

Common Property Bicycle Room Storage Stall Policy and Procedure

I. Background

The existing bylaws provide as follows:

Bylaw Part III, 9.

The corporation shall:

- a. control, manage and administer the Common Property and property owned by the Corporation for the benefit of all Owners and for the benefit of the entire project;
- h. control, manage, administer, maintain and repair all land and chattels and other property whatsoever owned by the Corporation; provided that nothing herein shall obligate the Corporation to keep or retain and land or chattels or other property it may from time to time acquire;

Bylaw Part VII, 69. Exclusive Use

The Owner of a unit has no right to use any portion of the common property designated by the corporation of the exclusive use of the Owner of any other unit.

Bylaw Part VII, 76. Personal Property

The Corporation will not be responsible for any damage or loss whatsoever caused by or to any property of any kind or nature whatsoever in the parkade or other parking areas (including driveways) provided in the common property; nor will it be responsible for any loss or damage from any causes whatsoever to any unit. The insuring of any contents on or in the unit is the responsibility of the individual Owners solely.

II. Common Property Bicycle Room Storage

The Corporation has 26 (twenty-six) Common Property Bicycle Room Storage Stalls in the Allocation Pool.

Common Property Bicycle Room Storage Stall Policy and Procedure *(continued.....)*

III. Policy & Procedure

The Board adopts the following policy with respect to the allocation of and "succession" to Bicycle Room Storage Stalls within the Common Property of Grandin Manor to be effective as of September 1, 2008:

1. All common property Bicycle Room Storage Stall allocations existing as of September 1, 2008 shall be terminated and all Common Property Bicycle Room Storage Stalls of the Corporation shall be assigned and allocated effective September 10, 2008 in accordance with this COMMON PROPERTY BICYCLE ROOM STORAGE STALL POLICY & PROCEDURE.
2. A Common Property Bicycle Room Storage Stall may be allocated to unit owners within the project as and when available. The particular Bicycle Room Storage Stall initially allocated shall be determined by the Board in its discretion having regard to the following factors:
 - a) the length of time a unit owner has owned the residential unit;
 - b) the special needs which a unit owner may have by reason of any physical or other medical condition;
 - c) whether the bicycle stall is utilized primarily for bicycle storage; and
 - d) the historical allocation of bicycle room storage stalls to unit owners.

It being intended that unit owners who have owned units in the Condominium for the longest period of time shall, unless the needs or requirements of other unit owners are determined by the Board to be of greater significance, entitle such unit owner to a preference with respect to the Bicycle Room Storage Stall they shall initially occupy.

3. When a residential unit is sold, it shall be sold without allocation of a particular Bicycle Room Storage Stall. Unless there is some special circumstance as described in 2.b) above requiring allocation of a Bicycle Room Storage Stall, the purchaser of such residential unit shall be issued a Bicycle Room Storage Stall by the board from the Bicycle Room Storage Stall Allocation Pool, if available.
4. Unit owners may, if they are not content with the particular Bicycle Room Storage Stall allocated to them, deliver a written notice to the Board that they wish to be considered for allocation of any future Bicycle Room Storage Stall forming part of the Bicycle Room Storage Stall Allocation Pool which is documented in a hand written ledger book kept in the Grandin

Common Property Bicycle Room Storage Stall Policy and Procedure *(continued.....)*

Manor Office. (The unit owner must hand write their name and suite number in the Bicycle Room Storage Stall ledger book – not electronic).

5. Where there are any available Bicycle Room Storage Stall(s) in the Bicycle Room Storage Stall Allocation Pool, the Board shall first determine if there are any circumstances which might necessitate allocation of such bicycle stall to a unit owner who has special needs as described in 2.b) above. If no special needs are determined to exist by the Board to require other action, the Board or its property managers shall contact the unit owner who has:
 - a) the longest tenure of ownership in the Condominium, and,
 - b) who has delivered a written notice as set out in 4. above
 - c) to offer him/her/them a first opportunity to accept allocation of any available bicycle stall in the Bicycle Room Storage Stall Allocation Pool; and
 - d) upon being assigned an available bicycle stall the unit owner shall pay to the corporation a refundable \$50.00 (fifty dollar) deposit for a bicycle room security key.
6. If such owner agrees to accept the allocation, the Bicycle Room Storage Stall previously allocated to him/her/them, if any, shall be added to the Bicycle Room Storage Stall Allocation Pool and it shall then be subject to re-allocation by the Board. If an owner does not wish to "upgrade" their bicycle stall to a bicycle stall which is part of the Bicycle Room Storage Stall Allocation Pool the bicycle stall shall be offered to the unit owner having the next highest tenure of ownership in the Condominium and who has delivered a written notice as set out in 4. above.
7. Any unallocated Bicycle Room Storage Stall(s) may be rented out by the Board on commercially reasonable terms to owners of units in the Condominium.
8. Unit Owners who occupy a Common Property Bicycle Storage Stall must abide by Grandin Manor Bylaws.