

**NOTIFICATION OF SITE OCCUPANCY BY RENTERS,
FRIENDS, OR WORKERS****PLEASE ENSURE RENTERS / FRIENDS / WORKERS ARE FAMILIAR WITH THE COMMUNITY CODE (SEE ATTACHED)**

In accordance with Section 32 of the Articles of Buccaneer Bay Holdings Ltd., I hereby advise the Secretary of my intentions to permit the occupancy of the site noted above by a person other than my immediate family or myself. The information required by section 32 is as follows:

Proposed Occupier

Site #	
Occupier Name	
Address	
Occupier Cell #	
Period of proposed occupancy	From: To:
Shareholder Name	
Shareholder Cell #	
Shareholder Signature	

Relevant Articles**32.1 Granting Permit:**

A member may, if he and his immediate family do not wish to make use of the Site related to his Unit of Shares for any period in any year, permit the possession, use, occupancy and enjoyment of his Site by another person, whether such person is a Member of the Company or not, on such terms as may be arranged between that person and the Member. The Member shall notify the caretaker verbally and the secretary of the Company in writing, of the granting of such a permit, stating the name, address and occupation of the person and the duration of the permit, and an undertaking by that person to abide by these Articles, Site License Agreement and the Rules and Regulations. The Member will ensure that the person is aware of the rules with respect to the occupancy of the Site, and the Member will be responsible for any infractions by the person. The Directors may by notice given in writing, revoke such permit for any reasonable cause, in their sole discretion. Such permit shall confer upon the permittee no rights whatever against the Company, save such reasonable use of the facilities and property of the Company as the Directors may in their sole discretion determine and the permittee shall hold his right of possession, use, occupancy and enjoyment of a Site only by sufferance.

32.2 Member Not Relieved of Obligation:

The granting of a permit pursuant to this Article shall not relieve the Member from his obligation to pay assessments and to perform and observe his other obligations arising from these Articles, the Site License Agreement and the Rules and Regulations.

32.3 Workers on Site:

If a member arranges for a worker to work on a Members building, improvement, fence, or other work, or to perform other work as permitted by these Articles, the Member will notify the Directors and the caretaker in advance. The Member will ensure that the worker is aware of the rule with respect to the occupancy of the Site, and the member will be responsible for any infractions by the worker. If the Directors receive a complaint concerning the activities of the worker, the Directors will immediately notify the Member responsible for that worker of that complaint. If the worker does not remedy the complaint, or if the worker commits another infraction, the Directors have the right to evict the worker from the Site and to prevent the worker from returning.

32.4 Indemnification by Member:

The Member will indemnify and save harmless the Company for any costs incurred or damages suffered by the Company pursuant to this Article 32.

BUCCANEER BAY RULES & REGULATIONS 2021

CODE OF CONDUCT

1. **PLEASE RESPECT AND BE CONSIDERATE OF YOUR NEIGHBOURS AND OUR COMMUNITY.**
2. **Fire Protection -**
 - a. Ensure your fire-fighting equipment (horn, extinguishers, buckets, etc.) is accessible/operational.
 - b. No fires anywhere during Forest Service fire bans.
 - c. Front beach fires, other than propane fueled bowls, must be confined to the central fire pit only and completely extinguished afterward.
 - d. B.C cigarette and marijuana laws must be followed. Extinguish responsibly.
3. All **construction/renovation/building changes** or the move/installation of a **septic system** requires an application form to the Board for approval **prior to any work**. Application forms are available at www.buccaneerbay.ca – password: waterbay2017 and set out the specific information required. Where works are approved, the shareholder is solely responsible for obtaining all building permits, consents and approvals required by all municipal, governmental or other authorities with jurisdiction over them.
4. All **tree removal DEAD or ALIVE** requires an application to the Board for approval prior to any work. Application forms are available at www.buccaneerbay.ca – password: waterbay2017 and set out the specific information required. No trees can be removed outside of BBH property.
5. **Noise:** From Friday of the July long weekend through Labour Day Monday, power equipment may only be operated between **9:30AM - 12:00PM**.
6. **Vehicles -**
 - a. All motorized vehicles (including ATV's and golf carts) must be in safe working order, insured and muffled. Proof of insurance must be forwarded to the Treasurer annually and all operators must have a valid driver's license. British Columbia laws that apply to drinking/use of substances and driving on private property also apply on Company property. No impaired driving ever.
 - b. Owners must remove old vehicles from the Island when a new vehicle is brought on.
 - c. Vehicles must not be left at the top of the ramp in the loading zone. Vehicles must be parked in an owner's garage or in temporary parking (when appropriate) at the top of the hill.
 - d. Maximum speed is 20 KPH, slower when people/children present.
 - e. Vehicles must use the back road except:
 - in an emergency or when essential access is required;
 - for owners and guests accessing the Cornwall and McClaren cabins and the seven western cabins on the beach and;
 - for first gap access during the winter months between Monday of the Labour Day weekend to Friday of the July long weekend; or
 - when otherwise approved by the Board
7. The **burn pile** is for brush, broom and branches 10 cm or less in diameter only. Absolutely no other materials are allowed. You are responsible for determining if your items can be completely burned.
8. **Waste material and garbage** must be removed from the Island by the shareholder or stored on your Site in a pest proof manner until it can be removed via the Garbage Barge.
9. **Dock moorage** is for shareholders in their allotted spots only, or with the permission of another shareholder for use of their spot. Boats must not be left moored or unattended in the loading area or the plane landing area.
10. **Cabin rentals** that are not to an immediate family member must be registered with the Caretaker, the Secretary or the Treasurer. The form is available at www.buccaneerbay.ca – password: waterbay2017.
11. Any **water sport** which requires towing with a powered boat at any speed must be done outside the “dip” and Water Bay. This includes towing people slowly from the beach.
12. **Beach Structures must be temporary and not impair other shareholders' use and access to the beach, sightlines and views.**
13. All dogs must be under the control of their owners at all times. All owners must pick up their dog waste.