



October 31, 2025

Dear Owners and Residents of Cypress Point,

We are pleased to announce that the Roof Replacement Project, which began in April 2025, has now been successfully completed. Strata Council would like to extend sincere thanks to all owners for their cooperation and support throughout this extensive project. Your patience and contributions have been greatly appreciated.

In particular, we would like to recognize the efforts of two owners who relocated their vehicles to facilitate the work. These actions, along with many others, helped to ensure the project progressed smoothly and safely despite the logistical challenges involved.

For owners with decks, we would like to remind you of the applicable bylaws regarding items permitted on patios, balconies, and rooftop decks. Under bylaw 4.19, only the following are allowed:

- (a) plants or plant containers,
- (b) patio furniture (excluding hot tubs or inflatable pools),
- (c) one CSA-approved electric or propane barbecue, and
- (d) seasonal lights from December 1 to January 15 only.

Plants and plant containers must not create an added load of more than 85 lb/ft² averaged over the area under the containers, or 10 lb/ft² averaged over the entire area of a rooftop deck or balcony. All items must not damage the surface on which they rest or are used. These restrictions are intended to protect the building structure and maintain the external appearance of the property.

The added load limitations are necessary to avoid overloading the building structure, which was not designed to accommodate additional dead loads at the time of construction. As a guideline, limiting soil depths in plant containers to 24 inches will generally ensure compliance with bylaw specifications. However, container size, soil depth, or plant selection must be adjusted if the load limits are exceeded.

Other items prohibited for structural or appearance reasons include boxes, luggage, bicycles, fences, screens, garbage, laundry, flags, and signs.



Owners who have placed items in the garden areas or in parking stalls must ensure these are removed by November 30, 2025. Similarly, owners who have stored prohibited items on balconies should return them to compliance by the same date. Your cooperation will help maintain the integrity and appearance of the building while ensuring the safety of all residents.

Thank you again for your support and understanding throughout this project and for your continued efforts to maintain Cypress Point as a safe and well-kept community.

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Regards,
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