

# STRATA VIS 1579, EAGLE RIDGE ESTATES

## STRATA RULES, November 2025 Edition

### INTRODUCTION

1. Strata Rules are authorized by section 125 of the *Strata Property Act (Act)*. Strata Rules govern the use, safety and condition of the common property and common assets. The Strata Rules are subordinate to the strata bylaws. Strata Rules do not apply in strata lots. Strata Rules are developed and passed by the Strata Council (Council) and are effective from the day of Council approval. To remain in effect, a Rule must be ratified by a majority vote of owners at the first strata general meeting held after the Rule is passed by the Council. The ratification requirement also applies to changes made by Council to current Strata Rules. Strata Rules may be revoked by the Council without ratification of that action by a strata general meeting.
2. Common property (CP) is defined in the *Act*, section 1 (1) "The common property of the strata corporation includes all land shown on the strata plan which is not part of a strata lot".

Common property at Eagle Ridge includes:

- a. The crawl spaces under the level of the main floor in strata lots and all equipment, wires, cables, ducts and pipes installed there by the owner developer during construction or by the strata corporation in later years, or installed by owners (current and past) as alterations to CP (regardless of whether the alterations were approved by Council) as well as all building structural parts located in and around crawl spaces including walls, floors, doors, windows and stairs;
- b. The attic spaces over the garage and over the rooms on the upper level of the strata lot as well as all ducts which pass through these spaces and connect bathroom and kitchen exhaust fans to vents through the building exterior - the roofs, exterior walls or the soffits;
- c. All building foundation parts including all foundation walls, foundation footings and all supports built between foundation footings and foundation walls and main floor joists;
- d. Roofs. All parts of the building roof, including roof sections over additions built on the main deck and upper deck, the vinyl upper deck where it is still in place, all skylights, light tunnels/sun scopes, rainwater gutters and leads, and downspout pipes;
- e. Footings, posts, beams and joists supporting the main deck surface as it is shown on the strata plan. Note: Main deck extensions built into the private yard area (PYA) plus the supporting structures for them as well as the added railings and any stairs between the extensions and the ground, are all alterations to the strata lot, are not part of CP and are part of the owner's repair and maintenance responsibilities;
- f. All land within the strata territory lying at ground level outside foundation walls and outside the PYA, including all land under main decks and including all limited common property (LCP) designated as such within the strata territory;
- g. All constructions made by owners of a strata lot on CP under the main deck, including added lower decks, or near a strata lot, as alterations to common property; and

h. All gardens, bushes or trees planted by owners on the common property. Please see the ERE Resident Information Manual regarding gardening near a strata lot.

3. Each strata lot includes a designated private yard area (PYA) behind the garage. This area is for the owner's sole use. The strata corporation may, by bylaw, regulate some aspects of PYA use.

4. These Strata Rules apply to anything constructed or installed by the owner or by previous owners on exterior common property in the vicinity of the strata lot, including plantings, either made with Council permission as an alteration to CP or, perhaps, as agreed under "community consensus".

5. Design criteria pertaining to installations and structures are stated in Appendix 1 to the strata bylaws. All distances stated in these Rules in imperial units are equally valid if stated in metric units.

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## EAGLE RIDGE ESTATES STRATA RULES

### 1. Clearances From The Exterior of Residential Buildings for Strata Lot Maintenance:

- a. To aid strata maintenance, permanent freestanding structures or installations on CP shall be at least 30 inches/76 cm away from all walls, steps, exterior doors, the main deck edge or outer support posts unless Council approves a shorter distance;
- b. To keep main deck support structures properly ventilated when the deck surface is 30 inches/76 cm or less above ground level, owners are required to regularly prune all plantings around the edge of the main deck to keep a space at least 12-15 inches or 30-38 cm out from the edge free of all vegetation. If Council must do maintenance and repair work on deck support structures or on the surface of a deck 30 inches/76 cm or less above ground level or on the perimeter drains lying under the deck, owners of such decks with plantings along the outer edge shall, at their cost, remove plants as required to allow unobstructed access by contractors, and restore the plants when the work is complete. The top 6"/15 cm above grade of all footings for deck and stair posts shall be kept exposed, with nothing piled against bases of these posts or stairs stringers;
- c. Owners are to prune plantings along exterior walls to keep an area at least 15 inches or 38 cm wide free of all vegetation. Trees in the front garden area and the PYA shall be pruned to keep clear an area at least 30 inches/76 cm out from adjacent walls; and
- d. When Council must do work on perimeter drains buried at the foot of exterior walls or on other utilities (water lines, power lines, cable and telecom lines) which lie under garden areas, owners with plantings along exterior walls or in the garden areas shall, at their cost, remove all plants which must be moved to allow access by contractors to the drains or utility lines, and for restoring removed plants when the work is finished.

### 2. Accepted Responsibility for Maintenance and Operating Costs

The costs of maintenance of all Council-approved freestanding structures, latticework panels, brickwork (driveways; walkways between front doors and driveways), gardening plantings, trees, etc., on CP in the vicinity of a strata lot are accepted as being a responsibility of the owners who benefit from these items. These owners agree to properly maintain all electrical/mechanical equipment supporting these items and to pay all related operating costs.

### 3. Structures - Firewood storage.

#### a. APPROVAL PROCESS

- (1) Residents wishing to construct a wood storage shed must apply to Council (Sites Chair) on an Application to Alter Common Property. The application must include a diagram showing the proposed shed location in relation to the owner's unit.
- (2) The Sites Chair manages the applications and will bring them to Council for consideration. Council may attach conditions to its approval.
- (3) The Sites Chair will consult with owners who are in direct line of sight of the intended woodshed location and may be affected by it. Consultation results will inform Council when it considers the application, but do not bind the Council. Concerns, feedback and or suggestions may be shared with the owner.

b. GUIDELINES FOR COUNCIL AND CONDITIONS FOR THE APPLICANT

- (1) Woodshed capacity is limited to 6 cords of firewood. One cord is 4' x 4' x 8', 128 cubic feet. The maximum overall height of a shed is 7 feet. The shed must be located at least 30 feet from any residential building. Foundations shall be pier blocks, not poured concrete footings.
- (2) Creation of a shed must not compromise access to any strata infrastructure.
- (3) Portable propane tanks and portable liquid fuel containers may be stored in firewood storage sheds in accordance with the Fire Smart guidelines.
- (4) Unless there is a logical reason to do otherwise, all firewood storage sheds will be constructed of wood stained or painted dark brown.
- (5) Solid roofs are to be constructed using asphalt shingles or metal (brown or other dark colour). This is to ensure that the shed does not stand out from surrounding vegetation. Council may require plantings to camouflage the shed.

c. REQUIREMENTS FOR THE SHED OWNER IF THE APPLICATION IS APPROVED

- (1) The owner is responsible to complete construction as the bylaws provide and keep the structure in good repair. The owner is responsible for costs of repair of any damage to CP during construction or during the life of the shed.
- (2) The owner of the strata lot having the benefit of the shed shall be responsible for its removal if it's no longer used for storing wood, portable propane tanks or liquid fuel tanks, or if the Council determines that the shed has become unsightly.

Example of a Full-Size Woodshed



d. **RECOMMENDED WOODSHED CONSTRUCTION MATERIALS**

- Concrete pier blocks to support the posts. Poured concrete footings are not permitted.
- 4" x 4" posts, 2" x 6" lumber for framing and roof support beams, 4" x 1" slats for horizontal cladding. All wood should be pressure treated.
- Exterior grade plywood or similar material as roof substrate if the roof will be shingled.
- Metal drip flashing on the roof edges.
- Roofing material to be asphalt shingles or metal roofing panels, all dark colour.

**4. Hot Tubs (Alteration to a Strata Lot)**

Hot tubs shall be located either in the PYA or on the upper deck. Owners will apply for permission to make the installation in accordance with strata bylaws. An isolating switch shall be installed near the hot tub on the electrical connection to permit rapid shut-down if needed. Care must be taken during installation in the PYA to avoid interference with any existing underground utilities. If the tub is installed on the upper deck or in the PYA, the tub drain must be connected to the building perimeter drain and not to the house sewerage (septic) system.

**5. Underground Sprinkler Systems (Owner installed)**

- a. Owners wishing to install an underground irrigation system on CP to support gardening close to their strata lot shall apply to Council for permission to alter CP. The application must include a schematic layout diagram and system description. If the application is approved, the owner, on completing the installation, must advise Council of any changes to the approved design found necessary during construction.
- b. Sprinkler systems shall not be installed within three metres of a septic system tile field.
- c. The sprinkler system will be installed by a qualified and experienced contractor.
- d. The sprinkler system shall be connected to an existing house hose bib with a removable section of hose between the house fixture and the buried system. The system should be disconnected from the house when it is not in use. The owner is to arrange with a neighbour to shut the system off if it becomes clear that a leak has developed during the owner's absence.
- e. When the connection between a buried sprinkler system and the house service is to be made with permanent underground piping, the system shall be only installed by a licensed irrigation system contractor. An air break back-flow prevention valve shall be installed in the line supplying the sprinkler system. A main sprinkler system isolating valve shall be installed in a valve box on the sprinkler line at the point of connection to the house water faucet. The system shall not be connected to any water supply point other than a house exterior faucet. The owner is to arrange with a neighbour to shut the system off if it becomes clear that a leak has developed during the owner's absence.
- f. The pipe size of the buried distribution system should not be larger than that of the house line to the faucet unless a larger size is required for the sprinkler heads.
- g. Sprinkler systems should be controlled by a timer set, preferably, to operate at night. For multiple sprinkler head systems, the heads should operate sequentially in groups. In periods of wet weather, owners should turn off the automatic system. The owner is to

arrange with a neighbour to re-set the timer(s) after a prolonged power failure and to shut the system off during periods of wet weather if the owner is absent.

- h. Owners with irrigation systems shall comply with watering restrictions imposed by the Capital Regional District, the District of North Saanich or the Strata Council.
- i. The strata corporation will neither operate nor maintain owner-installed sprinkler ground irrigation systems. Protecting the system in winter is an owner responsibility.

## **6. Heat Pumps and Air Conditioners (Alteration to a Strata Lot and to Common Property)**

If the application to alter CP is approved by Council, external components of heat pump and air conditioning systems may be placed in the PYA, under the main deck, in the front yard area beside the bay window or outside the bedroom wall of the west unit in the townhouse cluster. Notwithstanding building maintenance clearances stated in Rule 1 above, since heat pump exterior components are relatively small, they may be placed no less than ten inches from a wall with a painted surface such as siding or stucco. For such components placed next to an unpainted surface such as concrete or brick walls, BC Building Code spacing requirements apply. The components must not be located directly in front of any vent outlets. Owners with heat pump components standing on CP outside the building accept their responsibility to arrange temporary removal of those components should Council need to repair perimeter drains or other utilities buried below the components or make other repairs to CP, and for replacement of those parts when repairs are complete. All costs for removal and replacement are owner responsibility. When placing external components, particular attention shall be given to possible effects on neighbours. Sound output of the unit when operating shall not exceed the 45-decibel level specified by District of North Saanich Noise Abatement Bylaw 1383, dated 9 March 2015. All electrical and mechanical work shall be designed and installed by qualified and licensed contractors, and shall be inspected, if required, by the proper authority. Council may direct that external heat pump and air conditioner components shall be screened from view by removeable fencing or latticework.

## **7. Antennas and Aerial Wires**

Owners wishing to install exterior antennas or aerial wires as attachments to a building shall apply to Council for permission to alter CP (see the bylaws). Whip antennas shall be dark brown in colour.

## **8. Awnings and External Shutters**

If installation is approved by Council as an alteration to CP, manually or electrically driven awnings may be installed extending from the unit over the main deck, including above a glass solarium, or over the upper deck. No pipe supports for removable awnings may be installed. Owners must protect or remove the awnings when the house is being painted. Exterior window shutters may also be installed. Awnings and shutter colours shall be subdued shades of colour compatible with the colours on the building to which they are attached.

## **9. Propane Tanks**

Propane tanks may be installed as alterations to CP with Council permission. The tanks shall comply with government regulations. They shall normally be placed on pre-cast concrete slabs and normally located in the PYA. Where access to the tank by the filling contractor via

the rear of the unit is not feasible, the tank may be placed in the front yard area or in the side yard area. Tanks will not be installed under the main deck - see Fire Smart guidelines. The tank shall be installed by a licensed contractor in compliance with TechSafeBC regulations and District of North Saanich bylaws. For strata insurance purposes, owners are required to tell the Secretary-Treasurer when a propane tank is installed or removed. All propane tanks visible to the public shall be screened by removeable fencing or latticework. Please see also the strata bylaws regarding alterations.

**10. Skylights and Sun Scopes/Light Tunnels**

Skylights and sun scopes/light tunnels may be installed in units if the request to alter CP is approved by Council (see the bylaws). They shall be of a type approved by Council and shall be installed by a qualified builder. The associated roof modifications shall only be made by a roofing contractor who is a qualified member of the Roofing Contractors Association of BC (RCABC) and is selected by the Council.

**11. Trimming Driveway Privacy Hedges**

Owners with privacy hedges bordering their driveway accept the responsibility to be keep them trimmed down at least 6 inches below the gutter line at the front of the garage and at least 12 inches clear from the front wall of the garage.

**12. Recreational Vehicle (RV) and Overflow Parking Lots**

Space in the RV Lot and in the Overflow Parking Lot is limited and there is no guarantee that space can be provided.

The RV Chair (Vice President) will maintain the registry of all recreational vehicles, cars, trucks, utility trailers and the insurance file.

All vehicles shall have a valid license plate at all times.

All vehicles are parked in the lots at the owner's risk. The strata corporation assumes no responsibility for any RV, car, truck, utility trailer or boat on a trailer parked in either lot.

The following rules apply to all users:

- a. RV (West) Lot:
  - (1) An RV is defined as a camper, truck and camper, Class A, B or C van, holiday trailer, fifth wheel trailer, motor home, utility trailer used for recreational purposes, or a boat on a trailer. The maximum overall dimensions for RVs are length 42 feet, height 13.61 feet and width 8.53 feet. There is no guarantee that RVs of the maximum size can be accommodated. The capacity of the lot is limited, and the layout is also constraining, therefore the privilege to store RVs in the lot is subject to the ability of the RV Lot Committee to configure the space as best they can to accommodate the requests to store RVs.
  - (2) The RV lot is for the storage of actively used recreational vehicles. All RVs in the lot are to be used for a minimum aggregate of one month per calendar year. Owners shall inform the Vice President if they will be away

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- (3) West Lot (RV) spaces are available to ERE strata lot owners only.
- (4) Decisions about assignment of space are a responsibility of the Strata Council on the recommendation of the RV Chair (Vice President).
- (5) All spaces in both lots are CP. Assigned spaces are not for sale with a strata lot. New requests for space by owners who currently own an RV will be dealt with on a first-come-first-served basis. If the lot is full at the time of a request, the RV Chair will add the owner's name to a waiting list.
- (6) All RVs shall only be parked in the space assigned to their owner (s).
- (7) RVs shall not be used as accommodation while parked in the lot.
- (8) All RVs shall be mobile on land and capable of leaving the strata territory in the event of an emergency. They shall be currently licensed and on wheels with fully inflated tires. Camper bodies, when off the truck, shall be stored on the jacks, ready for quick mounting in an emergency.
- (9) The assignee owner is responsible to maintain the assigned space in a neat and tidy condition. Spills of oil, fuel, etc. are to be cleaned up promptly. Owners are responsible to remove foliage under their vehicles (potential fire hazard).
- (10) The owners of RVs parked in the West Lot have accepted responsibility, collectively, for the costs of grounds maintenance within the lot.

b. Overflow Parking (East) Lot:

- (1) The space is for the overflow parking of residents' and guests' cars, trucks and utility trailers. Maximum dimensions for cars, trucks, and utility trailers are 20 feet in length, 8 feet in width, and 8 feet in height. Space permitting, up to two (2) RV units that fit within these size limits can be stored in the overflow lot until space becomes available in the RV Lot.
- (2) Parking for Eagle Ridge residents and their house guests is restricted to no more than 7 days in any unassigned parking space.
- (3) Guests' and residents' vehicles parked for more than 7 days shall be registered with the Vice President and have a space assigned to them. They shall be parked so as not to impede movement of other vehicles. The owner's unit number shall be displayed on all vehicles at all times.
- (4) Utility trailers up to 2 cubic metres capacity may be parked on the grass by sewerage tile field D at the east end of the lot. They shall be fully mobile and used at least once per year.

### 13. Outdoor Clothes Dryers

Outdoor clothes dryers may be erected in the PYA or on the main or upper deck. The dryers shall be of the folding type and be collapsed when not in use.

**14. Gutter & Fascia Mounted Roof Sprinkler Systems - Aids to Mitigate Fire Ember Damage**

Gutter and fascia mounted roof sprinkler systems may be added to units as alterations to CP - please see the bylaws. After completing the installation, owners are to advise Council of any changes to the approved design made necessary during installation.

Wherever possible, the sprinkler system shall be connected to an existing house hose bib with a removable section of hose between the house fixture and the sprinkler system. The system will be kept connected to the house through the annual fire season when not in use so that it can be quickly turned on in case of a nearby fire risk. Owners are to arrange with a neighbour to start the system if a fire risk arises in the owner's absence.

The strata corporation will not operate or maintain these sprinkler systems. The owner is solely responsible for system maintenance and protection, including winter drainage.

Painting of sprinkler heads and fascia mounts will be colour compatible with the unit's trim. All hoses visible on the front (north side) of the building are to be colour compatible with the trim to the extent such is feasible. Hoses will be attached to trim or siding just like a downspout.

**15. Exterior Common Property Access Limitation**

Owners are not permitted to fully enclose common areas in a way that impedes residents and contractors from accessing common property.

**16. Crawl Spaces and Attic Spaces**

The attic spaces over the garage and the upper floor and the crawl space below the strata lot main floor are all common property (CP). These areas were not designed to be habitable spaces. The attic spaces are all accessible, but none readily so. Crawl spaces are all accessible but their usefulness varies greatly depending on the slope of the ground below the main floor. Owners have agreed to accept repair and maintenance responsibility for equipment such as heat pumps, furnaces, air filters, air handling units and hot water tanks which are located in crawl spaces and which are, in fact, integral parts of the strata lot above. The strata corporation retains CP repair and maintenance responsibility for all wires, tubes, pipes, ducts, fixed lights, water lines, valves, drain lines, any equipment installed by the owner developer during construction or by the strata corporation, all building structural components in attics and crawl spaces as well as doors windows and stairs in crawl spaces. All ducts and pipes passing through attic spaces to connect with vents in the roof, building walls or soffits are CP. Owners purchasing a house at Eagle Ridge buy all of the alterations made in the crawl space, attic spaces and the strata lot, whether or not the alterations were approved by the Council and are, or are not, covered by an Alteration and Indemnity Agreement (formerly known as an "alteration waiver) between the Council and the current owner or a previous owner.

Attics:

- a. Must be dry at all times, with no leaks in the roof above and no mould in the spaces;
- b. All exhaust ducts from the strata lot below must vent to the open air, not into the attic space. These ducts will be insulated. All vents through the roof, the outside walls or the soffits shall be screened to keep out embers, birds, insects and animals;