

REALTORS® - YES, SPRING IS COMING BE AWARE OF BYLAW RESTRICTIONS AND RULES

Things may not look as they seem:

Be sure to confirm what is in the Bylaws, Rules and Regulations before you imply to a buyer that what they see is what they get when it comes to:

- ✓ BBQ's on Balconies or Patios.
- ✓ Parking recreation vehicles on the property.
- ✓ Parking an oversized truck such as one with dual wheels.
- ✓ Storing or parking a motorcycle in a stall with another vehicle.
- ✓ Using visitor parking for more than short term stay for guests.
- ✓ Storing spare tires or items in the parking stalls.
- ✓ Having pets: Birds, fish, cats, dogs all can be restricted in the bylaws.
- ✓ Planting in the flowerbeds or on a balcony or patio.
- ✓ Christmas, Halloween and Stampede decorations.
- ✓ Having speakers on the balcony or patio.
- ✓ Smoking on Common Property can include balconies and patios!
- ✓ Storing of bicycles in units or on common property.
- ✓ AirBnB permitted.
- ✓ Using the elevator on move-in.
- ✓ Disposing of packing materials once moved in.
- ✓ Operating a business from the Unit. Typically restricted to Home Use business only... NO day homes or traffic to the unit.

These are the common issues that people feel blindsided by when they see these happen as they view the property.

Be sure to check the documents and confirm with the property manager before assuming these will not be a problem.

Fines:

- ✓ Monetary fining for owners who breach a bylaw are legal, even if it is on moving day

Condo Check® can help

To protect yourself and your client, recommend Condo Check to your condo buyer or seller. Include a Condo Check operational review of the disclosure documents as part of the transaction.

Contact the office at 403-509-2250

intake@condo-check.com

www.condo-check.com



condocheck®



Bylaws, Rules & Regulations are Enforceable

For Resale buyers - Let the Condo Check Condo Document Review service bring you:

- Peace of mind
- Buyer retention

If you would like assistance in identifying the condo documents please contact Sandy at Condo Check, to arrange a time:

Phone: DL (403) 454-6034, Cell (403) 830-7798,
or E-mail: sandy@condo-check.com