

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

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Here are my list of 12 real bylaws this year that are either difficult to enforce, unenforceable or create more conflicts than solutions. The lighter side of strata helps every owner get through their day.

1. Discard your used Christmas tress from your balcony. (From the 12th floor? What about gravity?)
2. Pets must be carried on the common areas. (Who's got the Bassett Hound today?)
3. Use only 2 ½ inch screws when mounting Christmas lights on the building. (Poking holes in the exterior never was a good idea, regardless of the size of the screw)
4. Varsol must be used to clean oil stains in the parkade. (Is there a smoking section?)
5. No pets higher than 14" at the shoulder. (Where's my Boa Constrictor)
6. Maximum speed in the garage is 5kp/h. (Finally, a use for those old photo radar systems.)
7. No exercising on common property. (What do you call walking to the sidewalk?)
8. The fine for not paying fines is compounded monthly. (Does anyone have a brother named Guido?)
9. No large dogs. (Size does matter)
10. Neutral window coverings must be used at all times. (For the design challenged, define neutral.)
11. Visitors are allowed only once every 30 days. (So much for the dating club.)
12. Garden gnomes must be neutral green in colour and no higher than 14 inches. (I'm speechless)

And my all time favourite:

Remember, whatever bylaws your strata corporation creates and amend, they are only enforceable to the extent that they comply with the Act, Human Rights Code and any other enactment of law. Happy holidays.

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