

BPPD 6 – HOUSE & GROUNDS

6.1 – GENERAL PROVISIONS

6.1.1 **(Intent)** The intent of BPPD 6 – *House & Grounds* is to provide for the control and maintenance of BYC Club House, Grounds, Harbour (not including moorings), Tennis Courts and the Junior Club House.

6.2 – STRUCTURES

6.2.1 **(Definition)** Structures may include, but are not limited to, memorials, plaques, sun shelters, trees, and gardens. Structures do not include dock boxes, which are subject to Regulation 3.0 *Definitions “mooring”* b.(1), or enclosures for boat work, which are subject to Regulation 3.14 *Yacht Building*;

6.2.2 **(Intent)** The intent of BPPD 6.2 –*STRUCTURES* is to control the erection on or removal of structures from BYC property. It is not the intention of this Directive to unnecessarily restrict the ability of members to develop the grounds and thus more fully enjoy their membership at BYC. Any member that does have a proposal for a structure in this respect is encouraged to discuss it with the Director in charge of the intended area (i.e. House and Grounds, Harbour and Boat Yard, Junior Club House, or Tennis Courts). A good example of the results of this process is the pergola behind the Bruce Shed.

6.2.3 **(Policy)** No structures, either temporary or permanent may be erected, placed upon, affixed to any real property or structures owned by or leased to BYC, or removed or significantly altered by members without the approval of the applicable Director.

6.2.4 **(Fee)** Where a member or group of members wish to erect a structure that is beyond the scope of normal BYC activities, then a fee may be charged to the sponsors of the structure to the BYC to cover:

- a. the cost of the structure;
- b. administration costs; and
- c. on-going maintenance costs.

6.2.5 **(Procedure)** Members or groups shall submit, in writing to the applicable Director, a written proposed plan or design for the structure, the rational and the proposed location.

6.2.6 **(Permanent Structures)** Permanent structures may, at the discretion of the Applicable Director, be referred to the Board of Directors;

6.2.7 **(Procurement)** All structures or materials shall be ordered by the applicable Director so that the BYC can maintain control over the style, designs and quality of the structures to assure that they conform to the suitability, landscaping, décor, and to the long-range plans for BYC.

6.2.8 **(Unauthorized structures)** The unauthorized construction of structures may result in their removal at the expense of the responsible member.

6.2.9 **(Existing Structures)** Existing structures are exempt from this Regulation} until such time as their use or purpose are deemed no longer necessary by the Board of Directors.

(Approved BOD Meeting 151118 Item 5.3)