

SCH Rules and Regulations

The Board of Silver Creek Holdings Ltd. (“SCH”) has adopted the following rules and regulations pertaining to the use of the Lands pursuant to Section 33, Special Rules of the Articles. These rules and regulations apply to all people visiting or using the Lands, including shareholders, guests, family members, renters, and/or visitors. The primary consideration in the adoption of these rules and regulations is to enable the shareholders and others to obtain maximum enjoyment from the use of the Lands while at the same time considering the important aspects of health, safety, general welfare and rights of other shareholders.

For all purposes, the capitalized terms used herein shall have the same meaning as set out in the Articles of SCH.

Rule 1. Control and Abatement of Nuisances

1.1 No shareholder shall cause, commit, suffer, authorize or permit any act of nuisance to emanate or originate from their Site.

1.2 Shareholders and visitors to the Lands shall conduct themselves with courtesy and respect.

Rule 2. Ensuring Quiet Enjoyment

2.1 No shareholder shall make or allow (as host), to be made, any noise which disturbs or tends to disturb the quiet, peace and enjoyment of persons in the vicinity. Quiet hours shall be observed from 11:00 pm to hours as detailed in 2.2 below. Any loud equipment such as generators, chain saws, weed-whackers, leaf blowers, or other noise generating equipment shall be restricted to use as detailed in 2.2 below. During power outages, generators may run 24 hours per day.

2.2 Power tools and equipment may be used only between the following hours:

- (a) Monday to Friday (excluding holidays) – 8 am to 9 pm
- (b) Saturdays – 8 am to 8 pm
- (c) Sundays and holidays – 9 am to 7 pm

2.3 No electrical cables or 120-volt lights can come in contact with trees or foliage due to the potential fire hazard. Lights on walkways, stairs, decking, and tables may be used for safety and security, but they should be shielded from disturbance to neighbours. Any lights deemed to be a hazard by SCH must be removed.

Rule 3. Camping

No special rules and regulations are in place for camping at this time.

Rule 4. Clearing and Tree Cutting/Planting

4.1 No person shall damage or remove any tree. No person shall suffer or permit any animal belonging to them or in their custody, to break down, or destroy or injure any tree standing. Shareholders are permitted to do general, low-impact landscaping without SCH's permission. These activities include but are not limited to: weed-whackers or other pruning devices such as shears, clippers, or trimmers for use along driveways, garden borders, paths and trails, under powerlines, and power poles, for the removal of small vegetation that may be encroaching along these areas or any developed area within a shareholder's Site that is intended to be kept clean and clear of vegetation cover. Any work around power poles or powerlines should only be done if none of the foliage being cut is tall enough to touch a powerline or impact a power pole when it falls. Before removal of any foliage in contact with powerlines, the shareholder shall request the Board to assess the safety of removal prior to removal of such foliage. Shareholders are expected to use common sense and are encouraged to remove dead material from their Site that may pose a fire hazard. Power tool use is subject to the restrictions listed in sections 2.1 and 2.2.

4.2. Deadfalls may be gathered as firewood. Standing trees that are obviously dead can also be felled and used as firewood. Shareholders are responsible for any damage caused by their trees to SCH common property or a neighbour's Site during the felling of any tree on their Site. Permission from SCH is required to gather materials from areas other than the shareholder's Site. This paragraph refers to all wood, rock, gravel, top-soil, and all other natural materials on the Lands. The collection of small rocks, twigs, branches, and other natural materials may be done for decorative purposes at a shareholder's Site. No bulk removal of any materials may be undertaken on the Lands without permission from SCH or its agents.

4.3. Small trees up to 6" (15 cm) at the base may be removed on a Shareholder's Site without SCH Boards prior approval. Any trees larger than 6" (15cm) at the base cannot be removed without the prior written approval of the SCH Board.

4.4 Trees removed from a Site as a result of a directive from SCH for safety reasons shall be at the expense of SCH. Trees removed from a Site at the request of that Site's shareholder for landscaping or related reasons can only occur with the written approval of the Building Committee and shall be at the expense of that shareholder.

4.5 No invasive species (as defined by the Government of British Columbia's then current list of invasive species) may be planted on the Lands.

Rule 5. Garbage Collection

5.1 To restrict the attraction of wildlife, trash cans on Sites must be stored inside the home or in enclosed areas. Bird feeders, compost bins, and use of poison for rodent control are not allowed.

5.2 All household waste can be disposed of in the bins by the south gate. Household garbage, recycling, organic waste, and glass can be placed in the respective bins. Shareholders are encouraged to keep their organic waste indoors until the night before, or early on collection day, to minimize attractants to bears or other wildlife that will be drawn to food waste odours. Additionally, organic waste can be kept frozen in your fridge/freezer to reduce odours.

Rule 6. Use of Water

6.1 Under the District of Hope bylaws, hand watering on the Lands is permitted at any time regardless of any applicable watering restrictions.

6.2 If watering restrictions are in effect by the District of Hope, shareholders are permitted to undertake outdoor watering activities as per the schedule posted by the District of Hope on its website. Shareholders are expected to check the current watering restrictions themselves and comply with the District's posted times and days. For the purpose of water restrictions, our address is odd numbered.

Rule 7. Setting of Fires, Control of Fires, and Fire Fighting

7.1 Campfires are allowed on a Shareholder's Site, provided there is no fire ban in effect in the area (check by visiting BC Wildfire Service's webpage). Campfires must be in a fire pit or fire ring comprised of inflammable materials, and no more than 0.5 metres in height and 0.5 metres in width, as per the District of Hope and BC Government regulations.

7.2 Burning of debris on the Lands is not permitted at any time.

7.3 Persons causing fires will be liable for all of the resulting costs. The District of Hope Fire Chief or SCH representative will inspect sites periodically, to check campfire pits, chimneys, distance of trees from burning areas, etc., and shareholders must conform to the instructions of the Fire Chief or representative, for any corrections or adjustments required.

7.4 No person shall throw any lighted match, cigar, cigarette or other lighted article in the area of the Lands.

7.5 No person shall fire or explode any rocket, firecracker, roman candle, bear banger or other combustible fireworks or explosive material in the area.

Rule 8. Caretaking

No special rules and regulations are in place for caretaking at this time.

Rule 9. Control of Domestic Animals

9.1 No shareholder shall keep or permit to be kept, animals of any kind or description whatsoever, except for usual domesticated cats and dogs ("pets"), which pets shall be kept within the Shareholder's Site boundary and not allowed to run free.

9.2 No shareholder shall keep more pets on their Site than allowed by the District of Hope's Bylaws, which currently is no more than a total of 5 pets and no more than 3 dogs or 3 cats per Site.

9.3 Pets shall not be allowed to create a disturbance, or become a nuisance or hazard. Dogs shall be controlled at all times with a leash, while outdoors, except in fenced Sites. No pets shall be allowed 'at large', or to stray anywhere on the Lands or to bother any person, bird or animal. Any pet that is not controlled as noted above, shall be deemed to be 'at large' within the meaning of this section.

9.4 All pet waste shall be picked up immediately by the pet owner and deposited in a garbage receptacle.

9.5 No livestock, animals or pets shall be kept, bred, or reared for sale on any Site.

9.6 No chickens, pigeons or facilities for birds or fowl are to be maintained or kept on any Site.

Rule 10. Setting Aside Common Property for Common Enjoyment

No special rules and regulations are in place for setting aside Common Property for common enjoyment at this time.

Rule 11. Use of Trailers and Campers

11.1 No mobile homes, trailers or campers (includes but is not limited to: tent trailer, motor home, motor coach, 5th wheel) are to be moved onto any Shareholder's Site for permanent residential or storage purposes.

11.2 Shareholders may request permission from SCH to bring a mobile home, trailer or camper ("trailer") onto their Site for periods of up to six (6) months, with the following conditions:

- (a) The trailer is to be parked on the Shareholder's Site and not be an obstruction to traffic;

- (b) The trailer must not be part of a permanent structure (i.e. no deck, roof, etc.);
- (c) The trailer must be maintained and kept in good mechanical condition in order to be moved at a moment's notice;
- (d) Leaving a trailer on a Site for longer than six (6) months requires a written request by the shareholder to SCH. Such request will only be considered after the Maintenance Committee has inspected Site and trailer;
- (e) The onus is on the shareholder to request an extension;
- (f) Any trailer left on a Site for longer than six (6) months without an extension is not granted grandfather status, and will be required to be removed upon direction from SCH at the expense of the shareholder.

11.3 A trailer may be used for living accommodations on a Site in the following circumstances:

- (a) The owner of the Site has a valid, current building permit pursuant to and construction of an improvement is in progress pursuant to SCH's Building Guidelines, and then only until an occupancy permit for the improvement is issued (to a maximum of 24 months);
- (b) The shareholder may place an RV unit on a Site for use by guests, but only for a maximum period of 2 weeks per visit, with visits at least a full 2 weeks apart, and restricted to a maximum of 2 visits per year. Off road parking for cars and RVs is required. A Site may contain a tent in addition to a single recreation vehicle for temporary camping. Tents must be removed when not in use and their use is restricted to the same use and time periods as RV units.

Use of Tiny Homes

11.4 A tiny home may be used for living accommodations on a Site in the following circumstances:

- (a) The tiny home must be CSA approved, pre-approved by SCH, and comply with SCH's Building Guidelines;
- (b) The tiny home must not be placed on a foundation or made permanent in any way (i.e. no deck, roof, etc.). The tiny home must have full mobility functionality at all times (i.e. moveable, with working tires and lights), and any skirting must be quickly and easily removeable;
- (c) The tiny home must be maintained and kept in good mechanical condition in order to be moved by a standard vehicle within 24 hours' notice of a flood warning.

11.5 For the purposes of these Rules and Regulations, a “tiny home” is a small dwelling unit that is CSA approved and designed with a compact layout, typically under 500 square feet, that includes essential living, dining, sleeping, kitchen, and bathroom facilities for year-round use. A tiny home remains on wheels at all times and must be movable with 24-hours notice. A tiny home is distinct from a mobile home, trailer or camper (including but not limited to tent trailers, motor homes, motor coaches and 5th wheels) in that it is meant for full time living and not for travel and uses higher quality and more permanent materials for better insulation and durability.

Rule 12. Constructing, Maintaining and Use of Roads and Trails

12.1 The speed limit on the Lands roads is 10 km/hr unless otherwise posted. A valid driver's license is required to operate any motorized vehicle on the Lands.

12.2 Parking is permitted only in designated parking areas and never under any circumstances on roadways.

12.3 Pleasure riding of motorcycles, scooters or all-terrain vehicles is not permitted on the Lands. The use of motorcycles and scooters as transportation between the entrance to the Lands and the shareholder's Site is permitted.

12.4 There shall be no parking of any heavy trucks, machinery or other similar equipment, either on any Site or adjacent to any Site, except for the purposes of construction or improvements.

12.5 Parking of vehicles and/or trailers is to be confined to the defined parking areas on the shareholder's Site off the roadways. Provisions must be made for adequate parking and/or storage of trailers on the Shareholder's Site when making improvements.

12.6 The road shoulders must be maintained. No walls, posts, rocks, etc. will be permitted on the road shoulder.

12.7 Security gate(s) must be kept closed at all times. Shareholders, occupants and visitors must not tamper with, leave open or in any other way interfere with the security gate(s). If heavy snowfall is forecast, the gate may be left open.

12.8 There is zero tolerance for the operation of any motor vehicle on the Lands while impaired by alcohol, drugs, or any other substance.

12.9 The following rules apply for off-road vehicles (ORVs):

- (a) ORV registration with ICBC number plate display is mandatory on the Lands. The following are the eligible ORV vehicle types identified by ICBC:

Golf carts
Snow vehicles
Snowmobiles
All-terrain vehicles (ATV)
Side by Sides
Trucksters
Restricted use motorcycles (RUMs)

- (b) If you operate an ORV on the Lands, you are required to maintain at least the minimum required off road third party liability insurance as required by the BC government (currently \$200,000.00). This may be obtained from ICBC or other insurers. Proof of insurance must be carried with you. The metal number plate or sticker must be clearly visible on the front, back or left exterior of the vehicle and securely fastened in a horizontal position. In the case of off-road motorcycles, a sticker may be attached in a vertical position on the left front fork with the first number/letter at the bottom of the fork. A valid driver's licence is required to operate an ORV on the Lands. Helmets are mandatory at all times while riding all forms of ORVs on the Lands.

Rule 13. Controlling the Use of and Improvements on Common Property

13.1 SCH at its discretion, may from time to time, grant one or more Statutory Rights of Way in favor of the Utility Company or Companies for Utility works.

13.2 Placement or construction of facilities or structures on Common Property is prohibited.

Rule 14. Any other matter relating to the use and enjoyment of the Lands

14.1 In the event of the catastrophic loss of a cabin that necessitates a rebuild and the shareholder is not permitted to rebuild, or does not have sufficient buildable space on their Site due to flood and/or riparian restrictions, the shareholder will be offered an alternate site on the Lands.

14.2 Each shareholder accepts full responsibility for any damage caused by them, members of their family or their guests, to any building, equipment, forest or environs of the area.

14.3 SCH takes no responsibility for accidents or sickness resulting from the use of the Lands. All activities are understood to be engaged in at the person's own risk.

14.4 No person shall place or erect any structure, sign, bulletin board, post, pole or other advertising device, or distribute or post, paint or affix any advertisements, bills or other articles of an advertising nature on the Lands, except as authorized by SCH.

14.5 Laundry and other articles hung outside should be reasonably obscured from view, preferably at the rear of the site, and for short periods of time.

Site Maintenance

14.6 Shareholders are expected to keep their Sites clean and in good repair at all times. SCH may direct a shareholder to clean up or repair any deterioration of constructions or landscaping to a satisfactory standard. If the shareholder is unavailable to undertake the clean-up or repairs, SCH with the approval of the Building Committee may, following suitable notice by registered mail, do the necessary clean-up or make the necessary repairs at the shareholder's expense.

Storage

14.7 The following storage restrictions apply:

- (a) There shall not be stored, kept nor permitted to be kept or stored on any Site or surrounding area or on any road adjoining any Site, any junk, garbage, refuse or derelict motor vehicles, or any salvage materials, or goods intended for commercial use or sale, nor shall any waste or refuse be kept or stored on any Site or surrounding area. Sites shall be kept in a "neat and tidy" manner. SCH may require that any clutter and/or garbage be removed immediately from the Site. Plastic tarps are allowed on a temporary basis but discouraged for long term use.
- (b) Shareholders may store trailered boats and other recreational "toys" on their Sites, provided they are stored within the boundaries of their Site.
- (c) No deep-freezers or refrigerators are to be located outside a permanent building.

Commercial Restrictions

14.8 No Site or any portion of the Lands are to be used for commercial or business purposes, including but not limited to the following:

- (a) Other than as allowed by the SCH Articles, assigning, renting or other commercialization of a cabin is prohibited, including but not limited to rental on AirBnb, VRBO or other similar services.
- (b) No commercial businesses shall be operated from any Site.
- (c) No shareholder or other person is permitted to sell goods or services from any Site or within the Lands.
- (d) No one is permitted to either manufacture or assemble goods or sell goods or services from their Site or within the Lands.

Alcohol

14.9 Alcohol consumption outside of the shareholder's Site should be enjoyed responsibly. Shareholders are to ensure all cups, cans, bottles, or recyclables are returned to their site or to the recycling bins at the Lands gate.

Firearms

14.10 No shareholder shall use any fire arm, air gun or explosives on the Lands nor shall they permit any person invited by them to the Lands to use any fire arm, air gun, or explosives on the Lands, provided that the Directors may in their sole discretion permit the use of fire arms, air guns, or explosives for specific purposes by any person they may specify.

Trespassing

14.11 Trespassing on or in Sites belonging to another shareholder without permission is prohibited.

Vehicles

14.12 The following rules apply to storage and maintenance of vehicles on the Lands:

- (a) The storage or long-term parking of more than 3 vehicles on a shareholder's Site is not permitted. Parking of additional vehicles may be allowed on a temporary basis after approval by the SCH Board.
- (b) SCH reserves the right to determine the suitability of any vehicle for use or storage within the Lands and to exclude same if it is deemed unsuitable.
- (c) No vehicle repair or maintenance is allowed on the Lands, other than on an emergency basis.

Propane Tanks

14.13 Certification for propane storage tanks must be kept current and provincial regulations adhered to. Storage tanks must be kept at least 5' from a door or window and 10' from ignition sources.

Contravening the Rules and Regulations

14.14

- (a) No person shall willfully or maliciously hinder or interrupt or allow to be hindered or interrupted, SCH or their engineers, surveyors, managers, contractors, servants, agents, workmen, or any of them in the exercise of any of the powers and authorities conferred upon them.
- (b) These rules and regulations shall apply to the whole of the Lands wherever expedient or appropriate and are binding upon all shareholders as amended from time to time (as if such amendment were effective and existed at the date of the shareholder's

share purchase), as SCH deems necessary and appropriate and conducive to the collective enjoyment of the Lands and recreation facilities of SCH.

- (c) No failure, or repeated failure, on the part of the SCH to enforce or require strict or literal compliance from a shareholder of any one or more of the shareholder's covenants and agreements contained herein, shall constitute or be deemed a waiver of SCH's rights at any time to demand strict compliance from such shareholder.
- (d) Enforcement of any violations of the rules and regulations shall be determined pursuant to the enforcement terms set out in the SCH Articles.