

# Bigwin Rules & Regulations

## **RULES & REGULATIONS OVERVIEW:**

- Owners are responsible for understanding and compliance of all rules by their family, guests and renters.
- Noise must be kept to a reasonable level, allowing quiet enjoyment of other owners and guests, particularly in and around the building.
- No noise after 11:30 pm is permitted that might disturb other condo residents.
- All fire doors must be kept closed and passage ways clear, as per fire regulations. The fire-escape platforms, doors and stairways must be kept clear at all times.
- No one shall do anything or keep anything which will in any way increase the risk of fire, or increase the rate of fire insurance placed by the corporation on the property.
- Smoking is not permitted in MCC1 buildings including the main building (interior common areas) the harbour building & the ticket office. Smoking is only permitted outside and in owners' units with the doors closed.
- no littering anywhere on the property (including cigarette butts and bottle caps)
- Personal property such as shoes, boots, strollers, mats, toys etc. are not to be left in hallways or common areas of the building.
- Pets must be under responsible supervision at all times when out of doors and must be controlled in such a manner as to cause no risk or nuisance to other guests. Pets must be on leashes on the mainland, in the ferry boat, in the buildings and on the common areas of the condominium property. You must "stoop and scoop". no pet deemed by the board to be a nuisance shall be kept by any owner on MCC1 property
- No guest or renter pets: guests & renters are not permitted to bring pets to the island.
- Mcc1 equipment and vehicles may only be operated by employees of the corporation. Exceptions require express approval of the superintendent for each use.
- All owner renovations must follow the renovation procedure on the MCC1 website, and work cannot commence until all board approvals have been received in writing. Any damage to the structure, plumbing, electrical, or heating systems or common areas of the building caused by the wrongful act or neglect of any owner shall be repaired at the expense of such owner.
- Owners must notify the superintendent in advance by phone or email, of the arrival of unaccompanied guests along with the names and number of guests or renters expected. Failure to do this will deny the guests or renters the right to use the facilities (including ferry services). Guests or renters must register with the superintendent immediately upon arrival on the island and must advise the superintendent when they are leaving.
- Firearms are prohibited on all MCC1 lands, including Norway point.
- Please address any concerns or requests to the superintendent liaison or member of the board. (rather than directly with the superintendent)

# **I THE BUILDING AND COMMON AREAS**

- Running, shouting and eating are not permitted in the halls and interior common areas. Parents & guardians are responsible to ensure children adhere to this rule.
- Residents must keep the doors to their suites closed when cooking, entertaining, or engaging in any other activities that might disturb their neighbours.
- Excessive noise that might disturb others is prohibited. Users of the common areas, including patios, foyers and hallways, and docks must be respectful of other residents.
- Personal items are not permitted on exterior condo doors, including doors to units.
- Air conditioners are not permitted without prior written permission of the board.

# **II GARBAGE**

- Littering of any kind is not permitted. Users of BBQ area must tidy the area and close BBQ lids upon leaving. Do not discard anything on the grounds except in designated containers.
- All garbage must be bagged in large garbage bags, properly tied, and placed in the large garbage boxes at the rear of the building.
- Garbage service will be available on the island from May 1 to October 31 each year. At other times occupants are responsible for taking their own garbage off the island.
- You are encouraged to take recyclable items home with you.
- refundable bottles and cans may be left for the superintendent – in designated areas only
- Owners are responsible for arranging the disposal of unwanted building materials, furniture, and appliances. These items must not be left in the buildings or anywhere else on the island.

# **III GENERAL**

- Occupancy by renters and guests is limited to four people for a bachelor, six people for a one bedroom and eight people for a two-bedroom unit.
- Residents are requested to promptly report the malfunction or breakage of any property of the corporation to the superintendent or to any member of the board of directors.
- Owners and guests must ensure that windows are closed, lights turned off and heat turned down when leaving the island.
- Water heaters are to be turned off when leaving the island.
- starting in the fall and until spring, water in each unit must be turned off when leaving
- Owners must ensure that the superintendent is able to gain access to their suites in case of emergency and to enable compliance with the energy conservation program.
- The laundry rooms must be maintained in a clean and neat condition. Laundry detergent must be "he" designated. Laundry room hours: 10 AM and 10 PM. Laundry is not to be left in machines.
- Please park reasonably close to other cars at Norway point to allow for maximum cars.
- Non MCC1 vehicles are not permitted on MCC1 properties without prior board approval.

## **IV RECREATIONAL FACILITIES**

- The waterfront property, including decks, docks, and other property owned by MCC1 is shared by all owners. Radios, portable stereos, and other noise making devices should be used in a fashion so as not to disturb other owners.
- Boating and water safety rules will be in force at all times. Water skiing and swimming are not permitted in front of the boat docking area.
- Personal items used anywhere on the grounds must be removed and stored in appropriate locations when leaving the area for the day.
- Litter must be deposited in appropriate containers and bottles and glasses returned to coolers and disposed of properly immediately upon leaving the area.

## **V GUESTS AND RENTERS**

- Owners are required to inform the MCC1 board of directors of all rentals. Copies of leases including renter's names must be forwarded to the board prior to renters taking occupancy.
- Guests / renters are not permitted to bring pets to the building or property.
- Owners will be held responsible for any damage or defacement to the property of the corporation caused by them, their family, their guests, or their renters.
- Owners are responsible for their family, guests and renters; the impact they have on other residents and that they comply with MCC1 rules and guidelines. Owners are to provide copies of rules & regulations to family, guests and renters.