

CONDO CONCEPTS

By Maria Bartolotti



PETS, PARKING, PEOPLE

Pay attention to bylaws

You've heard me say it a dozen times: "No condominium corporation is alike."

Yes, there is a unique set of condominium rules and regulations and bylaws that governs every condominium. Some condos may be very strict when it comes to enforcing certain sections of the bylaws, while other condos may be very lenient with those same rules. It's really dependent on the culture of the condominium you are purchasing.

In my experience; the most common type of disputes tend to be about pets, parking and people. We talked about the people problem last issue, so let's focus on the first two.

Some say — and I tend to agree — that multi-residential living may not be the ideal place for some pets to live. In most condos, space is limited and pets do not have the freedom to roam as much as they could in a single-detached house. Yet, many people living in condos, or who are thinking of moving into one, consider their pets to be family or a best friend, and living apart from them is not an option.

Most condominium corporations will allow for residents to have pets but, depending on how the bylaws are written for their condominium corporation they can have certain restrictions that may not be the ideal environment for your pet such as size, number of pets allowed in the unit, a "no dog" policy or the need to sign a pet agreement, or prior written permission from the board.

So, if you're a pet owner thinking about buying a condo, be sure to read the governing provisions on pets first.

Condo's are ruled by bylaws. If you are not willing to follow the bylaws of the corporation you may want to consider if condo living is right for you. Thumbing your nose at the rules is not an option as choosing to ignore the rules because you disagree with them will not make them go away. Consider the social atmosphere before purchasing into a condo.



Parking can be another dilemma in condos, too. Much of the confusion arises from determining the difference between Titled Parking and Assigned Parking stalls. When purchasing a condo that offers a parking stall, be sure to investigate and understand exactly what type of stall you are getting.

Not all parking stalls in all condominiums are made equally: Assigned parking stalls are not owned by the unit nor can they be sold or transferred to a new owner during the sale of a unit.

Titled parking means that you own the parking stall; it has its own title and is issued separately from the condo unit. In most cases the titled unit will be shown on the condo plan as part of the unit making the unit size larger because of the titled stall.

Hope this helps shed some light on any grey areas that you may encounter when buying a condo. Moving into a condo is a long-term investment. It is best for everyone involved for you to read and understand the bylaws, and get to know the culture of the condo corporation, prior to making the decision to move in. It truly does pay to know the facts.

Until next time ... **CL**

As Seen in
Condo Living
Magazine

condoliving
© 2012 NEW CONCEPT MANAGEMENT INC.

Maria Bartolotti is the owner-manager of New Concept Management Inc. She has developed a strong reputation for rendering timely and efficient services to the condominium industry. Maria believes that her company's success hinges on her hands-on approach to condominium management as well as maintaining open lines of communications with her clientele. Maria is actively involved in her industry. For more information, visit www.newconceptmanagement.com