



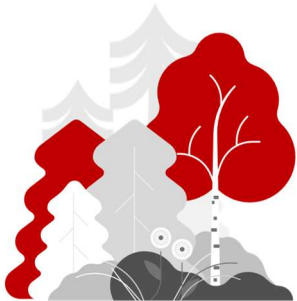
**HANGINGSTONE
POINT**

P.O. Box 5754
Fort McMurray, AB. T9H 4V9
www.hangingstonepoint.ca



The following list is a summary of key condominium policies at Hangingstone Point. This list is provided to assist new residents with common issues however, all residents are expected to understand and comply with the registered bylaws agreed to when signing a lease. This shortened version does not absolve responsibility for compliance with the rules. By far the two largest issues we have on site are parking and pets – please ensure you understand where you can park and what we expect if you have a pet at Hangingstone Point. If you have any questions about our policies, please feel free to reach out to office@hangingstonepoint.ca or discuss with Paladin Security when you see them on the site.

- **ATV's, Utility Trailers & Side by Sides** - Not permitted to be stored in the driveways or visitor parking areas.
- **Balconies** – Cannot be used to store sports equipment, garbage, recyclables, or other items. Must be kept clear of accumulated snow in the winter.
- **Backyards** – Must be kept clean and tidy at all times.
- **BBQ's** - Permitted. Cannot be on balconies, front steps or in garages. Must be at least 3m away from the house for fire safety.
- **Campers, Travel Trailers & Recreational Vehicles** – Not permitted on the site.
- **Commercial Vehicles** - Flat decks, welding trucks & vehicles larger than passenger size not permitted on the site - additional parking available on Abasand Dr.
- **Decks & Patios** - Permitted except for poured concrete. Cannot be fastened to the buildings. Residents must check for underground services prior to construction and must comply with all bylaws.
- **Driveways & Walkways** – Must always have a clear walkway & access to the home. All residents are expected to shovel snow & clear slush and ice in the winter by regularly maintaining their driveways and steps to prevent hazardous conditions.
 - **Fire Pits** - Open flames such as fire pits, bowls, chimnea and tiki torches with fuel reservoir not permitted for fire safety.
 - **Flower Boxes & Planters** – Permitted & encouraged. Please feel free to decorate your home. We ask that you do not block the front entrance or steps.
 - **Garbage** - In approved waste containers only, cannot be filled to overflowing. Must be kept neat and tidy, not to be stored on balconies.
 - **Painting of Decks & Sheds** - Permitted - colours must comply with approved color scheme.
 - **Pools, Spas & Hot Tubs** - Not permitted except for small children's pools not to exceed 60" in diameter and 12" deep.
 - **Privacy screens on balconies** - Permitted. Must be black nylon/polypropylene type, securely fastened to handrails. No loose or blowing materials.



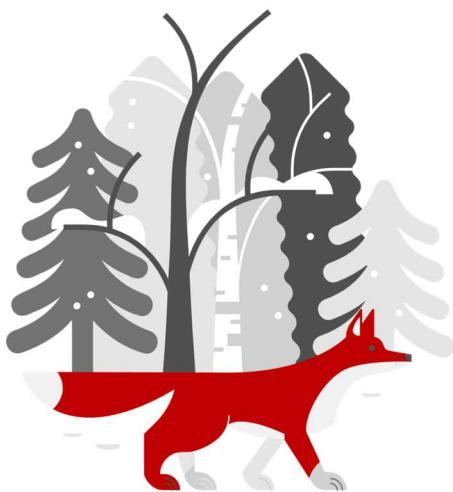
- **Parking** - All residents have two spaces - one in the garage and one in front of the home or beside the garage. Parking is not permitted on the roads, the lawns, curbs, in front of the homes or anywhere outside of the designated parking areas.
- **Pets** – Permitted for responsible pet owners. Pet waste must be regularly picked up and yards kept clean and sanitary at all times. Pets must be leashed while on a walk except for the off-leash dog park on Almond Cres. The off-leash park is the gravelled fenced area beside the playground. All owners must pick up after their pets while enjoying the common areas. Excessive noise disturbance (ie. continual barking or whining) will not be permitted as it interferes with the enjoyment of others in adjacent homes.



Paladin Security is employed by Hangingstone Point to educate and support our community living standards. Paladin has full authority to issue tickets under condominium bylaws or issue municipal fines as they see fit. They are well versed with our bylaws – if you have a question and see them on site, please feel free to reach out.

PALADIN SECURITY

- **Quiet Hours** – Observed between 11pm - 8am.
- **Rear vents & basement windows** - Cannot be blocked or otherwise concealed.
- **Sheds & Gazebos** - Temporary structures (ie. shed in a box) are not permitted. Semi permanent (constructed of wood/metal/commercial vinyl) are permitted in the backyards, must be 10' away from the home. All structures must be securely fastened to the ground.
- **Securing things to the buildings** – Not permitted.
- **Security camera's** – Permitted as long as the cameras are not installed by drilling into the siding. Piercing the building envelope is not permitted. Not to be pointed directly at a neighbour or be otherwise intrusive of someone else's privacy.
- **Small Businesses** – Public attendance at a unit increases liability risk (and our insurance premiums). We do not allow small businesses or trades to operate from our homes. Please note that working from a home office is an acceptable use.
- **Smoking** – Not permitted within the home or garage. If you are a smoker, please do so outside.
- **Trampolines** – The condominium corporation owns the common property & backyard areas. Trampolines are not permitted due to increased liability for injuries on the property and increased risk of damage to patio doors, fences and siding in the event of inclement weather. We do offer a large, newly built playground with plenty of equipment on Almond Cres that your family is welcome to enjoy.
- **Visitor parking** – Available with a 4-hour duration. All guests must register on the Hangingstone Point website. Unregistered vehicles subject to municipal fines and/or towing as needed.
- **Window A/C** - Not permitted. Floor mounted A/C units that exhaust through the windows are acceptable.



Please feel free to reach out to us if you have any questions or need further clarification on any of our policies. We work hard to ensure that Hangingstone Point is an enjoyable community for everyone that chooses to call our neighbourhood home.