



November 3rd , 2023

To All Strata Owners,

Re: Important Changes to Enforcement of Parking Bylaws and Rules (Effective immediately)

We hope this letter finds you well. We are writing to inform you of important updates regarding the enforcement of our rules and bylaws relating to parking within our community. Recent incidents have necessitated these changes, and it is of paramount importance that all owners and residents understand and adhere to these regulations to maintain the safety and accessibility of our strata.

First and foremost, we want to emphasize that parking in designated fire lanes is strictly forbidden. These areas must remain clear at all times to ensure the swift and unobstructed movement of emergency vehicles during any unforeseen crisis. This rule is non-negotiable, and violations will result in strict penalties and may include being towed at owner's expense. Please refer to Bylaw 42.7.

We also understand the importance of accommodating our visitors, but it is imperative that our visitor parking spaces are used exclusively for this purpose. Owners and residents are not permitted to occupy visitor parking spaces. Please make alternative arrangements for your vehicles to keep these spaces available for guests. Owners are also responsible for ensuring that overnight guests using visitor parking, display a valid parking pass and are complying with our Parking Rules (Rule #7) as to maximum number of nights per calendar month.

Previous parking habits have resulted in vehicles protruding onto the roadways posing a significant safety hazard. We kindly remind all owners to park within designated parking areas and ensure that your vehicles are completely off the roadway and within the footprint of the apron. No portion of the vehicle will extend beyond the expansion line of the apron which would obstruct the safe passage of others (See attached, Figure "A"). We will be diligently monitoring these issues and taking appropriate actions to enforce compliance, in accordance with Parking Rule #2. Vehicles improperly parked on aprons may be towed at the owner's expense.

Recent events have underscored the importance of strict enforcement of these parking rules and bylaws. In light of this, we must stress that there will be no further warnings for violations. Moving forward, fines will be issued for all infractions. These fines will be applied consistently and without exception in accordance with our Strata Bylaws and the BC Strata Property Act Division 3 – Enforcing the Bylaws and Rules.

The reason for these changes of enforcement of the Rules and Bylaws is not to make life more difficult for our community members but to ensure the safety and well-being of everyone residing in our strata. In a recent medical emergency, emergency services were partially obstructed in their

response due to improperly parked vehicles obstructing the roadway. Such delays can have serious consequences and we must all do our part to avoid such incidents.

We kindly request your full cooperation and compliance with our existing parking rules and bylaws. Let's work together to maintain a safe and orderly living environment for all. If you have any questions or require further clarification, please do not hesitate to contact the Strata Council or our property manager. Owners are also reminded parking violations can be reported to the Parking Committee by sending the details to the Wills Creek Parking email: willscreekparking@gmail.com

Thank you for your understanding and cooperation.

Sincerely,

Wills Creek Strata Council

Figure "A"

