



Niagara North Corporation No. 13 Carlton Carriage Homes

Who can you call or email

Please don't hesitate to contact **Shabri Properties Limited** via email at: info@shabriproperties.com, or call **905-684-6333**, with any issues. If you would like to share any suggestions or feedback, those are also welcomed.



Respect

Please keep your unit clean and tidy. Pick up debris and any garbage littering in and around your home. We all need to take pride in where we live and respect each others space.

Front Porch & Sidewalks

At no time is garbage to be left on front porch. No bicycles, toys, or other obstacles shall be left anywhere that blocks the sidewalk or any common space in front of your unit or anywhere on the property. Please be reminded it is your responsibility to keep your home and surroundings clean and presentable at all time. All items should be brought inside or placed within your back area out of sight.



Email Consent

Email is the best way to receive **timely and important information** regarding your community. In an effort to save the Corporation some administrative expenses, please complete the attached form and return it to wandad@shabriproperties.com, at your earliest convenience.

Upcoming and Continuing Projects

- The last phase of the front door project will be completed this Spring/Summer (pending the arrival of materials) Fleming will be in contact with each owner for an appointment.
- The third installation of the water main refurbishment will also be completed this Spring/Summer. Notification will be sent out prior to the start of this work.
- New nets will be purchased for the basketball court and a garbage can will be placed in this area to assist in keeping the area clean.
- Eavestrough cleaning has been scheduled twice per year. The first installment will be May 19th and 20th and the second November 14th and 15th.

Board of Directors

Rene Zamai
President

Peter Teminski
Vice President

Alessandro Zamai
Director

Janet Jakobsen
Director

Did you know we have a website for the Carlton Carriage Homes Community?

Please visit the website below for updates and information on projects and ongoing plans for our Community

www.carltoncarriagehomes.ca

Property Manager:
Neil Wachs

Shabri Properties Limited
P.O. Box 877
26 Hiscott St., St. Catharines,
ON, L2R 6Z4
Tel: 905-684-6333
1-855-673-6112

Emergency After Hours Answer Service:
Tel: 905.684.6333

PARKING RULES REMINDER

1. Parking is prohibited in the following arrears:
 - a) Fire zones;
 - b) Traffic Lanes and access routes;
 - c) All common elements not paved for vehicle use.
2. No motor vehicle other than a private passenger automobile, station wagon, van or mini-van, or pickup truck up to ½ ton, all used exclusively for passengers shall be parked on any part of the common elements (including any part of the common elements over which the owner has exclusive use.)

Without limiting the generality of the foregoing, no motorbike or motorcycle, nor any motor-home, trailer, recreational vehicle, boat, snowmobile and/or mechanical toboggan, nor any piece of heavy machinery or motorized equipment of any kind whatsoever shall be parked on any part of the common elements without the prior written consent of the Board or Manager.

Visitors parking spaces are to be used by visitors only and not by residents. Visitors may not park more than 48 continuous hours without the prior approval of the Manager or Board. The Board or Manager shall determine at their sole discretion whether a vehicle belongs to a resident or a visitor.

Overnight visitors parking shall only be allowed in the main parking lot beside unit 84 and visitors must place a notice on the dash visible through the windshield indicating which unit they are visiting.

No vehicle used for commercial purposes shall be parked on the property unless temporarily servicing a unit.

3. No motor vehicle leaking an excessive amount of any oil or fluid of any kind shall be parked on any part of the common elements or in any parking unit.
4. No motor vehicle shall be stored on any part of the common elements.
5. No in-operative motor vehicle, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements or in any parking unit.
6. No owner or occupant shall store or leave in any parking area any object (except a permitted motor vehicle), including tires, bicycles, firewood, rubbish, trailers or commercial vehicles.
7. No person shall place, leave, park or permit to be placed, left or parked upon the common elements or in any parking unit any motor vehicle which, in the opinion of the Manager or as directed by the Board, may pose a security or safety risk, either caused by its length of an-attended stay, its physical condition or appearance or its potential damage to the property. Upon 48 hours' notice from the Manager, the owner of the vehicle shall be required to either remove or attend to the vehicle as required and directed by the Manager, in default of which, the vehicle shall be removed from the property at the expense of the owner.
8. No motorized recreational vehicles licensed as such, or unlicensed motor vehicles shall be operated within the complex. Motor vehicles are limited to safe ingress and egress only to and from the property at posted speeds.
9. No person shall park or use a motor vehicle in contravention of these Rules, otherwise such person shall be liable to be fined or to have their vehicle towed from the property in accordance with City By-laws and in which event, neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses howsoever caused to such motor vehicles or to the owner thereof.