

and the Owners from any claim for so doing.

USE OF COMMON PROPERTY

- 65. (a) Subject to any rights of exclusive possession hereinafter provided and any regulations relating to the Common Property made by the Board each Owner and Permitted Occupant and the employees, agents and invitees of each such Owner and Permitted Occupant of a Residential Unit shall have the same non-exclusive rights-of-way over and use of the Common Property in common with the other Owners and Permitted Occupants and their respective employees, agents and invitees including for the purpose of ingress to and egress from the Residential Unit, as such persons would have with respect to the Common Property Unit as if it were common property under the Act and the Corporation shall grant to the Owners and their successors and assigns such easements or licenses as may be necessary to give effect hereto;
- (b) As Owner of the Bare Land Units, the Developer shall have exclusive use of the Common Property for the purpose of constructing and developing the Buildings and their Amenities, including landscaping. Upon completion of any Building and registration of a Redivision Plan, the aforesaid right of exclusive use shall terminate with respect to the Common Property as may be designated by the Developer for use in connection with such Building. Upon registration of Redivision Plans with respect to all of the Bare Land Units, the remaining right of exclusive use herein provided to the Developer shall cease. The Developer shall continue to have access to the Common Property following termination of its exclusive use rights hereunder for the purpose of completion and repair of the Buildings, their Amenities and Equipment;
- (c) Each Owner of a Residential Unit shall have the right to exclusive possession use and enjoyment of that portion of the Common Property consisting of the balcony or patio portion adjoining the said Residential Unit.
- (d) The Corporation shall grant such leases, easements or licenses as may be necessary to give effect to the rights of exclusive use provided for in this By-Law and the Board may grant to any Owner any such lease, easement or license permitting that Owner to exercise exclusive possession in respect of any other area or areas of the Common Property not in conflict with the rights of exclusive use previously provided for herein.

DEVELOPER RIGHTS

- 66. During such time as the Developer is the Owner of one or more of the Units, it shall have the right to maintain all or any of the Units as display Units and carry on such sale functions as it considers necessary from such Units and, notwithstanding By-Law 51, to lease any Unit or any part thereof without the consent of or notice to the Corporation or the Board. The Developer, its agents, employees and invitees shall have rights-of-way over and use of the Common Property:
 - (a) for the purpose of marketing the Units, or residences in other projects being developed by the Developer, and for those purposes to maintain any displays or sales offices as the Developer may require; and
 - (b) for the purpose of completing any repairs, deficiencies or inspections to the Buildings, Amenities or Equipment or any part thereof and for that purpose shall have access to the Units.

Nothing in these By-Laws shall restrict the right of the Developer to install signs on the Common Property or in the windows of any Units owned by the Developer relating to the marketing of the Units.

DEVELOPER CONDOMINIUM EXEMPTION FROM FEES

- 67. Notwithstanding By-Law 47
 - (a) No assessment for Administrative Expenses or Interim Operating expenses shall be levied against the Developer as an owner of a Residential Unit or Units until substantial completion of the Residential Unit or Units and such Residential Unit or Units are ready for residential purposes and

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Condominium Corporation No. 0211096
Pointe of View, Airdrie Condominium

SUBJECT: Bulletin Boards

The policy in regard to bulletin boards has been approved by the Board of Directors to ensure that the bulletin boards installed in the common areas of the buildings remain tidy, and that notices are removed on a regular basis.

1. Notices may be posted on the bulletin boards for one month.
2. All bulletin board notices must be dated in the right-hand corner with the date that they are posted.
3. A member of the Board of Directors will inspect the bulletin boards monthly and remove notices that have been posted for more than one month.
4. The Board of Directors reserves the right to remove any bulletin board notices posted by residents at their discretion.
5. Commercial flyers are not permitted to be posted on bulletin boards, either by residents or by companies not related in any way to residents of the buildings.

Condominium Corporation No.0211096
Pointe of View, Airdrie Condominium

POLICY

SUBJECT: Balcony Storage

The purpose of this policy is to ensure that the exterior appearance of the buildings is uniform, and that items stored on balconies and patios do not detract from the appearance of the property.

Only the following items are permitted to be stored on balconies:

1. Gas barbecues. Charcoal barbecues are not permitted due to insurance requirements and the increased risk of fire.
2. Seasonal furniture which is intended for outdoor use.
3. Bicycles.
4. Flower pots or containers.
5. Satellite dishes (please refer to the policy in regard to satellite dishes).
6. One neutral coloured storage chest, bench-style, not to exceed the width of the balcony from the patio door to the outside balcony railing. Storage chests must be purchased from a supplier such as Home Depot or Revy and may not be hand-made.
7. White lattice may be fixed temporarily to balcony railings in accordance with other installations approved by the Board of Directors.

Condominium Corporation No.0211096
Pointe of View, Airdrie Condominium

POLICY

SUBJECT: Satellite Dishes

The purpose of this policy is to ensure that satellite dishes do not detract from the appearance of the property.

1. Satellite dishes may be installed on a free-standing tripod on the balconies or decks of the units.
2. Satellite dishes must be left on the balcony of units by selling owners.
3. Satellite dishes may not be mounted to the building under any circumstances.
4. Satellite dishes must be professionally installed by a qualified satellite dish provider.
5. Owners must submit a written request to install a satellite dish to the management company, accompanied by a \$100.00 non-refundable damage deposit.
6. Owners must receive written authorization from the management company prior to installing satellite dishes.

DATED: April 21, 2005

SUPERSEDES: All previous guidelines

Condominium Corporation No.0211096
Pointe of View, Airdrie Condominium

POLICY

SUBJECT: Move-Ins and Move-Outs

The purpose of this policy is to ensure that residents are not unduly inconvenienced by move-ins and move-outs in the buildings, and to ensure that the buildings and elevators are not damaged by moves.

Residents moving into or out of Pointe of View, Airdrie, are required to adhere to the following procedures:

1. All move-ins and move-outs must be scheduled with the management company.
 2. Move-ins and move-outs will only be permitted between 8:00 am and 8:00 pm.
 3. Residents moving into or out of apartments must book their move with the management company.
 4. A \$100.00 deposit will be charged for release of the elevator key and pads.
 5. One-half, or \$50.00 of the moving deposit will be retained to pay for the supervision of all moves by a contractor.
 6. The protective pads must be placed on the elevator during all move-ins and move-outs.
 7. If necessary, movers should remove the top panels in the elevator cab when moving tall items. The panels must be stored safely and replaced at the end of the move.
 8. Stairwells may not be used for moving without the prior written consent of the Board of Directors.
 9. Residents are solely responsible for any damage to the common property, including elevator panels, corridor walls and corridor carpets, including corridor carpet cleaning, if required.
 10. The \$100.00 deposit must be received by the management company five business days prior to all move-ins and move-outs.
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DATED: May 22, 2007

SUPERSEDES: All previous guidelines

Condominium Corporation No.0211096
Pointe of View, Airdrie Condominium

POLICY

SUBJECT: Move-Ins and Move-Outs

11. A fine of \$250.00 will be levied against residents who fail to schedule a move with the management company, in addition to an assessment of \$50.00 for the non-refundable portion of the moving deposit.

DATED: May 22, 2007

SUPERSEDES: All previous guidelines

Condominium Corporation No.0211096
Pointe of View, Airdrie Condominium

POLICY

SUBJECT: Pets

The purpose of this policy is to ensure that all pets residing at the property are authorized by the Board of Directors, in accordance with the Bylaws of the Condominium Corporation.

1. All pets authorized in writing by the Board of Directors must be registered with the management company. Pets (dogs and cats) must be hand-leashed at all times while in the common areas of the buildings or on the common property. Owners must promptly remove dog waste from the common property as it is deposited.
2. The owner of an authorized pet or pets is required to pay a one-time deposit to the Corporation of \$250.00. The pet deposit will be used to pay for damage or clean-up of the common property as required, as well as any charges levied against the pet owner in regard to Bylaw infractions related to the pet or pets. If a portion of the pet deposit is used, the owner agrees to remit the balance required to retain the full deposit of \$250.00 within ten days.
3. The pet deposit will be refunded, less any outstanding charges, following the move-out of the pet, the pet owner, or both.
4. A veterinary certificate stating that the pet or pets have been spayed or neutered is required prior to receiving written authorization from the Board to keep the pet or pets in a unit.
5. A maximum of two dogs or two indoor cats, or any combination of two pets, are permitted in the units, with written authorization of the Board.
6. Other small pets that are housed in containers, such as fish or small birds, do not require the permission of the Board.
7. The Board reserves the right to evict a pet from the property in response to repeated complaints regarding noise, cats wandering loose, dogs being off-leash, or if owners do not remove dog waste promptly from the common property.
8. Pets may be evicted from the property if not properly cared for by owners, resulting in odours in the common areas or other units.
9. Aggressive pets may be evicted immediately from the property.

DATED: February 15, 2007

SUPERSEDES: All previous guidelines

Pet Registration

I/we hereby acknowledge and agree to be bound by the Condominium Property Act and the Bylaws of Condominium Corporation No. 0211096, and to promptly correct any breaches of the Act or Bylaws when notified to do so by a representative of the Condominium Corporation. I/we hereby provide a pet deposit in the amount of \$250.00.

I/we undertake to advise the Condominium Corporation immediately of any changes to the information provided below.

Signature of Pet Owner _____ Date _____

Signature of Pet Owner _____ Date _____

Street Address of Unit: # _____, 604 – 8 th Street S.W., Airdrie, AB T4B 2W4
Condominium Corporation Number: 0211096

Pet #1 Information:

Name:
Year of Birth:
Proof of Spaying or Neutering Attached: Yes <input type="checkbox"/> No <input type="checkbox"/>

Pet #2 Information:

Name:
E-Mail Address:
Proof of Spaying or Neutering Attached: Yes <input type="checkbox"/> No <input type="checkbox"/>

Emergency Contact Information:

(Your emergency contact should be a relative or friend who can contact you or provide access to your unit if you are away from home and your unit is unoccupied, particularly if your pets are at home and should be evacuated in an emergency.)

PARKING REGULATIONS

THE PURPOSE OF THIS POLICY IS TO ENSURE THAT THERE IS A FAIR DISTRIBUTION OF VISITOR PARKING PROVIDED ON THE COMMON PROPERTY FOR THE GUESTS OF ALL RESIDENTS.

PLEASE NOTE: HANDICAP STALLS INFRONT OF EVERY BUILDING ARE ALSO DESIGNATED 'VISITOR PARKING' STALLS, AND AS SUCH ARE SUBJECT TO THE SAME RULES AND REGULATIONS AS THE GENERAL VISITOR PARKING AREA.

IN ORDER TO PROVIDE PARKING FOR VISITORS, RESIDENTS ARE STRICTLY PROHIBITED FROM PARKING IN VISITOR PARKING AT ANY TIME. VEHICLES WHICH CONTRAVENE THE FOLLOWING PARKING REGULATIONS WILL BE TICKETED AND IMMEDIATELY TOWED AT THE OWNER'S EXPENSE.

- The visitor parking area is monitored nightly by the security patrol. Each evening the security patrol records the make, model, color and license plate of all vehicles in the visitor parking area.
- Visitors are permitted to use visitor parking for a 24 hour period, from 22:00 hours (10:00pm) onward nightly.
- 'Open' visitor parking is available throughout the day, up until 22:00 hour (10:00pm) nightly.
- Any unit that has a guest who is in need of parking in visitor parking for more than one consecutive night (24 hour period), must have authorization from Longley Condominium Services / Vinci Parking Patrol who will then advise the security patrol of the extended stay. Any vehicle parked in visitor parking without this extended stay authorization for the more than the 24 hour period will be immediately tagged and towed at the owner's expense.
- As well: each suite in the complex will be issued a unique bar coded visitor's pass. This pass must be displayed on all vehicles parked after 22:00 hours (10:00pm). Each pass is allowed to be displayed a maximum of 5 nights per calendar month in visitor parking. Vehicles not displaying a valid pass, or vehicles that have a pass displayed that has parked in excess of 5 nights per calendar month, will be subject to immediate tagging and towing at the owner's expense.
- Residents who contravene the parking bylaws on multiple occasions are also subject to fines in accordance with the bylaws of Iron Horse Condominium Corporation up and above the tagging and towing fees assessed.

'24' RENTAL STALLS ARE AVAILABLE ON A FIRST COME FIRST SERVE BASIS FROM THE BOARD; PLEASE CONTACT LONGLEY CONDO SERVICES FOR MORE INFORMATION AND PRICING. RESIDENTS ARE ALSO WELCOME TO RENT STALLS PRIVATELY FROM OTHER RESIDENTS, OR FREE STREET PARKING IS ALSO AVAILABLE.