



# Waterscapes

## Short Stay Handbook

*Welcome!*



*Managed by  
Associated Property  
Management 2001 Ltd.  
250.712.0025*

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### **Waterscapes Contact Info**

#### **Water Flow Emergency Number**

250.712.1088 or 250.859.9619

#### **Security**

250.864.8922

#### **Building Manager Email**

office@waterscapescommunity.com

#### **Website**

Waterscapescommunity.com





# Life at Waterscapes

Did you know....

## We love living here...



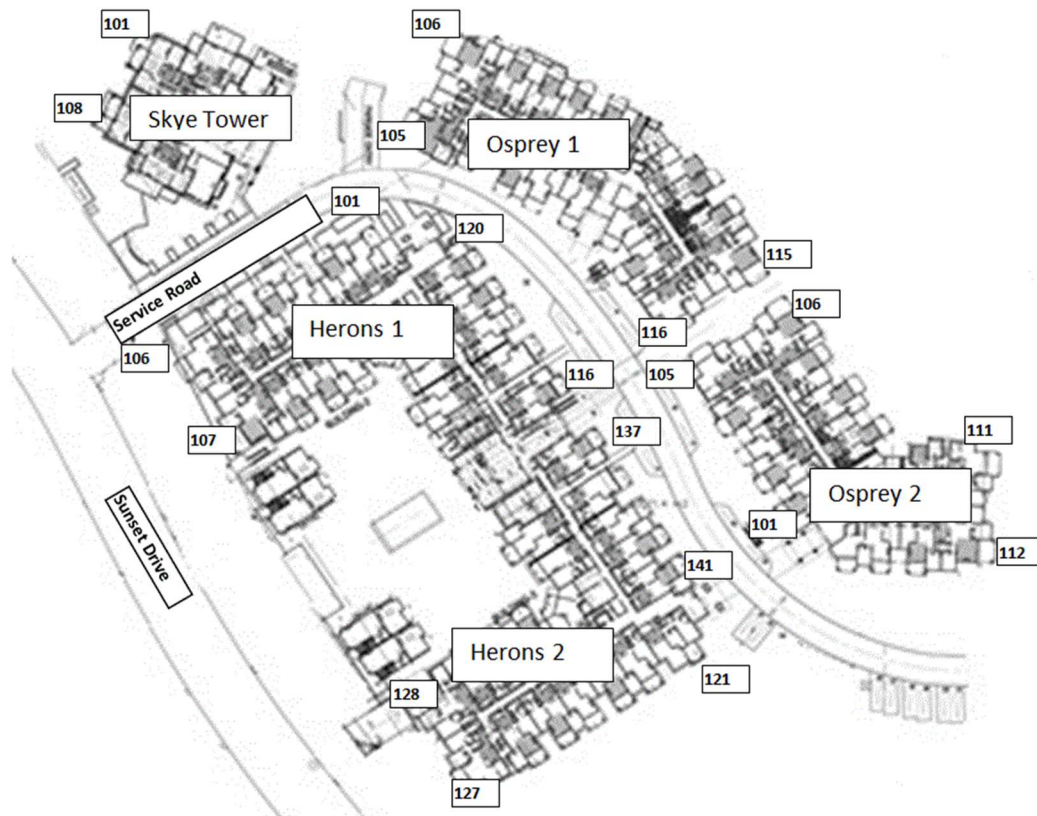
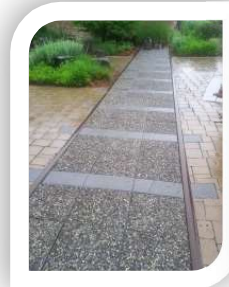
Waterscapes is a great place to live and play. Located in downtown Kelowna just minutes from more than 60 restaurants, Prospera Place, the Casino, the lakeside boardwalk, the beach, the wine museum, the Kelowna Community Theatre, the Yacht Club and marina, City Park etc. Our amenities include a great summer poolside with loungers, and a year-round barbeque and hot tub. We have three guest suites for your guests and a fantastic gym and billiard room. Check out our Cascade Lounge that is open daily till midnight and available for exclusive use reservations.

Our complex has four lowrise four story wood frame buildings with 283 units; Herons 1 and 2, and Osprey 1 and 2. The Skye Tower has 188 units including four penthouse suites. There are four townhomes on Sunset Dr. just off the pool area. This is a total of 475 strata lots, one of the largest stratas in Kelowna at present.

Waterscapes is built on an old railway yard

and a few features have been incorporated into the complex to reflect this history. Check them out at your leisure. The first is a set of train tracks laid in front of the Sunset Drive water feature. There is a trestle facsimile built over the Sunset Drive garage entrance and finally you will notice the deck behind the Skye Tower resembles a roundhouse with a kid's train play structure.

You can own and live at Waterscapes with the assurance that we take pride in the level of ongoing maintenance. We are committed to making this complex a great place to live and invite your friends for a visit.







## Amenity Hours

also available at [www.waterscapescommunity.com](http://www.waterscapescommunity.com)

		Open	Closed
<b>Fitness Room</b>	Daily	6:00 A.M.	10:00 P.M.
<b>Cascade Lounge</b>	Daily	8:30 A.M.	Midnight
<b>Billiard Room</b>	Daily	8:30 A.M.	11:00 P.M.
<b>Pool and Hot Tubs</b> <i>Adults Only</i>	Daily	6:00 A.M.	8:30 A.M.
<b>Pool and Hot Tubs</b> <i>General Admission</i>	Sunday to Thursday	8:30 A.M.	10:00 P.M.
<b>Pool and Hot Tubs</b> <i>General Admission</i>	Friday and Saturday	8:30 A.M.	10:30 P.M.

### Pool and Hot Tub Rules

- No Alcohol Permitted in Any Type of Cup
- No Smoking or Vaping in Pool/Courtyard Area
- No Diving or Cannonballs
- No Food or Drink in or near Pool or Hot Tubs
- No Flotation Devices Except Life Jackets or Water Wings
- Absolutely No Glass Allowed in the Pool Area
- Children Under 14 Must be Accompanied by an Adult at all Times and Kept Under Control
- Strict Family Environment
- No Amplified Music, Ear Buds are Allowed
- Infants Must Wear Proper Swim Diapers
- No Footballs, Beach Balls or Pool Noodles
- No Saving Loungers with Towels
- Residents Must Accompany Guests (Max 6)

Staff and Security Have the Right to Ask Anyone to Leave the Pool Area for Not Obeying These Rules.  
Fines Up To \$200 May be Applied.

**NO LIFEGUARD ON DUTY**





# Short Stay House Rules at a Glance

## Enjoyable Living Guidelines

### Enjoyable Living Guidelines

*Bylaws can feel like a list of DONT's but they are intended to be a safeguard for enjoyable living for the many residents of Waterscapes.*

We have compiled a short list of the most frequently referred to bylaws and rules for short stay guests. Please note that these are not the legal descriptions of the bylaws but are simply stated bullet points for a quick reference.

#### A. Garbage

- a. Garbage and recycling must be deposited in garbage room bins. Garbage must not be left in parking stalls, on patios or in garbage cans intended for litter.

#### B. Patios and Balconies

- a. Do not toss cigarette butts from balconies.
- b. Do not allow water to flow over the edge of your balcony.
- c. Do not shake or hang rugs, towels or clothing over railings.
- d. Smoking on patios or balconies must not be a nuisance to neighbours.
- e. **No coolers, bicycles, hockey gear, recycling etc. is permitted on patios.**

#### C. Alcohol

– there is no open alcohol allowed in the common areas including the pool area, Cascade Lounge, billiard room, hot tubs, lobbies or hallways.

#### D. Pool Rules (See the Pool Rules Section for More Detail)

- a. Children must be accompanied by an adult.
- b. Children that are not toilet trained are not permitted to use the pool unless they are wearing a proper swim diaper.
- c. No floatation devices allowed except for personal safety floatation.
- d. Absolutely no alcohol allowed by the pool, hot tubs, barbeque.
- e. Maximum 6 guests per resident are allowed.
- f. Read the "Pool Rules" sign posted at the poolside.
- g. No personal music except with head phones.

#### E. Noise

– Noise from the strata lot cannot be a nuisance to neighbours at any time of day.

#### F. Smoking – Is prohibited in all common areas of the complex.

#### G. Pets

- a. Dogs must be properly licensed.
- b. Maximum two pets per unit.
- c. No dangerous breed dogs.
- d. Pets must be on leash on common property.
- e. Pets must be kept quiet and controlled.
- f. No exotic pets.
- g. Cats must be kept in the condo units.
- h. Dog waste in first floor yards must be picked up immediately.
- i. Pet waste damage to lawns will be charged to owners.

#### H. Cigarette Butts

– must not be discarded over balconies or anywhere on common property.

#### I. Cascade Club Rules

- a. Children under 12 must be accompanied by an adult.
- b. No smoking.
- c. No alcohol.
- d. Maximum 6 guests per resident are allowed.
- e. No personal music except with head phones.

#### J. Visitor Parking

- a. Short term stay guests are not considered visitors and are not permitted to use visitor parking except if they have a visitor during the day.
- b. Visitor parking is for 5 calendar days per week maximum.
- c. Visitor parking tags must be displayed.
- d. Vehicles in violation of these rules are subject to fines, towing or the use of an immobilizer.

#### K. Resident Parking Stalls

- a. No vehicle washing or repairs allowed in parking stalls.
- b. Vehicles cannot drip oil, gasoline, or any automotive residue.
- c. Residents must park only in the stalls assigned to their strata lot.

#### L. Bicycles

- a. Bicycle parking at lobby entries is prohibited from 10 P.M. to 6 A.M. daily.
- b. Bicycles cannot be stored on balconies or patios.

#### M. Fines

- a. Maximum fines of \$200 for a bylaw violation and \$100 for a rule violation may be imposed and a \$500 for a rental restriction violation.
- b. A fine may be imposed every 7 days.



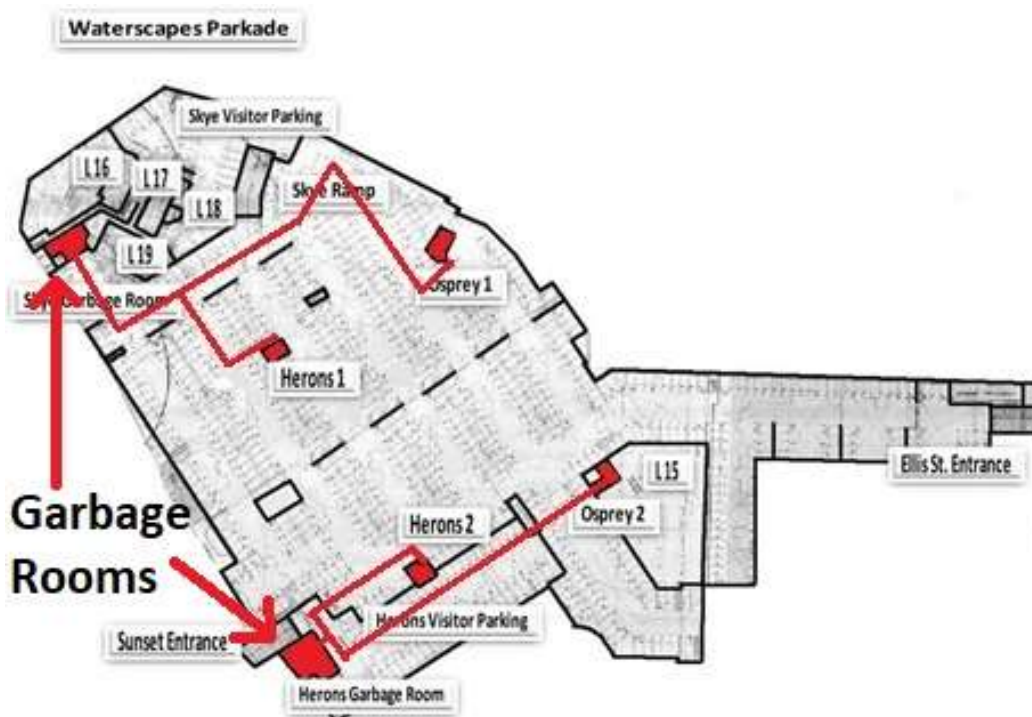
## Garbage and Recycling

We have a full range of recycling options

### Garbage and Recycling

Waterscapes has two garbage rooms with a full recycling program. Currently we are dumping nearly equal amounts of garbage as recycling. Each garbage room has seven bins that are clearly marked as follows.

1. **3 Blue Garbage Bins** – common household garbage is permitted. No furniture items, no wood, no recyclables, etc.
2. **2 Mixed Recycling Bin** – This is for common household recyclables such as plastics, papers, tin cans etc. Please do not place items in the recyclable bin where an environmental levy is charged such as batteries, tires, etc. NO GLASS is permitted. For a full list of permitted recyclables there is a sign on the side of the recyclable bin. *Please refer to the next page for recycling tips.*
3. **2 Returnable Container Recycling Tote** – There is a smaller tote bin by the door that is for returnable containers with a deposit such as beer cans, milk cartons, water bottles, etc. The strata sorts these returnable and delivers them to the bottle depot.







## Garage Door Caution

use extreme caution...

**If the garage door is open  
when you enter the ramp that is when you are in danger.  
We recommend these steps when entering the garage;**

1. Wait until the door begins to close.
2. Press the #1 on your fob.
3. The garage door will reverse.
4. You will have 20 seconds before it closes again.



## Parking

Keeping your parking spot free for you...

### Resident Parking Tags.

Parking stalls at Waterscapes are assigned to each condo by number. Your landlord has issued you a GREEN numbered resident parking tag for your use with your corresponding stall number. It should be visible on your dashboard or hung from your mirror while you are parked in your stall.



### Resident Stall Tags

Every condo unit is issued a resident parking tag for each parking stall they own. The purpose of the tag is to confirm to security that the car parked in the stall is authorized to use that stall. Tags must be displayed on the dashboard or hung from the mirror.

### Visitor Parking Tags

Short term stay guests are not considered visitors and are not permitted to use visitor parking except if they have a visitor during the day. The number on the visitor tag **IS NOT** a parking stall number; it is the strata lot number associated with your suite. This number helps security identify which unit is associated with the vehicle in visitor parking.



## Onsite Security 250.864.8922

surveillance, daily patrols and onsite guards



# Securiguard

### Waterscapes and Securiguard

In a community as large as Waterscapes there is a need for ongoing security. Your car, your person, your suite and your peace and quiet are guarded with professionalism by Imperial Security Group.

**Uniformed Guards** – the guards are trained and uniformed.

**Daily Patrols** - Duties include noise complaints, hallway patrols, common door checks, garage surveillance.

**Bylaw Enforcement** - Guards will knock on suite doors and address noisy residents. They submit detailed daily reports to the community director for further action by council when needed.

**Surveillance Cameras** - We also have a multiple of surveillance cameras operating throughout the complex. The installation of these cameras have cut the incidents of vandalism to a fraction of previous occurrences. They have assisted the strata recoup thousands of dollars from garage door hits and other damages.

**Call Security 250.864.8922** – (The number is posted at all the elevator lobbies). If you have a noisy neighbour, or you are concerned about something in the parking garage, etc. please call our onsite security. They carry their cell phone at all times waiting for your call.



# WATERSCAPES Security Fobs

Safety and security...



## Waterscapes Security Fobs.

Each condo unit at Waterscapes has been issued two security fobs that are uniquely identified to their suite number. We also have two types of fobs available, one is also a garage door opener and the other is strictly a proximity fob for the door passes.

You can use both types at the entrance door readers. This will grant you access to your building as well as amenity areas during open hours.

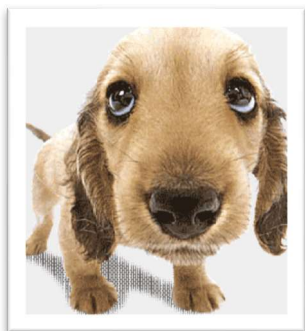
Only the garage door fob can be used to open the garage doors. Press "1" repeatedly as you enter the garage.

Please read the section on garage door caution!

# WATERSCAPES Pets

Can we use the lawn for ...

## Waterscapes has pet friendly bylaws.



The lawn in ground floor yards is treated similar to any other lawn found around the complex. Residents cannot allow their pets to defecate on common lawns and they must pick up droppings immediately. Condo yards cannot be used as dog runs or dog pens. The yards are part of the beauty of the complex and they need to be kept dropping and urine mark free and beautiful.

The strata will repair urine marks at our discretion and charge the repairs back to the owners. The strata will issue bylaw letters and possible fines for residents who do not comply.

# WATERSCAPES Frequently Asked Questions

Why does the...

## These are the questions we get asked on a regular basis

1. Why can't I park one of my vehicles in visitor; there seems to be a lot of room?  
**Answer** – There are perhaps over 100 residents who have two vehicles and only one parking stall. Visitor parking would be full every night with resident vehicles if it was allowed. Purchasers here at Waterscapes were told there would be parking for their visitors and it is a City of Kelowna bylaw.
2. Why does the bathroom fan run all the time?  
**Answer** - One bathroom fan is programmed to run 8 hour a day at 4 two hour intervals. It is to clear household pollutants and moisture from you home. You can reprogram them to run at times that are convenient for you. The manual can be found on our website.
3. Why did I get towed from the street between the buildings?  
**Answer** – the street between the buildings at Waterscapes is a City of Kelowna fire lane. Mario's Towing has a contract with the city to tow vehicles from fire lanes without notice. Be careful, the fee is about \$162.
4. When is the pool closing/opening?  
**Answer** – the pool and the large square hot tub usually opens the week before the May long weekend and closed the last day of September. The round hot tub and barbeque are open year round.