



CONDO ASSOCIATION RULES and BYLAWS

FENCES

Side and Rear Fences will not exceed 6 ft.

Front fences will not exceed 3 ft. from front of home to front of Lot.

Fence Materials:

Vinyl Fences - White Only

Wood Fences - White Only

MAINTENANCE/LANDSCAPE/APPEARANCE

Residents shall maintain their Home, Lot, Skirting, Landscaping, and all improvements in a clean, painted, orderly, safe, weed free, appealing and sanitary condition.

LANDSCAPE, LOT

Each resident is responsible to landscape their lot.

Landscape plan is to be submitted to the Condo Association for approval.

DECKS

Plans to be submitted to Condo Association for approval.

City Permits will be required.

SIDEWALKS

Permitted materials are; Sidewalk Blocks, Paving Stones, and Poured Walks.

No wooden sidewalks.

SIGNS

Residents shall not place or maintain on their Lot or in the community any Signs, Banners or advertisements except such signs as may be required by legal proceedings, court orders, or signs approved by Management or as expressly required under the law. Management reserves the right to remove or require removal of any non-complying signs at resident's expense.

All signs must be professionally made.

STORAGE SHEDS

Storage Sheds should not exceed 192 sq. ft. (12'x16'). Design and permit required. Sheds must be finished with material similar in appearance to the home.

IMPROVEMENTS and ALTERATIONS

All proposed development must be proceeded by a permit from the City of Estevan. Condo Association must approve.



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PETS

No Pet shall be allowed in West Valley Village that will or is causing a nuisance to other Residence, Pets, Visitors or Property of West Valley Village. This includes but is not limited to excessive noise, invasive smells, roaming beyond the owner's property without supervision or restraint and physical harm or damage to another Entity of West Valley Village.

THE SALE OF PROPERTY

New property owners must be approved by the Condo Association prior to moving in. Approval will not be unreasonable withheld.

STORAGE COMPOUND

Compound Lots are for residence only. Only licensed and insured vehicles will be allowed in the compound.

LOT PARKING

Each 3 Car Driveway not to exceed 30' width
Each 2 Car Driveway not to exceed 24" width
Corner Lots may have two, 2 car driveways

ON STREET PARKING

Not to exceed 6 hours and must not impede or restrict traffic flow.
A person with keys must be present at all time, in the event the vehicle must be immediately moved.
No overnight parking on roadways.

ON STREET PARKING – EXCEPTION

Exception: Motor Homes, Travel Trailers and other Mobile Recreational Vehicles may be temporarily parked in front of a home, in a safe manner for the purpose of loading and unloading only, for a period not longer than 4 days and shall not obstruct traffic. A person with keys to the vehicle must be present at all time in the event the vehicle must be moved.

PROHIBITED VEHICLES FROM PARKING ON DRIVEWAYS

Any vehicle more than 24 ft. in length

VEHICLES ALLOWED WITHIN THE PARK

No vehicles over 1 ton, no vehicles over 24' (ft.) in length, no commercial vehicles.
Exceptions: Moving Vans/Trucks, Tow Trucks, Delivery Trucks, Service vehicles.



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VEHICLES LEAKING FLUIDS

Vehicles leaking oil or fluids are prohibited in the Community and must be repaired off premises. Vehicles with minor drips must have a drip pan or absorbent pad designed for such purposes placed below the vehicle at all times to ensure that such drips do not reach the parking surface and residents must regularly clean the drip pan and replace the drip pad. Any ground stains must be promptly removed by resident. Residents shall be responsible for any environmental problems caused by their vehicle leading fluids.

FIRE PITS

We will observe City of Estevan Bylaws

HOME OCCUPANTS

Number of occupants in any home not to exceed parents and their children.
Exceptions to be negotiated with the Condo Board.

QUIET HOURS

10pm – 7am, other than in an emergency.

REQUESTS/COMPLAINTS

To effectively serve our residents, and except in the event of an emergency, issues of concern, problems, suggestions or complaints to the Condo Board, must be in writing, must provide an address and phone number where you can be contacted, and must be signed by the resident submitting the issue. This process allows us to better understand the matter brought to our attention, to follow up with you when necessary, and to determine the validity of the matter. Anonymous complaints, or those made by or on behalf of third parties may not be considered. The Community depends on it's residents to be responsible and to assist in resolving issues. If there is a complaint about another resident, or guest, visitors or invitees, management requests your assistants in providing detailed information to deal with the issue.

DRUG OR CRIMINAL ACTIVITIES

Residents shall not engage in, facilitate, or allow any criminal activity in the community, including illegal drug-related activity. Drug-related activity includes, but is not limited to, the illegal manufacture, sale distribution, use, storage, or possession of a controlled substance.

SPEED LIMIT/NOISY VEHICLES

THE SPEED LIMIT IN THE COMMUNITY IS 20KM.

Cruising recklessly or unsafe driving is prohibited. Noisy vehicles are prohibited in the community. Residents are responsible for vehicle compliances by their guests, visitors and invitees.
Only you can prevent speed bumps.



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HOME BUSINESSES

No home shall run a business or be a place of business without the written approval of the Condo Association and with relevant Permits from The City of Estevan.

A tenant renting your home or a room must be approved by the Condo Board prior to your commitment. Approval will not be unreasonable withheld. The tenant must be responsible, meets the Condo Association regulations and adheres to the Condo Association Bylaws.