damages the grass. **Any items left on common property will be removed. Any damages or costs incurred as a result of items left in common areas will be the responsibility of the homeowner who left the items.*
3. No glass on the beach. Broken glass is a safety hazard.
4. Do not use the fire pits as garbage receptacles. Do not use sand to extinguish a fire in the fire pit, as sand fills up the firepit and they have to be dug out for use. Please extinguish fires completely, with water only.
5. Please read and obey the posted pool rules (they are posted in change rooms and in the pool area) for the safety of others and to keep the area clean. **See pages 4-6 for more details.**

These are a few rules that people seem to miss:

- No glass in the pool area. Broken glass requires us to close the pool and drain it.
- No food at the pool area. (Food is allowed at the tables provided).
- No balls or large floaties in the pool. (Noodles, flippers, little rings and small floaties for babies & toddlers are all fine. Air mattresses and inner tubes, etc. are too large for the pool. These items are welcomed at the beach and in the lake).
- No running or diving.
- No furniture **IN** the pools
- No children in the hot tubs without adult supervision
- No children under 3 years of age in the hot tubs
- Please lower the umbrellas when you are finished (big winds have blown them over and broken the fence glass).
- Please replace hot tub covers when you are finished using the hot tub.
- When open, the pool and hot tubs are closed at **10 PM**. The amenities may be closed in special circumstances when determined by the Stelkia Homeowners' Corporation in accordance with local health authorities and provincial laws.



6. 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 the patio area.
7. Please read and obey “the Cottages Wharf Rules of Conduct”. Children at all times must have adult supervision when on the wharf. Children under the age of 12 years must wear properly fitted life jackets. The boat slips are private property as are all boats, canoes, kayaks, and other watercraft.
8. No boat trailers are to be parked or stored on Osoyoos Cottage land, except inside your garage. Safety rules and regulations are posted for marina / dock usage at the entrance to the marina. Please observe. **See page 7 for more details.**
9. Minimum age restriction in the Workout Room / GYM is 16 (sixteen) years of age. (Ages 14 – 16 permitted with parental supervision). No food or glass objects allowed in the gym. Footwear to be worn at all times; no wet bathing suits or wet clothing permitted.
10. 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 driver’s license. Golf carts must have unique identification on two sides of the cart, and not be less than 10cm x 15cm. Golf carts must be registered with the property manager Associa B.C., Inc, as well as Stelkia Homeowners’ Corporation.
11. It is understood that quiet time begins at **10 PM**, so please respect your neighbours and consider your noise level.
12. Please place garbage in the compactor, and recycling in the appropriate bins, located left of the entry / exit gates on the north side of the community. **See pages 13-16 for more details.**
13. The kitchen in the Community Centre is for the private use of homeowners only.
14. You must park only in the garage or on the driveway or assigned space of the unit. If you require additional parking space, please contact your landlord.
15. You are very welcome to tour the Sales Centre and display suites; however, the staff of the Sales Centre work for the developer, and have nothing to do with the rental of your cottage.
16. 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.

We hope you have a wonderful stay at the Cottages.

Sincerely,

Board of Directors
Stelkia Homeowners’ Corporation