



Strata Property Act - Form K

NOTICE OF RENTERS RESPONSIBILITIES

(Section 146)

OWNER NAME: _____ UNIT # _____ OF STRATA PLAN #21

FULL LEGAL NAME (RENTER): _____

FULL ADDRESS: _____

PHONE NUMBER: _____ ALTERNATE PHONE NUMBER: _____

VEHICLE YEAR/MAKE/MODEL/COLOR/LICENSE PLATE:

NAMES OF PEOPLE STAYING IN THE UNIT (please print):

RENTAL PERIOD: FROM ARRIVAL DATE _____ (month/day) TO DEPARTURE
DATE _____ (month/day)

Check-in Time: _____ Check-out Time: _____

IMPORTANT NOTICE TO TENANTS:

1. Under the strata Property Act, a renter in a strata corporation must comply with the bylaws and rules of the strata corporation that are in force from time to time (current bylaws and rules attached).
2. The current bylaws and rules may be changed by the strata corporation, and if they are changed, the renter must comply with the changed bylaws and rules.
3. If the renter or occupant of the strata lot, or a person visiting the renter or admitted by the renter for any reason, contravenes a bylaw or rule, the renter is responsible and may be subject to penalties, including fines, denial of access to recreational facilities, and if the strata corporation incurs costs for remedying a contravention, payment of those costs.

DATE: _____ (month/day/year)

If Agent of Owner, NAME: _____

ADDRESS: _____

TOWN/CITY, PROVINCE, POSTAL CODE: _____



THE RENTER HEREBY applies to rent from the Owner the Property, on the following terms and conditions:

1. Rental Period

The rental period (the "Rental Period") shall be the period commencing on the Arrival Date and ending on the Departure Date.

2. Keys and Access Cards

Lost keys or access cards will result in a replacement cost to the renter. Any assistance required by the manager or staff to access a unit, or the property will result in a charge of \$50 per call.

3. Indemnity

The Renter shall indemnify and save the Owner harmless from and against any liabilities or any loss or damage whatsoever arising from, related to or in connection with the Renter's rental of the Property including, but not limited to, any claim or liability for personal injury or damage or loss of property which is made, incurred, or sustained by the Renter or any of the Renter's guests at the Property during the Rental Period. The Renter shall pay to the Owner all costs, expenses, and legal fees, on a solicitor and own client full indemnity basis, incurred by the Owner related to or in connection with the Renter's rental of the property.

4. Akiskinook

The Owner shall provide a signed copy of this agreement and the initialed page of Akiskinook Rules – Renters to the Administrator for Akiskinook. The agreement must be submitted at least 12 hours prior to the commencement of the Rental Period.

5. Akiskinook Rules and Regulations

All Akiskinook Bylaws and Rules, a summary which are attached and initialed by the Renter (renters handbook contains the full rules and regulations), all rules and regulations shall be followed by the Renter and all penalties for non-compliance shall be charged to and paid by the unit owner, the unit owner shall be responsible to collect from the Renter.

6. Rental Agreement

The rental agreement itself can be "added to" by written agreement of both parties but in no circumstances can the parties reduce or delete any of the provisions in the Standard form of Agreement.

7. Health Considerations

All British Columbia laws and public health orders in effect during the rental period shall be followed by the Renter. It is renters' responsibility to wipe down or clean surfaces as desired for their own personal safety. The owners, Akiskinook board and staff will not be performing any special cleaning on common property. It is the renters' responsibility to supervise their children at all times. Please ensure your family does not infringe on other's personal space.

It is hereby understood and agreed that the renter shall indemnify, save, defend, and hold harmless the Owners of Strata Plan N21 and employees, directors, officers, volunteers, agents and assigns of Owners of Strata Plan N21 against any actual or alleged liability for injury, loss, or death resulting from the renter's use of the strata property. The renter shall pay to Owners of Strata Plan N21 all costs, expenses, and legal fees, on a solicitor and own client full indemnity basis, incurred by Owners of Strata Plan N21 and resulting from the tenant's use of the strata property. IN WITNESS WHEREOF the Renter has duly executed this Application.

SIGNATURE OF OWNER, OR AGENT OF OWNER: _____

SIGNATURE OF RENTER: _____



Akiskinook Rules: Renters

General Information

1. Akiskinook is private property for use by owners and their guests.
 2. Recreation Centre • Open from 7:00 am to 11:00 pm, with the exception of the pool and hot tub which open at 9am.
 - Laundry – please be considerate. Do not leave your laundry for others to handle. The washer takes 30 minutes and the dryer 50 minutes. Change and soap required.
 - Rules as posted must be adhered to including: no alcohol, no glass, children under 12 must be supervised.
 3. Erosion of sand hills is a serious problem at Akiskinook. Please observe posted signs, keep off hilly area, and instruct children to do the same.
 4. Security is provided seasonally and has authority to enforce the bylaws and rules.
 5. Safety – You are responsible for the safety of your children. There are no lifeguards on duty at the pool or beach. Children under 14 must be accompanied by an adult while at the pool.
 6. No golfing on the grounds.
 7. No open fires or fireworks of any kind, including sparklers or firecrackers may be used on Akiskinook property.
 8. You must be 14 years or older to enter the fitness area.
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Roads & Parking

1. No one shall exceed the 20km/h. speed limit as posted.
 2. Upon entry, renters must display a valid Akiskinook Parking tag. Visitors and guests must display a temporary parking pass.
 3. There is absolutely NO parking or driving on the grass.
 4. Designated parking stalls for each building block and for the cabins must be observed.
 5. For units with multiple renters/owners with multiple cars, do not park more than one vehicle/unit. Overflow parking is available at the front gate.
 6. During July and August, all vehicles at the beach/marina parking lot must display a valid parking permit.
 7. Recreational vehicles and trailers are not permitted on the property. No tenting is permitted on site.
 8. The operation of golf carts is permitted only on the road by those 16 years or older with a valid driver's licence.
 9. The operation of trail bikes, A.T.V's and snowmobiles is not permitted, except for access to and egress from the property.
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Pets

1. Dogs must be kept on leash at all times outside the unit and on common property. Renters must clean up after their dogs.
 2. Absolutely no dogs allowed on the beach (sand or grass) or tennis courts.
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Noise

1. No one shall behave at any time in a manner which will unduly disturb his/her neighbour or staff.
 2. All residents must observe the 11:00 pm noise curfew.
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Tennis, Pickle Ball & Squash

1. All courts are scheduled on a first come first serve basis.
2. Proper shoes (non marking soles) shall be worn at all times.
3. No pets, bikes, rollerblades, or skateboards allowed on the courts

Beach Area

1. Swimmers are advised to stay within the area marked by the buoys.
 2. No glass allowed on beach or grass area.
 3. No fishing, water-skiing, sailboards, jet-skis, or boats are allowed in the swimming area marked by buoys.
 4. Absolutely no pets allowed on the beach or grass area.
 5. Vehicles parking at the marina must display a valid parking permit or risk towing.
 6. Beach closes at 11:00pm
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Boats, Boat Trailers, and Marina

1. Walking on or playing on breakwater logs is prohibited.
 2. Waterskiing and waterboarding from the docks is prohibited.
 3. Swimming and fishing are prohibited in the marina.
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Penalties

Violators of bylaws are subject to a fine of \$200.00.
Violations of rules are subject to a fine of \$50.00.

All rules and regulations shall be followed by the Renter and all penalties for non-compliance shall be charged to and paid by the unit owner, the unit owner shall be responsible to collect from the Renter.

Please contact your property manager with any issues.
Contacting a staff member may result in a \$50 fine.

Important Contact Information

Akiskinook Security 250.688.4295 Emergency: 911

RCMP: 250.342.9292

Fire: 250.342.6214

Invermere Hospital: 250.342.9201

Bear Sightings: 1.877.952.7277

Unit # _____

Name: _____

Phone: _____ Email: _____

Renter's Signature Indicating Acceptance of all Rules: