



Date: 05 August 2009

Cariboo Regional District  
Suite D, 180 N Third Ave.  
Williams Lake, BC, V2G 2A4

**Attention: Francesca Sanna, Planning Officer**

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**Reference: Fir Crest Resort Rules and Regulations**

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Dear Ms. Sanna,

Please find attached the most current version of the Fir Crest Resort Rules and Regulations. This document is intended to illustrate how the behavior and operations of the site will be managed. Please note that this is a working document that has not been finalized and may be subject to change and revision.

Thank you for your assistance in this process and we look forward to the August 11<sup>th</sup> Public Hearing for the OCP amendment and rezoning. Please feel free to contact the undersigned if you have any questions or concerns.

Sincerely,  
L&M Engineering Limited

A handwritten signature in black ink, appearing to read 'Pascal Charest', written over a light blue circular stamp.

Pascal Charest, B.Sc.  
Planner

# **Rules and Regulations of Fir Crest Resort (FCR)**

July 28th, 2009

**RULES AND REGULATIONS OF FIR CREST RESORT (FCR)**

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## **Overview**

THE FOLLOWING RULES AND REGULATIONS ARE EFFECTIVE JULY 28th, 2009, AND ARE FOR THE BENEFIT OF THE OVERALL APPEARANCE AND VALUE OF THE PROPERTY, ALL LOT OWNERS AND GUESTS ARE TO COMPLY WITH THE RULES AND REGULATIONS. ALL LOTS AND SITES ARE SUBJECT TO THE RULES AND REGULATIONS AS AMENDED FROM TIME TO TIME.

Notice to Reader: This is a working document and is subject to change and revision. The intent of this document is to provide a framework for the formalized Strata documents.

Note: These Rules and Regulations are defined and enforced by Fir Crest Resort. These Rules and Regulations are listed here for convenience only and may be changed at any time by the Board of Directors. Please see Management to request the latest Rules and Regulations for the Resort.

Procedure for Rules and Regulation Enforcement for Residents:

- Verbal Notice with explanation, and request to resolve infraction within a given time period.
- Written notice with explanation, and request to resolve infraction within a given time period.
- Written notice with assessment of a fine set by the Management, suspension, removal and/or revocation of privileges.
- Collections and enforcement will be taken to the fullest extent possible to correct infractions of Fir Crest Resort Rules and Regulations.

Procedure for Rules and Regulation Enforcement for Guests:

- Enforcement for Guests shall be at the discretion of the Manager

## **Introduction**

These rules and regulations apply to everyone utilizing the Resort (i.e. Lot Owners, Friends, Relatives, Guests and Visitors in addition to those members of the traveling public that camp in the rental sites in the travelling campground). The word "Resident" is used throughout these Rules and Regulations to designate the above categories.

It is the responsibility of every Resident to read and abide by these Rules and Regulations. Residents are responsible to inform their Guests of these Rules and Regulations, the By-Laws, and the Architectural Development and Landscaping Standards, and shall be personally liable for the breach thereof by Friends, Relatives, Guests and Visitors.

Residents need to consult the Resort's Board of Directors before making any decision or taking any action concerning any matter, which is not specifically covered by these Rules and Regulations.

The Board of Directors shall, at all times, have the right to revise and change and authority to enforce these Rules and Regulations by fine, suspension, removal and/or revocation of

privileges. Please see Onsite Management to request the latest Rules and Regulations for the Resort

### **Liability Release Clause**

The Resident hereby agrees on behalf of himself, herself, themselves, and their heirs, executors, administrators, assigns and their invitees, to release, remise and forever discharge. Fir Crest Resort Incorporated their successors and assigns (the "Releases") of and from any and all claims, actions, causes of action, demands, right, damages, costs, interest, expenses and compensation whatsoever, whether at law or in equity, which the said Resident(s) have or hereafter can, shall or may have against the Releasees for personal injury, death or property damage arising as a result of any cause incidental to the use of the Fir Crest Resort Incorporated Lands.

### **Definitions:**

- a) *Resort*: all of the lands that make up the Fir Crest Resort (FCR).
- b) *Strata Lot*: a self titled lot owned by a Resident (herein referred to as "Lot"; Cabin Lots and RV Lots collectively referred to as "Lot")
  - i. *Cabin Lot*: a self titled lot owned by a Resident occupying a cabin.
  - ii. *Recreational Vehicle (RV) Lot*: a self titled Lot owned by a Resident, occupying a Recreational Vehicle.
- c) *Traveler's Campground*: Area within the Resort, made up of 10 Sites, available for rental to the general public.
- d) *Site*: a single space/area within the Travelers Campground designated for rent to the travelling public.
- e) *Common Area*: defined by the Strata Property Act but in general shall be all areas other than Lots.
- f) *Unit*: acceptable RVs on lots; modern, branded factory manufactured homes, conventional fifth wheels and travel trailers.
- g) *Recreation Hall*: Common Area building for use of Residents
- h) *Board of Directors*: Group of Lot Owners, elected by the Lot Owners Group, who shall represent the interest of the Resort and the Lot Owners.
- i) *Manager*: A person, or persons, hired by the Board of Directors who is responsible for the day to day operations and oversight of the Resort.
- j) *Resident*: Lot Owner, registered on title, and their immediate family members.
- k) *Guest*: A temporary visiting individual invited by a Resident OR a registered member of the Travelling Public occupying a Site in the Traveler's Campground. Guests are subject to comply with the same Rules and Regulations as the Residents.

## **ARTICLE 1: NUISANCE**

1. Nuisance: An act or deed of any kind or nature shall be considered to be a nuisance if it interferes with the peaceful and proper use of the campground. Each resident is expected not to be a nuisance to neighbours or blight to the neighbourhood.

## **ARTICLE 2: GENERAL PROVISIONS**

### **2.1 COMPLAINTS AND MAINTENANCE REQUESTS**

- a. All requests, inquiries, work orders and complaints shall be submitted in writing to the Manager's offices of the Resort.
- b. Maintenance personnel shall not be asked to perform any services.

### **2.2 VEHICLE OPERATION**

- a. The maximum speed on any road or path within the Resort shall be 15 KMPH.
- b. All vehicular signs (stop, one way, no parking, etc.) shall be adhered to.

### **2.3 PETS**

- a. All pets shall be on a leash capable of maintaining control and shall be under the direct control and supervision of a responsible person at all times.
- b. Residents shall pick up and dispose of all droppings in either provided common area containers or in a sanitary manner for rubbish pickup.
- c. Pets shall not be left outside and unattended or permitted to become a nuisance to the general populace due to loud and continuous barking either inside or outside the recreational vehicle or cabin.
- d. Pets shall be strictly prohibited in the Recreation Hall, washhouse and Manager's office.
- e. Pets shall be limited to dogs, cats and other domestic animals
- f. Management has the ultimate say in determining pets that are considered a nuisance.

### **2.4 WASTE REMOVAL**

- a. All household rubbish and refuse shall be contained in tied plastic bags and placed in designated rubbish receptacles.
- b. Only household waste, generated on a daily basis, on a given lot / site shall be placed in designated rubbish areas

### **2.5 SANITATION**

- a. Sewage disposal from a unit shall be by means of an industry accepted sewer hose to the Resort sewage system.
- b. All sewer hoses shall be sealed by a rubber donut or other sealing device at the point of connection to the Resort system.
- c. Discharge of effluents and/or chemicals of any kind or nature upon the ground is absolutely prohibited.

## 2.6 QUIET TIME

- a. Quiet Time shall be observed from 11:00 p.m. to 8:00 a.m. during the week and 11:00 p.m. to 8:00 a.m. during weekends and long weekends. During Quiet Time, Residents are to ensure that they are not disturbing their neighbors or other Residents. Radios, televisions, stereos, etc. shall be kept at levels which will not at any time annoy or disturb other residents. No loud or boisterous parties or noises will be permitted, and no parties will be permitted at any time which may violate this regulation. Complaints will be dealt with by Resort Management and / or the RCMP. In addition, the Cariboo Regional District's Noise By Law shall be adhered to.

## 2.7 FIRES & FIRE ORDINANCES

- a. Campfires and/or burning of natural materials shall be strictly limited to fire pits.
- b. Gas grills and gas campfire burners shall be permitted, provided the same shall have legs and be free-standing.
- c. The Fire Ordinances of the Cariboo Regional District shall apply and have precedence in any situation where they are in conflict with the rules herein.

## 2.8 SOLICITATION

- a. Solicitation for, or the operation of, any commercial activity is prohibited.
- b. "For Sale" signs shall not be allowed on or about any lots or sites, or elsewhere within the Resort, unless permitted by management.

## 2.9 SMOKING

- a. Smoking of tobacco or other substances is prohibited in all FCR Common Area Buildings or Structures.
- b. Smoking shall be permitted only in designated areas within the Common Areas and within the boundary of a Lot or Site. Smokers are required to use receptacles to discard all smoking materials.

## 2.10 REGISTRATION

- a. All Guests shall register at the Manager's Office immediately upon entry into FCR.
- b. Guests shall display the provided visitor's pass on both their vehicle and/or RV at all times.

## 2.11 SECURITY GATE ACCESS

- a. All Residents shall respect the position of the access gate at all times.

## 2.12 BOAT / TRAILER STORAGE

- a. During summer months, all Boats and trailers are to be stored in the designated trailer storage area. During off-season boats and trailers may be stored on a Resident's Lot in a designated area.
- b. Fir Crest Resort is not responsible for any damage or theft of items stored within the Resort.
- c. Residents and Guests are to carry insurance on all items stored and assume all risks.

- d. Guests of the Traveler's Campground may store a boat and/or trailer within a rented Site.
- e. Please see article 6 for full details on boat storage and use.

#### 2.13 DANGEROUS SUBSTANCES

- a. The Residents shall not bring, keep or store or permit to be brought, kept, or stored in or upon the Resort Property any dangerous substances or materials including radioactive, explosive, poisonous, or inflammable substances or materials without the prior written consent of the Resort Management. Storage at the docks of gasoline and oil, or other flammable liquids is strictly prohibited. Safe storage of no more than twenty (20) gallons of gasoline shall be allowed on the RV Lot or Site. All Storage Containers shall meet all government regulations.

#### 2.14 FIREARMS

- a. The carrying or use of firearms and/or other weapons are prohibited within the Resort. Management reserves the right to use firearms for predator and rodent control.

#### 2.15 CLOTHES DRYING

- a. Clothes lines, racks and the outdoor drying of any laundry are forbidden.

#### 2.16 WILDLIFE

- a. The feeding of wildlife is prohibited at FCR. Bird feeders may be installed by the Resident on their own lot, but the feeder must be squirrel proof.

#### 2.17 INSURANCE

- a. All Lot Owners shall maintain adequate Property Insurance, including but not limited to Fire and Theft, and maintain a minimum of \$2,000,000.00 liability insurance policy.

### **ARTICLE 3 LOTS AND SITES**

#### 3.1 STRUCTURES

- a. There shall be no structure placed on a lot other than those which are specifically allowed in the Land-Use By law
- b. Stand-alone screened tents, rooms, gazebos, or dining-flies are prohibited.

#### 3.2 APPEARANCE

- a. A Site or Lot and all personal property thereon shall be maintained in a neat and orderly condition at all times (this is defined as a condition that is not detracting to the value of the Lot, as well as adjoining Lots, i.e. clean pads and patios, removal of dead trees and shrubbery).

#### 3.3 LOT & SITE CLEANLINESS

- a. Each individual Lot must be kept maintained and tidy at all times. Items are to be stored properly on each site either in the RV/Cabin itself or in the storage shed.

Exception is outdoor patio furniture, which is to be neatly stored on the deck when not in use. All patio furniture is to be appropriate outdoor furniture in “new”, well maintained state and of “new” quality. Unsightly furniture or other items will be asked to be removed by Resort Management. Failure to comply will result in clean up and / or removal by the Resort at the resident’s expense. No trailers, boats, Seadoos, etc. can be stored on a site; exception is a golf cart, which is to be parked on vehicle pad area only. Lawn areas of each individual lot are to be cut on a regular basis. Shrub or flower beds are to be kept-up and weed free. If Resort Management has to cut the lawn or maintain a Lot due to neglect, the costs will be charged to the Lot Owner, at an hourly rate.

### 3.4 VEHICLE MAINTENANCE

- a. All mechanical repair and maintenance on motor vehicles is prohibited (i.e. oil changes, tune-ups, repair, etc.)

### 3.5 WHEEL COVERS

- a. Wheel covers may be installed provided such covers shall be of a commercially available type generally accepted as standard in the RV industry.
- b. Sheets of plywood, plastic sheets, and paper are prohibited as wheel covers.

### 3.6 WINDOW COVERS

- a. The use of protective materials in the windows of an RV is acceptable providing the materials maintain the aesthetic character of the Resort.

### 3.7 ATTACHMENTS

- a. Car ports, rigid awnings, or any type of permanent extended awnings are not permitted.

### 3.8 ACCESSORY STRUCTURES

- a. All structures must comply with the Land-use Bylaw
- b. All structures must fit within the designated areas as outlined in the Landscape Plan
- c. All structures must be compliant with local building codes
- d. No enclosed structures adjacent to an RV will be allowed
- e. Drawings and/or sketches must have written approval from the Board of Directors prior to the commencement of any work. Materials and finishes shall be indicated on the plans
- f. For detailed Architectural and Construction guidelines for Cabin Lots, see Article 5

### 3.9 DECK AND PATIO SIZE

- a. A deck or patio can be no more than 240 square feet and must fit within the designated areas outlined in the Landscape Plan.

## **ARTICLE 4: UNITS**

### **Motor Homes, Trailers, Recreational Vehicles and Park Models**

#### **4.1 STANDARD OF ENTRY INTO THE RESORT**

- a. FCR is required to be maintained as a premium recreational vehicle Resort, as documented in the Strata By-Laws. The Board of Directors has the fiduciary responsibility to establish and maintain standards which will reasonably insure the Resort continues as a premium facility. FCR has the right to refuse entry into the park any unit which does not meet these standards. The type, age, condition and overall appearance of the recreational vehicles located herein are important factors in maintaining the character and integrity of the Resort.
- b. All Units entering the Resort shall be approved by the Manager prior to being placed on any Lot.
- c. Prohibited Recreational Vehicles on Lots are Folding Camping Trailers (pop-up or tent trailers) and Truck Campers other than as a towing vehicle.
- d. Mobile Homes are prohibited
- e. Acceptable Recreation Vehicles (RV's or units) on lots are defined as modern, branded factory manufactured motor homes, conventional fifth wheel, and travel trailers
- f. Park Models shall be permitted on RV Lots only and must comply with size standards and placement as outlined in Articles 4.2 and 4.3.
- g. Age restrictions:
  - i. Towable units older than twelve (12) model years shall not be brought into, acquired, sold or used within the Resort.
  - ii. Motorized units older than twelve (12) model years shall not be brought into, acquired, sold or used within the Resort without prior written permission by the Board of Directors. Examples of acceptable older units may include, but are not limited to, professionally restored units or high-end bus conversions.
  - iii. Owners contemplating such purchases as noted above shall notify the Board of Directors of their intention a minimum of two weeks prior to making any commitment.

#### **4.2 ADDITIONAL RULES FOR UNITS AT FCR**

- a. Motor homes shall not exceed forty-five (45) feet in length (defined by manufacturer's specification) and one-hundred-two (102) inches in width, exclusive of slide outs.
- b. Fifth wheels shall not exceed forty (40) feet in length or a maximum of four-hundred (400) square feet, including slide outs. Travel Trailers shall not exceed thirty-five (35) feet in length (box length) or a maximum of three-hundred-twenty (320) square feet, including slide outs.
- c. Park Models must be no larger than 12' wide and no longer than 40' and must remain on a mobile base including wheels and axles.
- d. All slide outs shall be self-supporting.
- e. All units shall have fully inflated tires and all wheels installed and operational at all times.
- f. All units shall be maintained in a ready-to-move condition at all times
- g. All skirting shall maintain the aesthetic character of the resort and must have the written approval of the Manager before installation.

#### 4.3 PLACEMENT OF UNITS ON LOTS

Please refer to Article 12: Zoning Bylaws

#### 4.4 RECREATION VEHICLE CONDITION AND APPEARANCE CRITERIA

- a. Units shall present an overall appearance that in no way detracts from the intent of maintaining a premium Resort. In addition to items previously listed, specific criteria shall include, but not be limited to the following:
- b. Exterior surfaces shall be maintained so as to be free of algae, mold or mildew, significant black streaking and free of severe chalking or fading. Applied graphics shall be properly adhered and free of severe fading or alligator effect.
- c. Running gear shall be maintained so as to be road worthy at all times. Jacking mechanisms and undercarriage supports provided by the manufacturer shall be maintained in good operable condition, without rusting apparent to the occupants of adjacent lots.
- d. Exterior accessories to the RV such as patio and window awnings, slide out room covers, etc. shall be mechanically operable, free of tearing, and not excessively faded. Perimeter skirting and window sun screen material shall be applied in a professional manner and be free of tearing. Permanently attached ladders shall be mechanically sound and free of significant surface deterioration.
- e. Interior window treatments, blinds, shades, etc. visible from the outside shall not detract from the overall appearance of the unit.

#### 4.5 COMPLIANCE PROCEDURE

- a. RV owners are strongly urged to voluntarily comply with the age, appearance and condition requirements described above, as problems typically develop over a significant period of time. See "PROCEDURE FOR RULES AND REGULATION ENFORCEMENT"

### **ARTICLE 5: CABINS**

#### **Cabins- Architectural Guidelines**

##### Purpose of the Guidelines

These Architectural Guidelines will assist all Cabin Lot Owners in the planning and construction of their Cabins and any major improvements to existing Cabins. The Architectural Guidelines are intended to protect the existing Lot Owners and to provide a uniform review process to obtain approval by the Board of Directors.

Within these guidelines, you will find an elaboration of the performance levels established by the Board of Directors. Creativity is encouraged within bounds of appropriateness, but the Board has set basic standards to promote a harmonious community aesthetic of compatibility for FCR.

#### 5.1 COMPLIANCE WITH ZONING REGULATIONS

- a. Cabins at FCR are required to comply with the Cariboo Regional district's Zoning Regulations.

- b. These zoning regulations shall form part of the FCR Rules and Regulations.
- c. All Cabin Lot Owners must strictly adhere to the Zoning Regulations.
- d. The Board of Directors shall be responsible for ensuring that the Zoning Regulations are met.
- e. All Cabin Lot Owners shall submit plans to the Board of Directors for approval prior to submission to the Cariboo Regional District for a Building Permit.
- f. Cabin Lot Owners shall allow at least 2 weeks for the Board of Directors to consider the plans.
- g. The Board of Directors has 3 options in reviewing plans: i) accepting the plans as submitted, ii) accepting the plans with modifications or conditions, or iii) rejecting the plans.
- h. Plans shall at the minimum include: Site plan, floor plans, roof plan, and 4 elevations.
- i. Plans shall be prepared by a professional trained in creating such plans.
- j. Plans shall indicate all exterior finishes and landscaping elements.
- k. If an Ancillary Building (Shed) (as defined by the Cariboo Regional District Zoning By-Law) is proposed, it too shall be indicated on all of the applicable drawings.
- l. No construction is to commence without a Building Permit.

## 5.2 ARCHITECTURAL GUIDELINES

- a. Cabins at FCR shall exhibit a traditional “Cottage Country” aesthetic.
- b. Materials shall be primarily cedar shakes and cedar siding (channel or bevel).
- c. Wood roof materials are encouraged.
- d. Asphalt shingles for roof in earth-tone colours are acceptable but not encouraged.
- e. Roof overhangs shall be a minimum of 24”.
- f. Vinyl, Steel or Aluminum siding in any form is not allowed.
- g. Roof pitches shall be a minimum of 7:12.
- h. Open, covered, front porches on cabins are encouraged and they shall have a minimum front to back depth of 5’.
- i. Any painted surfaces shall be neutral earth tones reflective of the surrounding landscape.
- j. Wooden fascias and eaves are encouraged.
- k. Exposed heavy timbers are encouraged.
- l. Garages or carports are not allowed.
- m. Corner Lots shall pay particular attention to the side elevation facing the public.
- n. Exterior lighting shall not cast light on a neighbouring Lot.

## 5.3 CONSTRUCTION GUIDELINES

- a. Construction of a Cabin is to begin no later than 1 year after the purchase of the lot.
- b. Prior to Construction, the Lot Owner may place an RV on the Lot but must adhere to all of the Rules and Regulations pertaining to RV Lots that can be seen in Article 4.
- c. Servicing of the Lot, shall be completed by FCR and shall include sewage, potable water, and electrical.
- d. The Cabin Lot Owner shall coordinate with FCR to connect to all services.
- e. Cabin Lot Owners may place one wooden identification sign on the Cabin to a maximum size of 2 sq ft.

## **ARTICLE 6: BOATS**

### **Boats, Boating, Docks, Trailers and Trailer Storage**

#### Purpose of this Section

These Rules and Regulations are designed to increase the safety and enjoyment of all Residents and Guests at FCR. In addition, these Rules and Regulations establish a procedure for managing Boats, Docks and Boat trailers.

#### 6.1 DOCKS

- a. FCR has a limited number of dock spaces which are managed by the Resort Manager with direction from the Board of Directors.
- b. The Board of Directors shall establish equitable procedures to determine how dock space leases will be awarded to Lot Owners.
- c. All dock spaces are to be leased and there are no day docking privileges.
- d. For each dock space that is leased, the Lessee also receives a trailer storage spot.
- e. Residents may not place any additional docks.
- f. The largest boat that FCR docks can accommodate is 18' long.

#### 6.2 BOATS & BOATING

- a. Boats are defined as any motorized or non-motorized watercraft. Examples of such watercraft are motor-boats, speed-boats, jet-skis, canoes, rowboats, inflatable boats, etc.
- b. The boat docks (and beach area) are owned and managed by FCR. No Boats may be launched or moored from the waterfront of any common Resort areas or in front of a lakeside lot without written consent from Management.
- c. Boats will be operated in a safe manner at all times and at a safe distance from Resort Property
- d. Boats shall approach and depart the dock area from the Southeast as to not disturb the neighbouring properties to the Northwest
- e. Boats shall be strictly limited to posted areas as established by the Board of Directors.
- f. Boats shall not be operated close to the swimming/beach area
- g. Boats shall obey all posted speed limits around the Resort.
- h. Boats shall only be operated by adults possessing a valid Pleasure Craft Operator Card.
- i. Boat Owners shall carry appropriate liability and theft insurance for their crafts.
- j. FCR shall not be held responsible for any craft that Owners have at the resort.
- k. The Boat launch may be used by all Residents and Guests provided they remove the trailers from the launch area immediately after completing the launch or retrieval of the Boat.

#### 6.3 TRAILER STORAGE

- a. Trailer storage is provided in designated areas only and all trailers stored must be approved and registered with Resort Management
- b. Trailer storage can be provided in two ways: 1) If the Boat Owner has a Dock Space Lease then one trailer storage location is included in that Lease 2) The Boat Owner

may lease a boat storage space from FCR according to policies and directives set out by the Board of Directors.

- c. Trailer storage on Lots or sites is not permitted during the Summer Season (May 1st through September 30th). During off-season (October 1<sup>st</sup> through April 30<sup>th</sup>), trailers and/or boats may be stored on an RV or Cabin Lot in designated areas as per Article 6.4.
- d. All Boats stored over the winter shall be covered in a close fitting tarp or boat cover...preferably one whose colour reflects the surrounding landscape, (Brown, Green Tan).

## **ARTICLE 7: PARKING**

### **7.1 LOTS AND SITES**

- a. No more than one (1) RV unit and one (1) car shall be permitted on any given RV lot / site.
- b. No more than zero (0) RV's and 2 cars may be permitted to Park on a Cabin site.

### **7.2 PARKING IN COMMON AREAS**

- a. Parking spaces at each bath house/laundry, office, and other common areas or as designated by signage shall be used strictly in accordance with the signage thereon.
- b. Visitor parking shall be limited to Visitor labeled parking areas.
- c. Parking (in excess of fifteen (15) minutes) on any street or public right of way is prohibited.

### **7.3 CAR DOLLIES**

- a. Car dollies and other towing apparatus shall only be stored at the designated trailer storage area.

### **7.4 PATIOS**

- a. Cars shall not be parked or stored on the patio portion of any site.
- b. No vehicles shall be parked on any grass or other common area at any time unless specifically designated as a parking area.

### **7.5 OFF SITE PARKING**

- a. No vehicle shall be parked on the site of another Owner without written permission of that owner.
- b. No vehicles shall be parked outside of FCR unless it complies with local bylaws

## **ARTICLE 8: PERSONAL CONVEYANCES**

### **8.1 GOLF CARTS**

- a. The use of golf carts shall be permitted within the Resort provided the golf cart is in good working condition and maintained in a reasonable aesthetic condition

- b. Golf carts shall be limited to the 15 km/h speed limit
- c. All golf carts shall be powered by electric motors
- d. All golf carts shall be driven on designated roads or pathways only
- e. Golf carts shall be legally parked as provided in these Rules and Regulations and shall not be parked on the grass at any time.

## 8.2 BICYCLES

- a. All non-motorized bicycles shall be operated in accordance with the traffic rules and regulations in effect in the Resort.

## 8.3 ALL-TERRAIN VEHICLES (ATV's)

- a. All-Terrain Vehicles (ATV's) is defined for these purposes as any motorized "quad", snowmobile, motorcycle, or similar motorized vehicle
- b. Recreational use of ATV's is not permitted within the Resort
- c. ATV's may only be driven to and from the Resort
- d. All ATV's shall be operated only by a provincially licensed driver.
- e. All ATV's shall have current license plates.
- f. All ATV's shall be covered by proper liability insurance.
- g. ATV's shall not be operated between the hours of 11:00 p.m. and 8:00 a.m.
- h. No more than two ATV's can be parked on the Owner's Lot.
- i. In winter, skidoos are allowed and restricted to the use of roadways only, and must yield to all vehicular traffic and adhere to the Resort speed limit. Access onto and off of lake by Skidoos is limited to the Boat Launch area only.

## ARTICLE 9: LANDSCAPING

### 9.1 PLANTING

- a. The planting, removal, location, as well as the kind and size of any tree and/or shrubbery shall be permitted only after the approval of a written plan by the Manager.
- b. Dead trees, shrubbery and vegetation shall be removed in a timely fashion or at the direction of the Manager at the Lot Owner's expense.

### 9.2 PLANTING AREAS

- a. Edging material of a commercial available type specifically designed for use as a border shall be permitted provided that the same shall not protrude higher than five (5) inches above the ground. Edging material shall be of concrete, wood, or hard rubber material.
- b. Hedge material shall be maintained as closely as possible to a maximum of five (5) feet in height and three (3) feet in width.
- c. The removal of trees in excess of ten (10) feet shall be performed by an insured contractor unless an exemption is granted by the manager. Adjoining Lot owners shall be notified at least one (1) day in advance of the removal. Stumps shall be removed to below ground level. The Lot Owner shall be responsible for the removal of all residual materials.

### 9.3 FENCES / ANTENNAS

- a. Fences are prohibited unless approved by the Board of Directors
- b. Free standing antennas excluding satellite dishes are prohibited.

### 9.4 IRRIGATION

- a. Irrigation will be overseen by the Manager in correspondence with the local water restrictions in effect from time-to-time.
- b. A single hose-end sprinkler device may be attached to the Resort water system and operated for a maximum of four (4) hours per day for one week to irrigate newly planted vegetation and sod. More extensive water usage must receive approval from the Manager.
- c. Local restrictions on water use will take precedence over 9.4 a. above.

## **ARTICLE 10: LIGHTS AND ELECTRICAL**

### 10.1 APPROVAL

- a. Written approval from the Manager shall be obtained prior to the installation of any lighting, low voltage or otherwise, or the performance of any electrical work. However, the installation of these is the sole responsibility and/or liability of the owner. FCR is not responsible for damage to these by mowing or routine maintenance of the property.

## **ARTICLE 11: RECREATIONAL AREAS**

### 11.1 GENERAL

- a. Recreation areas shall be used for the designed purpose only.

### 11.2 RECREATION HALL

- a. The FCR Manager or appointed representative is responsible for scheduling all use for the Recreation Hall.
- b. The Recreation Hall is for the use of FCR Owners or Residents for Resort-related activities. The use of the Recreation Hall for private parties involving Guests or organizations may be considered at the discretion of the Manager. Any such approval may include additional fees and/or restrictions along with the above.
- c. No furniture, furnishings, equipment or supplies shall be removed without the written approval of the Manager.
- d. Private functions may be held in the Recreation Hall with written approval of the Manager subject to the following:
  - i. The private function does not interfere with the normal or scheduled use of the facility.
  - ii. Reservations shall be made five (5) days in advance.
  - iii. The Recreation Hall may be rented by Non Residents and outside organizations. The terms and conditions of any such rental may be considered at the discretion of the Manager.

- iv. A cash deposit of \$200.00 shall be required for all reservations (if in the sole opinion of the Manager that the facilities require no additional or extraordinary cleaning, and then the funds deposited shall be refunded).
- v. The Lot owner shall be responsible for the behavior of their Guests and any resulting damage.
- e. Noise shall be kept to a minimum so as not to interfere with other users of the facility
- f. Quiet times apply to the Recreation Hall – see Article 2.6

## **ARTICLE 12: ZONING BYLAWS**

### **Proposed (Draft) Zoning Regulations for PID: 013-397-478 Parcel A DL 5037 Lillooet District Except Plans 6847, 20135 and KAP77955**

#### **Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort**

The intent of the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort is to permit a campground that allows for the ownership of individual strata sites where each strata site is designed and used to accommodate recreational vehicles or cabins. In combination with the zoning regulations, the strata sites will be further regulated by the strata's bylaws, will be responsibility of the Strata Council and managed by on site management. The Traveler's Campground can accommodate camping units, such as; tents, recreational vehicles, or motor homes for the traveling public in the common area and will also be managed by on site management. In addition, the common area is to allow for the operation of Limited Service Commercial activities that are subsidiary to the campground use. As part of the operation of the strata, the zoning regulations permit the permanent housing of management, as well as the temporary housing of staff.

#### Permitted Uses

- In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the following uses of land, buildings or structures and no other uses are permitted:
  - (a) Strata Cabin;
  - (b) Strata Recreational Vehicle; and
  - (c) Traveler's Campground must be a minimum of 10 sites and is to occur in the Common Area. The Strata Council is responsible for ensuring the campground is properly managed.

- If a principle use of the land has been established in the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort, the following secondary uses of land, buildings, or structures are permitted:
  - (a) Accessory Dwelling Unit;
  - (b) Buildings and Structures ancillary to the permitted principle and secondary uses;
  - (c) Home Occupation within an Accessory Dwelling Unit, a Strata Recreation Vehicle or a Strata Cabin;
  - (d) Limited Service Commercial; and
  - (e) Marina and Float Plane Base.

### Definitions

For the purposes of this zoning district and no other, the following definitions apply:

“Common Area” means an area of the parcel used for any purpose other than a Strata Site.

“Limited Service Commercial” means commercial activities that are subsidiary to the operation of the campground and intended to meet the limited service commercial needs of the resident population of the campground. Examples include, but are not limited to; laundry facilities, confectionary, equipment sales and rentals (canoes, boats, water skis, fishing equipment, and firewood), and restaurant.

“Parcel” means the legal boundaries encompassing the property with the following legal address: PID: 013-397-478, Parcel A, DL 5037, Lillooet District, Except Plans 6847, 20135 and KAP77955.

“Parcel Line” means the legal boundary of the Parcel.

“Site Line” means the boundary of a Strata Site.

“Strata Cabin” means one or more rooms with self-contained sleeping, living, and sanitary facilities containing not more than one set of cooking facilities, used or intended for use as a temporary residence for property owners or the traveling public.

“Strata Cabin Site” means an area of the parcel used for the accommodation of property owners or the traveling public in Strata Cabins.

“Strata Recreational Vehicle” means a recreational vehicle, such as; trailers, campers, motor homes, or park models used for the accommodation of property owners or the traveling public.

“Strata Recreational Vehicle Deck” means a platform with the top of the floor no more than 0.6m (2 feet) above landscape grade without a roof or walls. The platform must not be attached to the Recreational Vehicle and can be a maximum area of 15 square metres (160 square feet).

“Strata Recreational Vehicle Site” means an area of the parcel used for the accommodation of property owners or the traveling public in recreation vehicles.

“Traveler's Campground” means the portion of the common area within the parcel used for the transient accommodation of travelers in tents or Recreational Vehicles.

### Areas

- (1) The minimum area for the common area shall be 50% of the parcel area.
- (2) The minimum area for a Strata Recreational Vehicle Site shall be 200 square metres (2,200 square feet) provided the subdivision is served by an approved community water system and an approved community sewer system.
- (3) The minimum area for a Strata Cabin Site shall be 280 square metres (3,000 square feet) provided the subdivision is served by an approved community water system and an approved community sewer system.
- (4) The maximum floor area for an Accessory Dwelling Unit on the common area is 150 square metres (1,600 square feet).
- (5) The maximum floor area for a Strata Cabin shall be 75 square metres (800 square feet) with a maximum of 47 square metres (500 square feet) on the main floor.
- (6) The maximum area for any Ancillary Building on a Strata Recreational Vehicle or Cabin Site shall be 5 square metres (50 square feet).
- (7) The maximum area for any Ancillary Building on the common area shall be 100 square metres (1,100 square feet).
- (8) The combined area of Limited Service Commercial uses shall not be more 400 square metres (4,305 square feet).

### Density

- (1) Not more than one recreational vehicle is permitted per Strata Recreational Vehicle Site and the maximum number of Strata Recreational Vehicle Sites shall be 88.
- (2) Not more than one Strata Cabin is permitted per Strata Cabin Site and the maximum number of Strata Cabin Sites shall be 15.
- (3) Not more than two Accessory Dwelling Units are permitted in the common area.

### Height

- (1) In the Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort the maximum height for a Strata Cabin, Accessory Dwelling Unit, and Ancillary Buildings and Structures is 6.1 metres (20 feet).

### Setbacks

In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort Zone the minimum required setbacks shall be as follows:

- (a) For Strata Recreational Vehicles, the minimum required setback for the furthest extension shall be 0.9 metres (3 feet) from Site Line.
- (b) For Strata Recreational Vehicle Deck, the minimum required side yard setback shall be 0.9 metres (3 feet) from a Site Line. Strata Recreational Vehicle Decks are not permitted within either front or rear yards.
- (c) For Strata Recreational Vehicles Sites abutting a residentially zoned property, the minimum required setback between the Site Line and the Parcel Line is 4.5 metres (15 feet).
- (d) For Strata Cabins, the minimum required side yard setback shall be 3.0 metres (10 feet) from a Site Line.
- (e) For Strata Cabins, the minimum required front and rear yard setback shall be 4.5 metres (15 feet) from a Parcel or Site Line.
- (f) For Ancillary Buildings on Strata Sites, the minimum required setback shall be 0.9 metres (3 feet) from a Site Line.

- (g) For Accessory Dwelling Units or Ancillary Buildings or Structures other than a fence on the common area the minimum required setback shall be 7 metres (23 feet) from a Parcel Line.

### Parking

Off-street parking spaces shall be provided in accordance with the provisions of Section 4.20 of this bylaw.

### Landscaping and Screening

- (1) In a Comprehensive Development 2 (CD 2) Zone – Fir Crest Resort Zone, the minimum required landscaping and screening shall be as follows:

Notwithstanding the landscaping and screening provisions contained within these regulations, no landscaping or screening shall be grown, placed, caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device or traffic sight line.

Existing landscaping or natural vegetation should be conserved unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.

A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway, shall be fenced and/or screened and be effective from the ground to a height of 1.8 metres (6 feet).

A fence or opaque landscape screen with a minimum height of 1.8 metres (6 feet) is to be installed where Recreational Vehicle and Cabin Strata development will abut residential development.