

Stelkia Homeowners' Corporation Information Package

The following is a summary of the Cottages bylaws and rules. Complete bylaws, including fines for infractions of the bylaws, can be found on the TownSQ application under documents, or on Tcool.ca > owners lounge > rules & regulations

Common Property

Homeowners' private property typically extends only a few feet beyond the sidewalks and patios as originally constructed by the developer. Some homeowners have elected to have fences added or to extend patios to the limit of their lot.

All other areas are common property. This does not however allow a person to cross any owner's property that is private, such as between homes unless there is a clearly defined public path or sidewalk.

Green spaces and grass between backyards of homes are common property and may be used by all owners.

Consideration should be given to owners adjacent to these green spaces to allow them some measure of privacy.

Walking down the middle to the green space and keeping a respectable distance is a reasonable effort to allow others in their yards some privacy in our mostly unfenced and open community.

SHC has erected a few signs to indicate that what might appear to be common property is actually private property. Please respect these signs and the homeowners' privacy.

Smoking

All Common Property / Areas at the Cottages are "No Smoking" areas. This includes the Stelkia Community Centre (including the Pool Deck, Veranda, and Exercise Porch), the boathouse (washroom near the Marina), and all utility buildings. Residents are encouraged to limit smoking to their unit.

Entry System and Access Codes

The main gate pedestal system is used to gain entry to the Cottages when the gate is closed.

Currently, the gates are open from 8 AM to 5 PM, Monday to Saturday. They are closed on Sundays.





The display panel may be hard to read – the main panel says:

Welcome to the Cottages on Osoyoos Lake

Use A-Z to Find Name or Number – Enter Code or Push CALL

If Busy, Press # - Try Again

There are three ways to open the gate:

- By using an electronic fob
- By entering the four (4) digit access code preceded by the '#' key (#1234)
- Selecting a homeowner or unit number from a list

- **Note:** Selecting a Homeowner or Unit number from the list only works if the homeowner has provided their contact information (phone number) to SHC, for loading into the entry system
- The 'A' and 'Z' buttons allow you to scroll through the list of owners / unit numbers.
- The first press of 'A' or 'Z' will take you to the middle of the list.
- Subsequent presses of 'A' will scroll up (towards the start of the list) while subsequent presses of 'Z' will scroll down (towards the end of the list).
- When the desired homeowner / unit number is highlighted, press the 'CALL' button.
- Pressing the 'CALL' button will initiate a voice call to the phone number provided by the unit owner.
- You will be able to talk with whoever answers and if they recognize you and want to open the gate, they can do so by pressing '9' on their phone. If they do not want to open the gate, they can simply hang up.

Anti-Tailgating Protocol

“Tailgating” occurs when a person or vehicle, possibly without access privileges, closely follows a person or vehicle with legitimate access into a secured area. This can happen at the Cottages Front Gate and should be discouraged and prevented, so that only persons with legitimate purposes enter the Cottages.

If you are about to open the front gate and there is another vehicle behind you and you do not know who they are, it is acceptable and recommended for you to bring your vehicle to a complete stop once your vehicle is completely past the gate, and to remain stationary until the gate completely closes behind you. If a following driver objects in any way to you following this protocol, do not engage in any discussion with them – proceed to your destination and report the incident to the property manager, Associa British Columbia, Inc by emailing kelownaoffice@associa.ca.



Drivers second or more in line are required to leave sufficient room for the driver at the gate to completely pass through the gate and to allow the gate to close. DO NOT attempt to gain entrance by following very close behind another vehicle. While there are sensors in the gate system to prevent the gate from prematurely closing, attempting to circumvent them may result in damage to your vehicle and / or the gate.

Drivers in line should anticipate that drivers ahead of them may have to back up quickly because they tried to tailgate and the gate is closing. Please leave sufficient room for vehicles ahead to back out of the way of a closing gate.

Radio Tower Road

Radio Tower Road is a private road located on Osoyoos Indian Band land. We request that you respect all posted signage, stay on the paved road, and avoid going into private and restricted areas. There are dangers to using Radio Tower Road (narrow passage, wildlife, aggressive dogs, etc) and we advise that using this road is at your own risk.

Here are a few websites that provide advice about what to do if an aggressive dog approaches you:

CBS News: <https://www.cbsnews.com/news/if-aggressive-dog-threatens-you-know-what-to-do/>

Farmers' Almanac: <https://www.farmersalmanac.com/what-you-should-do-if-you-encounter-an-aggressive-dog-and-other-dog-safety-tips-22481>

Pet Health Network: <http://www.pethealthnetwork.com/dog-health-/dog-behaviour/what-to-do-if-a-dog-attacks-you>



GENERAL RULES ON THE POOL DECK

NO LIFEGUARD ON DUTY -CHILDREN MUST BE SUPERVISED BY AN ADULT

All Pool and Hot Tub Users Must Observe the Following:

1. Wear clean appropriate bathing attire and clean footwear on the pool deck.
2. Children under 7 years of age must be supervised (within arm's reach of a responsible person at least 16 years of age). One supervisor for up to 3 children under the age of 7 years.
3. Do NOT enter the Pools or Hot Tubs while ill – including open sores, head colds; discharging ears, noses, or infected eyes; bandages.
4. Shower before entering the Pools or Hot Tubs.
5. Deck Chaise lounges and chairs may be held while people are swimming or using the Hot Tubs, but may not be used to reserve space when people are not in the pool enclosure.
6. Towels must be placed on chaise lounges when sunscreen lotions or oils are used.
7. Do NOT use the Pool or Hot Tubs while under the influence of Alcohol or other intoxicants.
8. No Glass containers of any kind in the pool enclosure.
9. No Food may be consumed in or around the Pools or Hot Tubs. Please use the tables in the Pool area or on the patio. Beverages may be consumed in or around the Pools or Hot Tubs provided they are in covered, non- glass containers and are only at the edges of a pool or hot tub.
10. No SMOKING in and around the Clubhouse.
11. Remove all personal articles when leaving the Pool area, including any Garbage and Diapers which can be placed in the Pool area garbage cans or those found in the Change Rooms.

The following are NOT allowed on the Pool Deck:

1. No Diving, Running, Fighting, or engaging in conduct likely to cause injury.
2. Do NOT bring Large Flotation Toys (tubes, balls, air mattresses, floating lounge chairs, etc), no sporting equipment (footballs, volleyballs, paddles, balls, etc), and no Water Projecting Toys (water guns, water tubes, etc) into the Pool area.
3. No Pets allowed in and around the Clubhouse, except Service animals.

All injuries suffered while in the Pool enclosure, as well as any contaminants or fouling of the Pools or Hot Tubs should be reported to the property manager by emailing kelownaoffice@associa.ca, and directors@osoyooscottages.com, or using the Town Square website.

POOL RULES

1. Children under the age of 3 years MUST wear Swim Diapers under swimsuits while in the Pool.
2. The use of Flotation devices for young children is permitted, including water wings, life jackets, small floaties, small ring noodles, and flippers. Flippers should only be worn while in the water.
3. Adults requiring Flotation Devices are permitted to use noodles and life jackets.

HOT TUB RULES

1. No children under the age of 12 years allowed in the Hot Tubs. See Hot Tub Safety Rules from Health BC below.
2. Keep hair out of the water and away from underwater filters.
3. Pregnant women; people with heart disease, diabetes, high or low blood pressure; people taking medications for cardiovascular or nerve disorders should not use the Hot Tubs without consulting their doctor.
4. Staying in the water longer than 10 minutes at a time may result in nausea, dizziness, or fainting.
5. Do NOT totally immerse your body under water.
6. Please use caution when entering or leaving Hot Tubs in winter weather conditions.

Seasonal and Year Round Use of Pools

Adult Swim Times will be posted seasonally on both TCool.ca and Town Square. Reservations may be required as determined by Stelkia Homeowners Corporation in accordance with local health authorities and provincial laws.

In Case of Emergency: Call 9-1-1

Location: 122- 2450 Radio Tower Road, Oliver, B.C.

Hot Tub Safety Tips

The following websites provide important hot tub, infant, and pool safety tips.

Health BC <https://www.healthlinkbc.ca/healthlinkbc-files/hot-tub-pool-safety>

Canadian Red Cross <http://www.redcross.ca/training-and-certification/swimming-and-water-safety-tips-and-resources/swimming-boating-and-water-safety-tips/backyard-pools>

Based on the safety information available, the SHC has decided that children under the age of 12 years are not to be in Hot Tubs. Young children experience symptoms they are unable to communicate including racing heart rates, profuse sweating, overheating, and inability to control bodily functions in Hot Tubs. In extreme cases, the above symptoms can cause death. So please, NO INFANTS in the Hot Tubs!

Anyone in the Hot Tub who feels dizzy, sick to their stomach, or sleepy should exit the Hot Tub IMMEDIATELY. They will look flushed, and seem sluggish, or sleepy, and are most likely experience Heat Exhaustion. Removing the person from the Hot Tub and allowing them to cool gradually, possibly with cool compresses and water, will reduce their symptoms. However, if symptoms persist, seek Medical Attention.

Be Water Wise and have FUN!

THE COTTAGES WHARF RULES OF CONDUCT

- Use of the Wharf is exclusive for Cottage owners, their families, guests, and renters.
- Use of the Wharf is at your own risk, and are liable for any loss, damage, or destruction caused to the wharf, a vessel or any other person resulting from their use of the wharf. All water vessels must be insured.
- Conduct yourselves in a manner that is not detrimental to the safety or quiet enjoyment of others.
- Pets must be on leashes at all times and excrement must be cleaned up and disposed of properly.
- NO roller blades, skateboards, scooter, and bicycles shall be ridden on the wharf at any time.
- Outboard Motors must be kept in the “down” or vertical position when moored.
- Volume of radios, etc., must be kept down to not create a nuisance to others.
- NO boat repairs to be conducted while vessel is in a slip or Wharf area.
- NO vessel may be attached to a buoy at any time.
- NO access of any type by people or vessels is permitted to the lake shore except at the beach.
- Vessels MUST be equipped in accordance with the “Canadian Coast Guard small vessel regulations”.
- Vessel drivers MUST have a “Pleasure Craft Operators Card”.
- While in the Wharf area, all vessels shall proceed under power and dead slow, in a cautious, seaman like manner.
- NO storage of fuel and flammable liquids to be stored on Wharf or vessel.
- The use of hull toilets is strictly prohibited, and all vessels that do not have a sewage holding tank and have hull through fittings will be required to seal such fittings while moored on the Wharf. The pumping or pouring of bilge water, petroleum products, or sewage is strictly prohibited.
- NO litter shall be thrown overboard, or left on the Wharf.
- The discharge of waste from portable toilets anywhere on Osoyoos Lake is strictly prohibited.
- NO pouring of fuel or flammable liquids of any kind while connected to the wharf or in the immediate vicinity of the Wharf area.
- Children under the age of 12 must be accompanied at all times by an adult and must wear properly fitted life jackets.
- NO diving is permitted from the Wharf or access ramp
- Swimming from the Wharf is strictly at your own risk. Swimming from the Wharf is permitted only between the first row of slips and the shoreline.
- No climbing over the Wharf access ramp.
- Fishing from the Wharf must comply with all regulations.
- Each boat moorage owner shall be responsible for safe mooring of their vessel, and shall provide and maintain safe docking lines. Overhanging of the Wharf by the Vessel's bow, bowsprit, anchor, swim grid or stern shall be prohibited under all circumstances. If insufficient or damaged lines are being used, the Boat Moorage Owner shall be informed and must comply immediately; otherwise, the Homeowners Corporation will re-tie the vessel and charge the costs of the docking lines to the Boat Moorage Owner.

RULES OF CONDUCT FOR OPERATION OF PERMITTED VEHICLES

Definitions in this Bylaw:

“BCMVA” means the British Columbia Motor Vehicle Act;

“BCOVA” means the British Columbia Off-Road Vehicle Act;

“vehicle (BCMVA)” means a device in, on, or by which a person or thing is or may be transported or drawn on a highway, but does not include a device designed to – 9 – be moved by human power, a device used exclusively on stationary rails or tracks, mobile equipment or a motor assisted cycle;

“golf cart (BCMVA)” means a motor vehicle originally designed and manufactured to carry golfers and their equipment;

“trailer (BCMVA)” means a vehicle that is at any time drawn on a highway by a motor vehicle, except

- (a) An implement of husbandry
- (b) A side car attached to a motorcycle, and
- (c) A disabled motor vehicle that is towed by a tow car, and includes a semi-trailer as defined in the **COMMERCIAL TRANSPORT ACT**;

“motor home (BCMVA)” means a motor vehicle designed or used primarily for accommodation during travel or recreation, but does not include a motor vehicle that has attached to it a structure

- (a) Designed or used primarily for accommodation during travel or recreation, and
- (b) Designed or intended to be detachable;

“recreational vehicle (RV)” means a “motor home”;

“off-road vehicle (BCMVA)” has the same meaning as in the **OFF ROAD VEHICLE ACT**;

“all terrain vehicle (BCOVA)” means a vehicle that

- (a) Runs on 4 or more wheels or is self-propelled by means of 2 or more endless belts driven in contact with the ground,
- (b) Has a seat designed for the driver to sit astride, and
- (c) At the same time as the vehicle was manufactured, was not designed to conform to the standards prescribe under the **MOTOR VEHICLE SAFETY ACT** (Canada) for motor vehicles designed for use on a highway, but does not include an agricultural or industrial vehicle;

“off-road side-by-side vehicle (BCOVA)” means a vehicle that

- (a) Runs on 3 or more wheels or is self-propelled by means of 2 or more endless belts driven in contact with the ground,
- (b) Does not have a seat designed for the driver to sit astride, and
- (c) At the time the vehicle was manufactured was not designed to conform to the standards prescribed under the **MOTOR VEHICLE SAFETY ACT** (Canada) for



motor vehicles designed for use on a highway, but does not include an agricultural or industrial vehicle;

“ATV” means all-terrain vehicle (BCOVA) or off-road side-by-side vehicle (BCOVA);

“designated parking areas” means the parking areas specifically assigned to a Unit;

“common areas” means all areas not specifically part of a Unit;

“common facilities” means all facilities or structures not specifically part of a Unit;

“permitted vehicles” means licensed vehicles in good condition but not including RVs, golf carts, and ATVs in good condition;

“dusk” means the time when street lights come on;

“dawn” means the time when streetlights turn off;

16. Operation of Permitted Vehicles

(a) A maximum speed of 20 KPH shall apply within the common areas and common facilities

(b) Operation of golf carts (and ATVs) is permitted on the common areas by persons a minimum 16 years of age OR persons holding a valid drivers license. Development, sales, and construction vehicles are exempt.

(c) Golf carts and ATVs must be operated in a safe manner and not exceed the posted speed limit.

(d) Lights on golf carts and ATVs shall be turned on when in operation while street or pathway lights are on.

(e) Golf carts and ATVs not equipped with functioning headlights and taillights are not permitted to operate on the property while street or pathways lights are on.

(f) Golf carts and ATVs are required to yield to pedestrians.

(g) Golf carts and ATVs are required to have unique identification marks on opposite sides – either on front and back or left and right sides. **Total size of identification marks shall not be less than 10cm x 15cm.**

16.1 Equipment Requirements for Golf Carts and ATVs

(a) Golf carts and ATVs are required to have functioning headlights and taillights when operating while street or pathway lights are on.

16.2 Parking

(a) A resident shall use and rent on the parking spaces included as part of the Unit, save and except for private arrangements with other Owners for the use of their parking space. Parking spaces shall not be leased or rented to a non-resident of the Development.

(b) Overnight guest parking shall be permitted only in the spaces provided.

(c) No storage of any RV, boat, trailer, or unlicensed vehicle shall be permitted in the designated parking areas or on the common areas and common facilities except in the visitor parking area near the entrance, and only after obtaining permission from the Homeowners' Corporation.

(d) Residents may park their boat or unoccupied RV trailer in their designated parking areas for a maximum of 3 days and 2 nights without requiring permission from the Homeowners' Corporation. Residents requiring parking for additional nights must have permission from the Homeowners' Corporation.

(e) Golf carts and ATVs, provided they are in good condition, are permitted in designated parking spaces.

(f) No parking is permitted except in a designated parking space, nor shall a vehicle park in a manner which will reduce the width of an access roadway.

(g) Golf carts and ATVs shall be parked such that they do not block the usage of sidewalks or roads.

(h) Golf carts and ATVs may be parked in areas shown in **GREEN** at any time:

- i. North side of Stelkia according to signs
- ii. South side of Stelkia according to signs; and
- iii. East of trellis on the meadow.

(i) Golf carts and ATVs shall not park in areas shown in **RED** at any time:

- i. Gravel area near the marina gate;
- ii. North side of beach sidewalk adjacent to the beach.
- iii. Either side of the sidewalk between the beach and Stelkia;
- iv. Either side of the sidewalk west of the volleyball court;
- v. South end of the meadow; and
- vi. South side of beach sidewalk adjacent to the beach.

(j) golf carts and ATVs may park in areas shown in **YELLOW** unless an event is using that space:

- i. Grass area north of and adjacent to the Community Centre

(k) It is permissible to briefly stop at the gravel area near the marina gate or on the south side of the beach sidewalk adjacent to beach to unload / load golf carts and ATVs.

(l) There shall be no storage of any personal property in parking areas or on the common areas or common facilities.



13.3 Repairs, Adjustments, and Spills

- (a) No major repairs or adjustments shall be made to motor vehicles on exterior areas of the Unit or common areas or common facilities. Minor maintenance such as changing fluids and tires is permitted on parking spaces included as part of the Unit.
- (b) Owners will be responsible for the clean-up of oil spills on their Unit and on common areas and common facilities.

THE COTTAGES GARBAGE AND RECYCLING

When the recycling compactor is contaminated with inappropriate items, residents are charged **twice the pick-up fee**. Please be responsible in sorting your garbage from recycling.

ONLY THESE ITEMS are permitted in the Recycling Compactor:

FLATTENED Cardboard



Clean Paper Products



Non-Refundable Beverage Container



Tin & Aluminum Cans



NO GLASS IN THE COMPACTOR!!

****ITEMS NOT ACCEPTED****

Plastic bags, Garbage Bags, Wax Cardboard, Food Soiled Cardboard, Organic Waste, Styrofoam, Glass, Metals, Non-Recyclable Plastics, Wood, Electronic Waste, Newspapers, Magazines. Please take these items to the Oliver Landfill located at 498 Saddle Ridge Road.

CLEAN Household Plastic Containers ONLY # 2



DEPOSIT RETURNABLE

DEPOSIT RETURNABLE ITEMS

Please be sure they are **CLEAN, EMPTY, AND CAPS OFF**
THEN place these items in the returnables shed, located on
West Beach to the left of the service building.



Thank you for your cooperation!

The Cottages Garbage and Recycling

UPDATED GARBAGE AND RECYCLING PRACTICES – AT THE TIME OF POSTING

*Subject to change – check signage on bins

As most of you know, recycling and the resources to make use of our recycling has become a major concern throughout Canada, and small communities like Oliver have difficulty keeping up with larger cosmopolitan centres.

The following guidelines are provided to enable the Cottages to again include greater recycling into our everyday practices:

- The two green bins will now be able to accept CLEAN #2 Plastics (Check the bottom of your household plastics for this number), Milk Jugs, Tin / Aluminum Cans, Flattened Cardboard, Flattened Box Board, and Clean Office Paper.
- You may put Acceptable Material in the blue recycle plastic bags or you can dump it in loose. Please put shredded paper in a bag so that it does not fly out when the bin is dumped. Please do not recycle plastic grocery bags.

Please check the signs on each of the bins to confirm what items may go into these bins and what items will not be accepted by Waste Connections of Canada. Other household garbage will still go into the existing Garbage compactors. GLASS is NOT acceptable at the green recycle bins. Household Glass can be disposed of properly at either the Bottle Return It Depot or the Oliver Landfill located at 498 Saddle Ridge Rd. Paper and shredded paper can be dropped off at the Oliver Landfill.

By following these guidelines, we have the potential to save money on our garbage collection fees and help the planet! So, let's all help to create new habits for all homeowners and guests.

<p>NOT Acceptable</p> <p>Wax Cardboard</p> <p>Food Soiled Cardboard</p> <p>Organic Waste</p> <p>Garbage Bags</p> <p>Glass</p> <p>Metals</p> <p>Plastic</p> <p>Wood</p> <p>Electronic Waste</p> <p>Paper</p> <p>Newspaper</p> <p>Magazines</p>	 <p>WASTE CONNECTIONS OF CANADA DIVERSION GUIDELINES</p> <p>COMINGLE</p> <p>YES</p> <p>ACCEPTED CLEAN #2 Plastics Milk Jugs Tin/Aluminum Cans Flattened Box Board Flattened Cardboard Clean Office Paper</p> <p>NO</p> <p>NOT ACCEPTED Plastic Bags, Garbage Bags, Wax Cardboard, Food Soiled Cardboard, Organic Waste, Styrofoam, Glass, Metals, Plastic, Wood, Electronic Waste, Newspaper, Magazines</p>	<p>Acceptable Material:</p> <p>CLEAN # 2 Plastics</p> <p>Milk Jugs</p> <p>Tin / Aluminum Cans</p> <p>Flattened Cardboard</p> <p>Flattened Box Board</p> <p>Clean Office Paper</p>
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Compactors

Our compactors are designed for your general weekly garbage, not for moving material, portable propane bottles, and large garbage items.

Please separate your garbage and recyclables and put them in the appropriate containers, as marked.

Put garbage in compactor(s), recyclable cardboard and packaging in the recyclable bin, and rinsed, returnable beverage containers in the bags or boxes in the Recycling Shed.

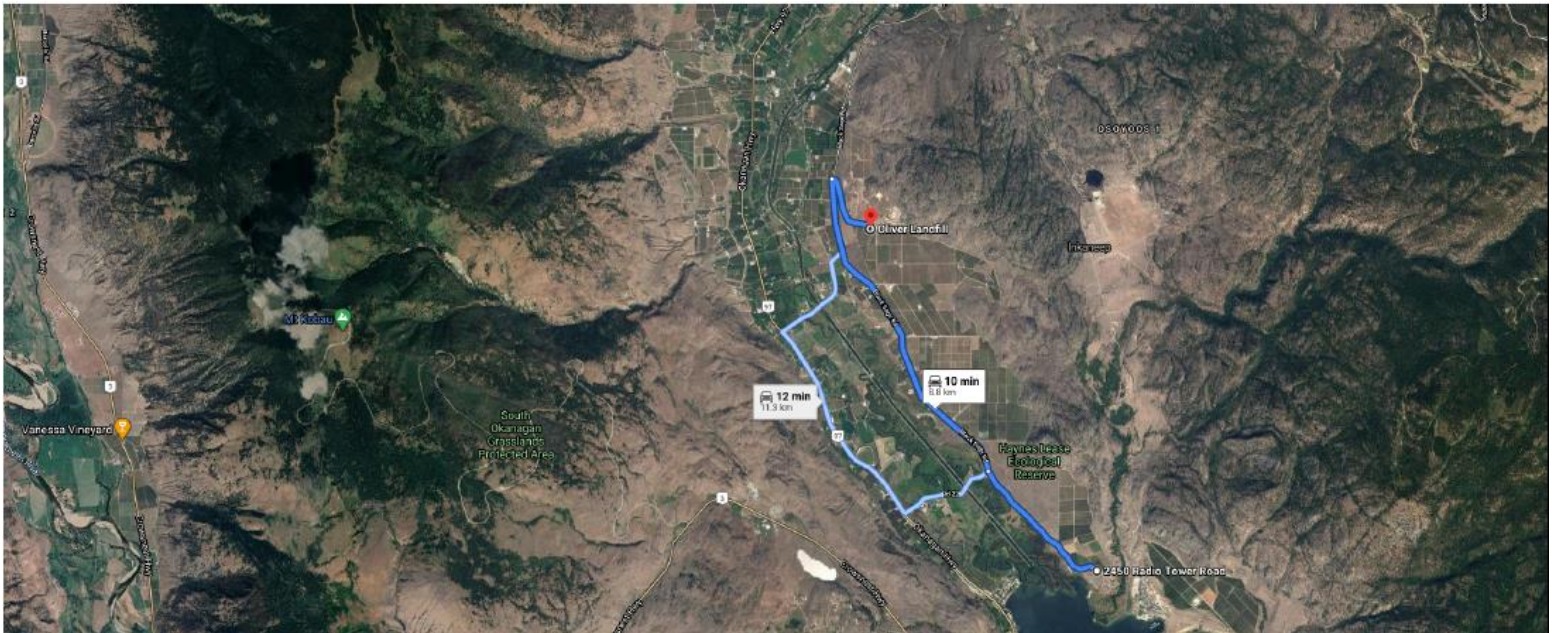
DO NOT DEPOSIT OR MIX GARBAGE IN THE RECYCLING BINS!

This creates additional cost to all Homeowners.

If you purge your garage or have finally unpacked your moving boxes, please take your large boxes and items to the Oliver Landfill (**See RDOS**). It is close by, open 6 days a week, clean, and easily accessible. It is right off Black Sage Road, 498 Saddle Ridge Rd, just past Church & State Winery. The landfill has a full recycling centre available for your use.

Sincerely,

Board of Directors
Stelkia Homeowners' Corporation



DIRECTIONS TO OLIVER LANDFILL FROM OSOYOOS COTTAGES

**HEAD NORTHWEST ON RADIO TOWER ROAD TOWARDS ROAD 22
CONTINUE ON TO BLACK SAGE ROAD
TURN RIGHT ONTO SADDLE RIDGE ROAD
DESTINATION IS ON YOUR RIGHT**