

CROWNTOWN ESTATES HOMEOWNERS ASSOCIATION

ACTIVE BY-LAWS

November 30, 2019

1. **All dogs must be on leash or in a fenced yard.**
2. **No unlicensed parking in the street. All unlicensed vehicles parked in the street will be towed at the owner's expense.**
3. **There is no parking at any time in designated no parking areas (marked with yellow paint). Any vehicle parked in these areas will be towed at the owner's expense.**
4. **Any vehicle parked on the street for more than 72 hours after complaint, will be towed at owner's expense.**
5. **No parking on the streets from November 15th to March 15th between the hours of 11:00 PM to 7:00 AM. Any vehicle found parked within these times will be towed at the owner's expense.**
6. **Fence alterations or new fences don't require a permit but the following requirements must be met:**
 - Any fence built must have the endorsement of the adjacent homeowner where the fence will be shared.
 - Fences are measured from the top of the fence to where the post meets the ground.
 - Fences built can be of materials and design consistent with the design and quality of the homeowners' house, wood, composite or the black powder coated steel screen fence that exists now.
 - No fence can be built in the front set back of the house to the road.
 - Fences at the side of the house cannot exceed 2 meters at its highest point and must be level across the top.
 - Fences at the back set back of the house cannot exceed 2 meters except where it abuts the stone fence owned by the subdivision where it cannot exceed the height of that fence.
 - The total height of fence on retainer walls cannot exceed maximum heights prescribed in the conditions above.
 - Fences replacing existing fences must be exact to the location of the previous fence
 - New fences must be located accurately in regards to the homeowners' property line by a licensed British Columbia Land surveyor.
 - Perimeter fences such as Elk Road stone fence and others cannot be removed or altered by homeowners
 - All fences, particularly wooden ones, must be maintained to a high aesthetic standard.

- Any fence plan that does not adhere to any of the conditions listed above can be submitted to the board for consideration for approval at a cost of 100 dollars.
 - Any fence erected not following these conditions and not approved by the board will be liable for a 500 dollar fine and possible removal or alteration of it at homeowner's expense.
7. **Backyards must be landscaped within 1 year of house possession. Existent homes (possession taken prior to September 30th, 2012) must be landscaped by September 30th, 2013. (Repealed November 25, 2017)**
 8. **Owners must maintain their front, side(s) and backyards properly with weed control and lawn maintenance, including mowing/watering. If an Owner chooses to remove their lawn or do not wish to maintain it, a submission to the Board for approved landscaping (ie: gravel, crush, rock, or turf) must be made prior to installation. Owners failing to do so will be fined \$100 and the fine will be repeated every three (3) months if yard continues not to be maintained properly. (Revised Nov 26, 2022)**
 9. **Trees on homeowner's property can be removed or replaced at homeowner's expense. Replacement trees or shrubs have to be of species or variety that does not exceed 10 meters at maturity. Any replacement trees planted that do not adhere to that standard will be removed at owner's expense.**
 10. **Monthly Homeowners Association fees (\$120) must be paid by pre authorized monthly debits (CAFT). All new homeowners are required to register for CAFT before property transfer is authorized. (Revised Nov 25, 2023)**
 11. **Homeowners Association is to hold semi-annual meetings. (Repealed May 5, 2018)**
 12. **The Homeowners Association Board is required to meet every other month as an executive. (Changed November 30, 2019)**
 13. **The Homeowners Association Board has the discretion to approve any expenditure 5% in excess of the approved annual budget.**
 14. **Unightly and discarded junk, garbage and animal excrement will NOT be tolerated on homeowners' leased land. This includes but not limited to all manner of garbage, animal excrement, junk, unused or dismantled trailers, derelict boats, tires, machinery, tarps, mechanical or metal parts, bottles, glass, brush piles, unused wood piles or building products, dilapidated furniture, appliances, derelict vehicles, and anything not normally associated with a well-maintained yard. After a complaint, homeowner will be given a warning and if not cleaned up within 14 days will be fined \$100 dollars. Fine will increase to \$500 dollars after 30 days. Association will reserve the right to further remedy after 60 days which could include removal of junk at owner's expense and/or legal action. Definitions of unightly and discarded junk, garbage and animal excrement listed in this bylaw are defined in West Bank First Nation Bylaw No 2005-07 section 2.1 and apply to this bylaw.**
 15. **Failure to pay homeowner fees in an aggregation of three months will result in a 100 dollar fine that will be applied each month in which total payment has not been received. After 12 months' the association will take legal action.**

16. **No Homeowner will be allowed to make changes to common subleased land without prior approval from the Board. Failure to do this will result in a \$500 fine and/or direction to restore the site back to its original condition.**
17. **The community playground located at the corner of Creekside Cres. and Elk Road will be closed from dusk until dawn every day. Any person found using the park during the closed times will be considered a trespasser and could be prosecuted to the full extent of the law.**