

INVERLYN LAKE ESTATES

BRUCE VACANT LAND CONDOMINIUM CORPORATION No. 19

157 CARLOWAY TRAIL

KINCARDINE, ONTARIO N2Z 0A4

PROCEDURE FOR USE OF CASE TRACTOR BY PRIVATE HOMEOWNERS



APPROVED AT NOVEMBER 24, 2025 BOARD OF DIRECTORS MEETING

BACKGROUND

Inverlyn Lake Estates owns a Case Tractor and associated attachments that has been purchased for use by the community for condominium related work on the common elements. While the principle use of the tractor is for the work of the condominium, ancillary uses of the tractor for the work of private homeowners is possible under some circumstances.

PROCEDURAL GUIDELINES

1. Tractor work associated with the condominium will at all times be the primary use of the machine, and all other uses are considered secondary and lower priority. At no time will an ancillary use of the tractor take precedence over the work required by the condominium. In the event that the tractor is engaged for private use, such use will cease if / when a requirement to perform work for the condominium arises.
2. Personal requests for the use of the tractor by a private homeowner must be identified to the volunteer Tractor Coordinator with as much prior notice as possible. The Tractor Coordinator will assess all upcoming demands for the tractor and will advise the homeowner if and when the tractor will be available for their work.
3. At no time will the BVLCC19 Case Tractor be used for private Homeowner work outside the physical boundaries of the BVLCC19 condominium lands.
4. All personal Homeowner uses of Tractor will be charged at \$50 per hour, with the minimum cost being 1 part or full hour at \$50, and an additional \$50 per hour for each hour or part hour thereafter. Payment for this tractor use must be made within one week of the work being completed, and by cheque payable to BVLCC19. The cheque can be delivered to the condominium office and deposited in the black mailbox outside the office door with the name and reason for the cheque clearly identified.
5. Only trained operators that have been approved by the Board may operate the Case Tractor, and the Tractor Coordinator will maintain a list of qualified operators. If one of the volunteer qualified operators is available and agreeable to perform the work for the private Homeowner, then the Tractor Coordinator will be made aware of this arrangement before the tractor is deployed to the Homeowner's property. The BVLCC19 Handyman (Dan Blackburn) is also a trained tractor operator, and if no volunteer operators are available, the private Homeowner may engage the Handyman to perform their work using the tractor, and will arrange payment for his time (in addition to the cost of the \$50/hour tractor time) directly between them and the Handyman at a rate established by the Handyman.
6. IN ALL CASES the use of the tractor for personal Homeowner work must be logged in the usage log that resides in the Tractor garage.
7. It is understood that all liabilities associated with the personal use of the Case Tractor for private Homeowner work will rest with the Homeowner. Any damage to the private property, condominium common elements or the tractor and equipment resulting from work being done on private property will be at the risk and liability of the private Homeowner. BVLCC19 and the tractor operator will be held harmless in all cases where work is being performed on private property.