The following rules were adopted at a meeting of the Board of Directors September 14, 2010

RULES AND REGULATIONS

The following rules and regulations shall be observed by the owners and the term "owner" shall include the owner or any other person occupying the unit with the owner's approval:

BE IT RESOLVED that TORONTO STANDARD CONDOMINIUM CORPOATION NO. 1906 enact the following rules respecting the use of the common elements and units to promote the safety, security or welfare of the owners and to prevent unreasonable interference with the use and enjoyment of the common elements and units.

Resolution passed By the Directors at the Board of Directors at a duly constituted meeting held on the 20th day of September 2010.

1. **GENERAL**

    a. Use Of the common elements and units shall be subject to the Rules which the Board may make to promote the safety, security or welfare of the owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the /Common Elements and of other units;

    b. Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit owners and occupants, their families, guests, visitors, servants or agents.

    c. Any loss, cost or damage incurred by the Corporation by Reason of a breach of any Rules and Regulations in force from time by any owner, his family, guests, servants, agents, or occupants, of his unit shall be borne by such owner and may be recovered by the corporation against such owner in the same manner as common expenses

    d. There shall be no solicitation by any person any-where in the building for any cause, charity or any purpose whatsoever, unless specifically authorized by the Board of Directors, and as prescribed in section 30 of the Condominium Act.

2. **QUIET ENJOYMENT**

    a. **O**wners and their families, guests, visitors, servants and agents shall not create nor permit the creation or continuation of any noise or nuisance which in the opinion of the Board or the Manager, may or does disturb the comfort or quiet

enjoyment of the Common Elements by other Owners or their respective families, guests visitors servants and persons having business with them.

b. Playing shall not be permitted in any of the lobbies, hallways, stairways; elevators, lobby areas and garage area, and loud noises will not be tolerated.

3. COMMON ELEMENTS

a. No storage of any combustible or offensive goods, provisions or materials nor propane or natural gas tanks shall be kept on or transported or carried through the Common Elements.

b. No one shall harm, mutilate, destroy, alter, or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers, or flower beds

c. No sign, advertisement or notice, other than the usual signs offering a unit for sale or rent with dimensions not exceeding two feet by three feet shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements whatsoever without the prior written consent of the board.

d. No equipment shall be removed from the Common Elements by, or on behalf of, any owner.

e. The sidewalks, entry, passageways, walkways and driveways used in common by the owners shall not be obstructed by any of the owners or used by them for any purpose other than for ingress and egress to and from their respective units.

f. Any physical damage to the Common Elements caused by an Owner, his family, guests visitors, servants, tenants or agents shall be repaired by arrangement and at the direction of the Board at the cost and expense of such owner.

g. No building or structure or tent shall be erected and no trailer either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained on the common elements.

h. Each pet owner must ensure that any defecation by such pet must be cleaned up

i. No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door or those parts of the common elements over which the owner has exclusive use. Only seasonal furniture is allowed on balconies and no patio or exclusive use Common Element shall be used for storage. No hanging or drying of clothes is allowed on any part of the Common elements including those parts of the Common Elements over which the owner has exclusive use.

j. Food and Beverages may not be consumed in the lobby or recreation areas, or other common elements, unless specifically authorized.

k. Members, their families and guests, shall not appear in, nor use, the lobby or recreation area except in appropriate attire, eg: no bare feet.

4. UNITS

a. The water closets and other water apparatus shall not be used for purposes other than those for which they are constructed and no sweeping, garbage, rubbish, rags, ashes, or other substances shall be thrown therein. Any damage to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.

b. Water shall not be left running unless in actual use.

c. Nothing shall be thrown out of windows, doors or off of the balconies of the building.

d. No owner shall overload any electrical circuit or drain.

e. No auction sale shall be held on the property.

f No store of or any combustible or offensive goods, provisions, or materials shall be kept on the common elements or in the units.

g No television antenna, aerial tower, satellite dish or similar structure or appurtenance thereto shall be erected fastened to any unit or be visible from outside the unit.

h. No fires, cooking devices or other devices, which emit smoke or dust, shall be allowed on any balcony. No barbecuing shall be permitted on any balcony.

i. No awnings or shades shall be erected over and outside of the windows or balconies.

j. No unit shall have any aluminum foil placed in any window or glass door, nor any reflective substance placed on any glass, except such as is approved by the Board for energy conservation purposes

k.. No owner shall move within his unit on any device or foot covering that in any way creates a noise that will be disruptive or annoying in the surrounding units. The owners shall install padded carpeting or well-padded vinyl flooring to act as a sound buffer.

l. No owner shall do, or permit anything to be done in his unit or bring or keep anything therein which will in any way increase the risk of fire or that rate of fire insurance on any building, or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them or conflict with the laws relating to fire or with any insurance policy carried by the

Corporation or any owner or conflict with any of the Rules and Ordinances of the Board of Health or with any statute or Municipal by-law.

m. Nothing shall be placed on the outside or windowsills or projections.

n. Each unit owner shall co-operate with the pest control company by following instructions in making their unit ready for spraying.

o. Each unit owner shall co-operate and allow entry to hes/her unit for the annual fire inspection and maintenance and not prevent the authorized maintenance company from performing the service. If entry is not allowed arrangements will be made and all additional charges will be levied against the unit.

p. No waterbeds are to be brought into the units.

q. Food and Beverages may not be consumed in the lobby or recreation areas, or other common elements, unless specifically authorized.

5. PARKING UNITS

a.. No unlicensed motor vehicle is to be kept in any Parking Unit.

b. Parking units are not to be used for storage, only licensed vehicles, bicycles, mopeds, motorcycle and other wheeled conveyances, are permitted, providing they do not impede neighbouring parking units. Vehicles must not protrude into the common elements or driveways.

6. GARBAGE DISPOSAL

a. **No** owner shall place, leave or permit to be placed or left in or upon the Common Elements including those of which he has exclusive use, any debris, refuse or garbage. Such debris, refuse or garbage shall be contained in properly tied plastic bags not exceeding twenty-five pounds per bag weight and deposited in the appropriate garbage chute.

b. Where such debris, refuse or garbage consists of packing cartons or crates, These should be broken down tied and deposited in the recycling area as designated by the board or management from time to time.

c. All bottles, cans, papers should be separated and deposited into the appropriate garbage chute for recycling.

d. No large items are to be placed or stored on the common elements but arrangements made with the manager.

e. No garbage, cartons, or newspapers are to be left on the common elements. Food, food containers, and large items are not permitted in garbage containers on garage levels.

5. PARKING

a. No vehicle equipment or machinery, other that motor vehicle belonging to visitors or invitees of Owners shall be parked or left on any part of the Common Elements.

b. Parking is prohibited in the following areas:
   1. Fire zones
   2. Traffic lanes
   3. Delivery and garbage areas; and
   4. Roadways

c. No servicing or repairs shall be made to any motor vehicle trailer, boat, snowmobile, motorcycle or equipment of any kind on the Common Elements or Parking Units without the express written consent of the Manager or the Board. No motor vehicle shall be driven on any part of the Common Elements other than on the road portion.

d. Moppeds and bicycles shall be operated only on the road and in such manner as not to obstruct traffic. No mopeds and bicycles are permitted to be operated on sidewalks.

e. No unlicensed motor vehicle including mopeds and go-carts shall be driven within the property and no person shall operate a motorized vehicle with in thee Property without a proper operating license.

f. No unlicensed motor vehicle is to be kept on any part of the common elements or in any Parking Unit.

g. No motor vehicle, trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements other than in a designated parking unit, and must not encroach on the neighbouring parking unit or common element.

h.. No boats, boat trailers, other trailers, mobile homes motorcycles or commercial vehicles shall be permitted at the Condominium without the prior written consent of the Board. No motor vehicle shall be driven on any part of the common elements other than on driveway or parking space.

i. Guests and visitors shall park only in areas designated as guest or visitor parking.

7. VISITOR PARKING

a. Visitor parking is on a strictly first come, first served basis. It is the responsibility of the unit owner/resident or commercial business owner to inform their visitors/guest or commercial units customers of proper parking rules.

b. Daytime Parking (7am-2am) Parking Permit issued by Security/Concierge office is the proof that a vehicle is registered and authorized to park in the visitor area. Visitor/Guest(s) are not required to display their Parking Permit on the dashboard of their vehicle. Vehicles that are not registered with Loggia's Security/Concierge office are subject to ticketing and/or towing at the owner's risk and expense.

c. All visitors/guests and commercial unit customer(s) are required to register with Security/Concierge to obtain Parking Permit. The following information must be provided to Security/Concierge - parking time required, car make, license plate, owner/resident name and suite number or commercial unit.

d. Overnight Parking (2am-7am)

Security/Concierge office is permitted to issue Temporary Parking Permit for up to 1 week. Overnight Parking Permit must be displayed on the dashboard of the vehicle at all times. Vehicles without valid visitor/guest Parking Permit displayed on the dashboard are subject to ticketing and/or towing at the owner's risk and expense. All overnight permits expiration time is at 12pm of the last day. Overnight Parking Permits will be limited to a maximum of 10 nights per owner/resident each month. Requests exceeding 1 week would require special approval from the Property Manager/Board of Directors.

e. Due to limited visitor/guest parking spaces owners/residents are allowed maximum of 3 Daytime Parking Permits (3 cars) and 1 Overnight Parking Permit per day.

Any special circumstances which will extend beyond the above visitors/guests parking rules will be considered. Owners/Residents are encouraged to communicate all special parking needs, in advance by writing to the Property Management. Management, in consultation with the Board of Directors, could make reasonable temporary exceptions to these rules.

8. BICYCLES (AND OTHER WHEELED CONVEYANCES)

a. Bicycles may not be transported through the lobby but must use the garage entrance.

b. All wheeled conveyances (carts, strollers, walkers) should be cleaned where possible of mud prior to entering the lobby.

9. PETS

Having a pet brings responsibilities and is a privilege and not a right of condominium ownership.

a. Each pet owner must ensure that any defecation by such pet must be cleaned up immediately by the pet owner, so that the Common Elements (and exclusive use common elements) are neat and clean at all times.

b. No animal, livestock, reptile or fowl other than a cat, dog, canary, budgie, guide dog (as defined in the Blind Persons Rights Act, 1976) or tropical fish shall be kept or allowed upon the common elements including those parts thereof of which the owner has exclusive use. Balconies are not to be used as toilets for pets.

c. No pet dog or cat is to be walked on the grassed and landscape area of the corporation common elements.

d. Pets are not permitted in the shared facilities.

e. Any dog, cat, canary, budgie, or tropical fish that are deemed by the Board of Directors or Manager in its absolute discretions to be a nuisance shall not be kept by any owner on any part of the common elements or in any unit. Such owner shall within two weeks or receipt of a written notice from the Board or the Manager requesting the removal of such animal, permanently remove the same from the common elements or unit.

f. All pets must be registered with the Management Office.

10. RENOVATIONS

a. The owner is responsible to submit a request for carpet installation, floor replacement, alterations, and any construction to the Board of Directors or Property Manager. Work cannot be started without prior approval.

b. Where applicable obtain a building permit from Toronto Building Department.

c. If any electrical work is undertaken a permit from ESA is required and a copy must be give to the management office.
Residents should not undertake any electrical work, if they are not qualified.

d. Any renovation of washrooms must ensure that underneath any work that there is a water tight waterproof membrane – especially underneath any shower structure. All toilets must have a proper seal around the toilet.

CONTRACTORS AND THEIR BEHAVIOR:

1. The owner must make sure that the following outlined conditions are met:.

(a) Advise Security/Management of the proposed starting date of work so that it does not interfere with anyone moving in or out of the building.

(b) Advise Security/Management of the name and phone number of the contractor selected.

If for any reason there are any damages involving costs, or any disregard of the conditions resulting in costs to T.S.C.C. #1906/1944, and if the owner then fails to make good the damage in a reasonable time, the Corporation reserves the right to have the repair work carried out on the owner's behalf, forward the invoice for payment, or add the cost to the owner's monthly common element fees.

2. The owner's contractor must insure that:

   No damage is done to the common elements either during entry to and exit from the building, or in the construction/renovation phase.

   All construction debris and garbage associated with the work is removed from the site by the contractor on a daily basis, not dumped in the Corporation bins or at the rear of the building.

   Any mess in the hallways, elevator cabs, lobby or common area attributed to the installation is cleaned up by the contractor to the satisfaction of the Superintendent or Property Manager.

   Drop cloths should be used in the halls to protect the carpets. All debris is to be put in garbage bags – not baskets or open boxes and removed from the property.
   No debris is dumped down the garbage chutes to the compactor.
   Work is performed from Monday to Friday, inclusive, between the hours of 9:00 am and 5 pm only. **No work is permitted on Saturday, Sunday or holidays.**