This is a timely reminder for residents living in Salter about the importance of following rules and regulations and policies as set out in the owner’s handbook and which can easily be found on the Salter Square website. Listed within are some areas of concern.

Recently, there have been two incidents where residents did not approach the Property Manager or the Board requesting approval of installation of an a/c unit at their residence.

If these a/c units are not compliant, the corporation has the right to have the resident remove, replace and/or repair the installation so that the a/c unit meets with installation criteria.

UNIT MODIFICATIONS:

ALL modifications, large or small, to any part of the common elements, which includes exclusive-use yards requires Board approval prior to any work being undertaken.

INSIDE a unit: For the installation of gas or the addition of a gas appliance, eg. furnace, stove, water heater, etc., a request must be submitted for approval prior to any installation.

DRIVING ON COMMON ELEMENTS:

DO NOT park any motor vehicle on any part of the common elements except in the designated parking areas

NO motor vehicle may be driven on any part of the common elements other than the roadways, driveways and parking lots

NO major work of any sort may be done on any vehicle on the common elements. Owners will be held liable for any damage (e.g., that caused by motor oil) that may occur due to their failure to comply or due to inadequate maintenance.

EXCLUSIVE USE AREAS:

MUST be kept clean and tidy by the owner. Exclusive-use areas may not be used for storage, with the exception of an approved garden shed, properly sealed garbage cans, barbecues and patio furniture.

LANDSCAPING AND GARDENING:

OWNERS who wish to enhance the areas around their homes by planting gardens are encouraged to do so (subject to conditions outlined under ‘Changes & Alterations’)

In the event that gardens are abandoned, poorly cared for or are suffering from disease or pest problems, the Corporation reserves the right to return the garden areas to their original state at the expense of the owner.

PETS:

ALL pets are to be leashed when on the common elements. Stoop and scoop and bring the bags to your exclusive use area for safe disposal.