(C1)

ONE OLD MILL
BLOOR WEST

DEL PROPERTY MANAGEMENT INC

Toronto Standard Condominium Corporation No. 2418

Animal & Pet Rules

The Corporation's rules respecting to pets or other animals found on pages 2 and 3, sections 20 and 21, are hereby repealed and replaced with the "Animal and Pet Rules", dated April 25th, 2016 attached hereto.

The modified Pet Rule sets out rules dealing with pet behaviour and requires registration of all pets. It also provides that unit owners will be responsible to the Corporation for all costs incurred for the cleaning or repair of damage to common elements of the Corporation, including exclusive use common areas, caused by a pet residing in or visiting that owners unit.

The new Animal and Pet Rules became effective February 16th, 2017.

Any questions regarding the Rules should be addressed to management at 647.350.0851 or by email to oneoldmill.pm@delcondo.com.

Sincerely,

Board of Directors of
Toronto Standard Condominium Corporation No. 2418
Encl.

C2

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418 (the "Corporation")

ANIMAL AND PET RULES

The Corporation's rules respecting pets or other animals are hereby repealed and replaced with the following rules:

PETS DEFINITION

1) No animals, reptiles, rodents, livestock or fowl of any kind shall be permitted within any unit or common element area, other than two (2) pets per dwelling unit, with the term 'pet' being defined restrictively to include only:

   a) A bird that is kept in an appropriate enclosure at all times;
   b) A hamster, gerbil, guinea pig, mouse, hedgehog or similar sized animal that is kept in an appropriate enclosure at all times;
   c) A non-venomous / non-poisonous reptile that is kept in an appropriate enclosure at all times and does not exceed 36 inches in length;
   d) An aquarium of fish not to exceed a 30 gallon/ 113.6 liter tank; and
   e) A dog, cat, ferret or rabbit.

Exemptions

2) The board of directors may, in its sole discretion, permit an exemption to the definition of a "pet" set out in Section 1. A resident or a prospective resident may request consideration for an exemption by submitting a formal written request to the Corporation together with all relevant information pertaining to the requested exemption. The board of directors will have the discretion to request such other or additional information and/or documentation from the resident submitting the request as may be necessary to assist the board to properly evaluate the requested exemption. The board of directors will have the further discretion, in considering an exemption request, to consult a Pet Committee. If the board grants a request for an exemption, the exempted pet will be subject to all other provisions in these rules.

3) A "service animal", as that term is defined in the *Accessibility for Ontarians with Disabilities Act, 2005*, is exempt from the restrictions in Section 1 and will be extended such rights and protections as outlined in the *Act*.

GRANDFATHERED PETS

4) Any pet residing in the Corporation at the time these rules take effect and which pet would otherwise contravene the definition in Section 1, will be permitted to remain, subject to the following conditions (hereafter the "Grandfathered Pet"):

   (i) any Grandfathered Pet must be registered with the Corporation within four (4) weeks of this rule coming into effect by providing information including, but not limited to, the species, age, name and distinctive markings of the Grandfathered Pet and any other such information as may be required by the Corporation;

   (ii) in addition to the conditions contained in this section, a Grandfathered Pet shall be subject to these Animal and Pet Rules;

   (iii) should the Grandfathered Pet be moved out of the Corporation or die, the Grandfathered Pet shall not be permitted to be replaced;

   (iv) should the owner of the Grandfathered Pet no longer reside within the Corporation, the

C3

Grandfathered Pet shall be permanently removed from the Corporation; and,

(v) failure to register a Grandfathered Pet, as required and within the time frames prescribed above, may result in its permanent removal from the Corporation.

REGISTRATION OF PETS

5) All pets must be registered with the Corporation by completing and submitting a pet registration document to the Property Manager. The pet registration document will be in such form and will require such information as the board of directors considers necessary, including the breed, age, name and any distinctive marking of the pet, and a photograph of the pet current as of the date of completing the form.

PETS CAUSING NUISANCE

6) No pet that is deemed/declared to be a nuisance or a danger by the board of directors or the Property Manager (in their sole and absolute discretion) shall be kept by any owner or resident in any unit or in any part of the common elements. Any pet deemed/declared to be a nuisance or a danger as a result of such behavior that the board of directors or the Property Manager determines warrants such a declaration, including without limitation, any the following, whether in recurring incidents or any isolated incident:

a) lunges or otherwise acts aggressively towards anyone on the condominium property;
b) physically harms anyone on the condominium property;
c) acts aggressively towards, harms or interfers with any other pet or any service animal;
d) disturbs the peaceful and quiet enjoyment of residents; or,
e) causes damage to any of the common elements.

7) Anyone who has a pet on the property that is deemed/declared by the board of directors to be a nuisance shall, within two weeks of receipt of written notice from the Corporation requesting the removal of such pet, permanently remove such pet from the property.

PET BEHAVIOUR

8) Pets are not allowed to defecate and/or urinate in any unit, on any common element area, including the P1 courtyard, garden areas on all sides of the property, grass strips on the east and west sides of the property and exclusive use common element balconies and terraces. Pet owners, residents, and\or unit owners who have custody of or are responsible for the care of the pet are obliged to clean up immediately any mess that occurs and to notify the concierge of the mess. Failure to clean up after a pet may lead to the pet being deemed to be a nuisance.

9) Unit owners will be responsible to the Corporation for all monetary costs incurred to facilitate the cleaning or repair of damages to common elements of the Corporation, including exclusive use common areas, caused by a pet residing in or visiting that owners unit. A pet that creates undue additional cleaning or expenses or causes damage to common element premises may be deemed a nuisance.

10) All pets must be contained within a dwelling unit, except for ingress and egress to and from the unit, and must not be allowed to roam free or be tethered, chained or tied anywhere within the indoor or outdoor common elements. Leaving pets unattended on exclusive use balconies or terraces is strictly prohibited.

11) Pets, other than a service animal, are prohibited from the following common areas: Sky Lounge, Party Room, Dining Room, Theatre, Board Room, Fitness Room, Change Rooms,

C9

Pool Area and Yoga Room.

12) All pets must be on a leash or in a pet carrier at all times on the indoor and outdoor common elements and shall be supervised and controlled by the individual having custody of the pet.

13) Anyone who has a pet, other than a service animal, in any of the indoor or outdoor common elements, including elevators, must be respectful of residents who dislike or who may be afraid of pets and keep their pets a safe distance away. (For example, pet owners should always ask if it is ok to bring their pet onto an elevator.)

14) No unit owner shall permit or suffer the infestation of his or her unit (or any exclusive use common element area with respect thereto) by pests, insects, rodents or other vermin. Failure to comply with the foregoing, or failure to report such infestation to the Corporation as soon as the owner is aware of same, will render such owner liable for all costs and expenses incurred in having to eradicate such infestation from any other unit(s) and / or the common elements.

15) Each owner, resident, occupant or guest of a unit must comply with these Animal and Pet Rules, failing which the Corporation can exercise its enforcement rights in accordance with the provisions of the *Condominium Act 1998*, S.O. 1998, and as that *Act* may be amended.

16) Each owner shall indemnify and save the Corporation harmless from any losses, costs, damages, injuries or liabilities, including legal fees and expenses, which the Corporation may incur or sustain in connection with any breach of any Animal and Pet Rules, the enforcement by the Corporation of any of the Animal and Pet Rules, and/or any act or omission by an owner (or the owner's residents, tenants, occupants or guests) in respect of a pet kept in the owner's dwelling unit. All payment pursuant to this provision shall be deemed to be a common expense and attributable to the offending owner's unit and shall be recoverable by the Corporation as such.

Passed by the Board of Directors of
Toronto Standard Condominium Corporation No. 2418
Date: April 25th, 2016

(C5)

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418
(the "Corporation")

SHORT TERM LEASING RULE

This rule supplements already existing provisions regarding leasing and occupancy, in the Corporation's declaration, by-laws and/or existing rules.

Any lease or tenancy of any dwelling unit, including sub-leases and sub-tenancies, shall be permitted, provided and so long as the initial term or duration of any lease, sub-lease, license or sub-license (as the case may be) is in each case no less than thirty (30) consecutive days.

The Owner shall:

(i) prior to or upon leasing the dwelling unit, comply with Section 42, of the Corporation's declaration by causing the tenant to execute and deliver to the Corporation an agreement signed by the tenant to the following effect:

I acknowledge and agree that I, the members of my household, and my guests from time to time, will, in using the unit rented by me and the common elements, comply with the Condominium Act 1998, S.O. 1998, as amended, as well as the declaration, by-laws and rules of the condominium corporation during the entire term of my tenancy, and will be subject to the same duties imposed by the above as if I were a unit owner, except for the payment of common expenses, unless otherwise provided by the Condominium Act 1998, S.O. 1998, as amended

(ii) within 5 days of entering into a lease for a lease period of 30 days to 6 months or within 30 days of entering into a lease for a lease period of 7 months to 12 months:

(a) notify the Corporation, in writing, that the unit is leased;

(b) provide the Corporation with:

(1) the lessee's name and the names of those individuals who will be residing within the unit;

(2) the Owner's address; and

(3) a copy of the lease or renewal or, in the alternative, a summary of the lease in the form prescribed by the Act;

(c) provide the lessee with a copy of the declaration, by-laws and rules of the Corporation;

(d) comply with any other related requirements as may be provided in the Act, and the Corporation's declaration, by-laws and rules; and,(iii) within 30 days from the date the lease was terminated, notify the Corporation in writing of same.

Passed by the Board of Directors of
Toronto Standard Condominium Corporation No. 2418
Date: November 22nd, 2016

C6

RULES GOVERNING THE USE OF UNITS AND COMMON ELEMENTS

The following rules shall be observed by each owner, and the term "**owner**" shall include the owner of any unit in the Corporation and any other person(s) occupying the unit with the owner's approval, including without limitation, a dwelling unit owner's family members, tenants, invitees and/or licensees:

1. No addition, alteration, or improvement to the common elements, including any decoration or painting of any kind, shall be made to any portion of the common elements, without the prior written approval of the board, and without the execution of an AAI Agreement [as such term is defined in the declaration of the Condominium, and as contemplated by section 98(1)(b) of the Act] in accordance with the provisions of the declaration.

2. Water shall not be left running unless in actual use, and no waste, garbage, rubbish, or noxious or unusual substances shall be disposed into (or down) any toilet, sink or drain. No garburator, nor any in-suite garbage disposal equipment or system, shall be installed or connected to any plumbing or drainage pipe or system serving any of the dwelling units, unless same is installed or connected by or on behalf of the Declarant. Any costs resulting from damage to plumbing pipes, drains and apparatus resulting from misuse, or from unusual or unreasonable use, shall be borne by the owner who has (or whose family, guests, visitors, servants or agents have) caused such damage.

3. Save as otherwise hereinafter provided with respect to election advertising posters, no sign, notice, advertising material, door knocker, wreath or other object shall be inscribed, painted, affixed, hung or placed on any part of the outside of any unit (nor on the inside of any unit visible from the outside thereof), nor upon or within any portion of the common elements whatsoever, without the prior written consent of the board; and

4. No tinted, coloured, mirrored or foil-lined interior window treatments or coverings shall be placed, installed or otherwise affixed to (or near) the interior surface of any window pane(s) so as to be visible from the exterior of the Condominium. For greater clarity, only white or off-white window linings, backings or coverings (or only white or off-white window blinds or shutters) that are visible from the exterior of the Condominium may be placed, installed or otherwise affixed to (or near) the interior surface of any window pane(s).

5. No awnings, shades or shutters shall be erected over and/or outside of any windows, patios and/or balconies, nor shall any exterior doors be removed, replaced or changed in any way, without the prior written consent of the board. No screen or storm doors or windows shall be installed within any existing door or window openings which form part of the common elements without the prior written consent of the board.

6. No hazardous, combustible or offensive goods, products, or materials shall be stored or kept in the units or common elements, without the prior written consent of the board.

7. No owner shall do, or permit anything to be done in or from his or her unit, or bring or keep anything therein, which will in any way increase the risk of fire, or the rate of fire insurance premiums with respect to any of the units or the Corporation itself, or on property kept therein, nor obstruct or interfere with the rights of the other owners, nor in any way injure or annoy them, nor conflict with the regulations of the relevant fire department, or with any insurance policy carried by the Corporation, nor conflict with any of the rules and ordinances of the local board of health, or with any municipal by-law or any provincial or federal statute or regulation.

8. Nothing shall be placed on the outside of window sills or projections, nor upon any patio, balcony and/or terrace railings, without the prior written consent of the board, and nothing shall be thrown or swept out of any windows, doors, patios and/or balconies, nor shall any mops, brooms, dusters, rugs or bedding be shaken or beaten from any windows, doors, patios and/or balconies, nor from any other portion of the common elements. No washing of balconies or terraces, which results in water overflowing or pouring onto any floor(s) below, shall be permitted.

9. No one shall place, leave or permit to be placed or left in or upon the common elements (including those of which he or she has the exclusive use) any waste, debris, refuse or garbage except in those areas designated by the board or the manager as a central garbage depository, and only on those days and times as are designated by the board or the manager from time to time. In an effort to promote recycling the residents of the dwelling units shall sort out their garbage into the designated recycling bins located within the residential garbage room/drop-off area situate on level A in this Condominium.

10. No one shall create or 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 units or common elements by other owners.

11. Owners shall not overload existing electrical circuits and plumbing facilities in their units.

12. No auction or garage sale shall be held in the units or on the common elements.

13. Save as otherwise provided or contemplated in the declaration of the Corporation, the sidewalks, passageways, walkways, fire routes and driveways used in common by the owners shall not be obstructed or used for any purpose other than for ingress and egress to and from the units and/or the common elements.

14. No hanging or drying of clothes shall be allowed on (or within) any portion of the common elements, and no pulley clothesline or other similar apparatus shall be affixed to any unit or common element area.

C7

15. a) All vehicles parked within the confines of the Condominium (whether belonging to owners, residents, visitors or otherwise) must have proper license plates and be in road-worthy condition. Failure to comply with the foregoing shall entitle the Corporation to give the owner or custodian of such vehicle notice to remove same forthwith from the Condominium premises, and any failure to remove same after such notice shall entitle the Corporation to do so, all at the owner's sole cost, risk and expense (and to collect all such charges in the same manner, and to the same extent, as common expenses, and with corresponding lien rights similar to the case of common expense arrears).

b) Only an automobile, motorcycle, station wagon, mini-van or truck (not exceeding 1.9 metres in height, with respect to any underground parking space or parking unit) shall be parked in a designated parking space and/or parking unit. No boat, snowmobile or recreational vehicle, nor any machinery or equipment whatsoever, shall be parked or stored on any portion of the common elements, nor in a designated parking space or parking unit. No servicing or repairs shall be made to any motor vehicle, nor to any other equipment of any kind, either on the common elements, or in any parking unit. No motor vehicle shall be driven on any part of the common elements other than on a driveway or designated parking area; and

c) The motor vehicles of visitors may be parked only in those parking spaces clearly marked or designated for visitors. **All visitors** must **report to the concierge, sign in and provide his/her vehicle make, model and licence plate no. and if parking between the hours of 2: 00 a.m. and 7:00 a.m.,** obtain a visitor parking permit from the Condominium's concierge or gatehouse security personnel (if applicable), in order to be allowed to park, failing which the vehicle of any such visitor shall be tagged and/or towed away at the expense of the respective vehicle owner. The vehicles of owners and/or residents which are parked in the visitor parking areas will also be tagged and/or towed away at the expense of the respective owner or resident (as the case may be).

16. Save and except for the communication control unit (designated as Unit 1 on Level 14) and the exclusive-use common element areas appurtenant thereto, no television antennae, satellite dish, aerial, tower or similar structure (nor any appurtenances thereto) shall be erected on, or fastened to, any unit or on any portion of the common elements, without the prior written consent of the board.

17. No portable or window air-conditioning unit (or any appurtenances thereto) shall be installed within any unit or common element area.

18. a) Only planter boxes and/or seasonal furniture shall be placed on or within any balcony, patio, porch or terrace area(s), provided same have first been approved by the board or the Corporation's manager, and no balcony, patio, porch or terrace area shall be used for any storage purposes whatsoever;

b) No one shall harm, mutilate, alter, litter, uproot or remove any of the landscaping work on the common elements (including without limitation, the grass, plants, hedges, shrubs, flowers or trees), nor place or affix any planters, statues, fountains, ornamental objects or artificial plants upon any portion of the common elements, without the prior written consent of the board or the Corporation's manager, provided however that the foregoing shall not be construed as preventing any owner from planting and trimming his or her own small flowers and plants situate within any planter box located within any outdoor balcony, patio, or terrace area, the exclusive use of which has been designated or allocated to such owner's dwelling unit;

c) No one other than the Declarant shall be permitted to plant or install, within the confines of any outdoor balcony, patio, porch or terrace area (nor anywhere else within the confines of the Condominium) any trees, hedges, shrubbery or any other type of foliage or flora, without the prior written consent of the Corporation thereto, and except in accordance with the specifications and conditions therefor approved by the board or the Corporation's property manager from time to time; and

d) No one other than the Declarant shall be permitted to install any water feature(s) upon or within any outdoor balcony, patio, porch or terrace area (nor anywhere else within the confines of the Condominium), without the prior written consent of the Corporation thereto, and except in accordance with the specifications and conditions therefor approved by the board or the Corporation's property manager from time to time.

19. No owner shall be permitted to install, place, store or use any type of barbecue equipment or facility within any unit or common element area, save and except for a portable electric or natural gas barbecue (whose size and specifications have been approved by the board or the Corporation's manager) which is placed, stored and/or used solely within the outdoor exclusive-use terrace area appurtenant to an owner's dwelling unit, in accordance with Schedule "F" of the declaration. Any such natural gas barbecue can only be placed, stored or used within the outdoor exclusive-use terrace area appurtenant to an owner's dwelling unit, provided that a natural gas outlet has been installed by the Declarant, or otherwise installed with the permission of the Corporation, within such outdoor terrace area. Under no circumstances, however, shall any propane barbecue be used or brought into the Condominium, nor shall any natural gas barbecue be placed, stored or used within any covered balcony or patio area.

20. ~~a) No animals, reptiles, rodents, livestock or fowl of any kind shall be permitted within any unit or common element area, other than two (2) pets per dwelling unit, with the term "pet" being defined restrictively to include only:~~

C3

(i) a canary, a budgie, or any other small bird that is kept in a cage at all times;

(ii) a hamster, a gerbil, a guinea pig, a mouse or a rabbit that is kept in a cage at all times;

(iii) one or more turtles that are kept in an enclosed container at all times;

(iv) an aquarium of goldfish and/or tropical fish; and

(v) a dog or a cat (excluding pitbulls, dobermans, mastiffs, rottweilers, and any other similar breeds of dog that are customarily bred or trained as "guard dogs" or "attack dogs") that are sufficiently small in both weight and size such that same can be easily lifted and carried throughout all portions of the common elements by the dog's or cat's owner (whenever such pet is being transported to and from such owner's dwelling unit).

b) No such pet that is deemed to be a nuisance by the board or the Condominium's property manager (in their sole and absolute discretion) shall be kept by any owner in any unit or in any part of the common elements. Each owner must ensure that his or her pet does not defecate and/or urinate upon any unit or common element area, and shall be obliged to clean up any mess that occurs thereon immediately thereafter. Should a pet owner fail to clean up after his or her pet as aforesaid, then the pet shall be deemed to be a nuisance, and the owner of said pet shall, within two weeks after receiving a written request from the board (or the Condominium's property manager) to remove such pet, permanently remove such pet from the property. All dogs and cats must be on a leash (or otherwise adequately constrained) when outdoors, all birds, rodents and/or turtles must be kept in their cage, and all pets must be carried by their respective owners whenever same are being transported throughout the interior common element areas, and must be accompanied by their respective owners at all times whenever same are within or upon the common elements. No breeding of animals, whether for sale or other purposes, shall be carried on within any unit and/or the common elements.

21. No unit owner shall permit or suffer the infestation of his or her unit (or any exclusive use common element area with respect thereto) by pests, insects, rodents or other vermin. Failure to comply with the foregoing, or the failure to report such infestation to the board as soon as the owner is aware of same, will render such owner ~~liable for all costs and expenses incurred in having to eradicate such infestation from any other unit(s) and/or the common elements~~.

22. Any repair work creating (or likely to cause) any noise or disturbance shall only be permitted within the hours of 9:00 a.m. and 8:00 p.m.

23. Roller-skating, skate-board riding, bicycling, ball throwing, street games (i.e. ball hockey, soccer) and other similar activities are strictly prohibited upon the common elements or within any parking unit(s).

24. No one shall restrict or prevent any candidate running for municipal, provincial or federal office (or his or her representative) from having access to or within the Condominium, between the hours of 9:00 A.M. and 9:00 P.M., in order to canvass at the door of each of the dwelling units or to campaign in the Condominium's lobby or other common meeting area. No more than two election advertising posters, each having a size or dimension of not more than 3 feet by 3 feet, may be displayed through the window(s) of any dwelling unit, or displayed within the exclusive use common element areas appurtenant to any dwelling unit. However, no election advertising posters shall be displayed within (or affixed to) any portion of the non-exclusive use common elements areas whatsoever.

25. Whenever an emergency situation arises or exists, and the Corporation is required to carry out the unit owner's responsibilities in order to deal with said emergency situation (eg. closing a tap that has water overflowing), so as to prevent (or limit) any damage to property and/or any injury to any person(s), then if such unit owner is unable, unavailable or unwilling to do so, then all costs and expenses incurred by the Corporation in connection therewith shall be recoverable directly from said unit owner.

26. Smoking is expressly prohibited upon or within any outdoor balcony area that is appurtenant to any dwelling unit, as outlined or identified in Schedule "F" to the declaration. The foregoing smoking prohibition shall not, however, apply to any outdoor terrace area that is open and exposed to the sky, and that is appurtenant to any dwelling unit, as outlined or identified in Schedule "F" to the declaration.

27. All costs and damages incurred by the Corporation as a result of a breach of the rules by any owner shall be borne by such owner, and be recoverable by the Corporation against such owner in the same manner as common expenses.

****

(C9)

DEL® PROPERTY MANAGEMENT INC.

Guide to Living at

ONE OLD MILL™
BLOOR WEST

Residences at One Old Mill

Club Rules & Regulations
for community enjoyment, safety and the enhancement
of your shared investment.

1 Old Mill Drive, Toronto Ontario M6S 0A1
Revised: November 14, 2014

C10

Table of Contents

Hours of Availability 1

General Rules 2-3

Guests 4

Reservation and Bookings 4

Dress Code 5

Sky Lounge 6

Barbeques 6

Swimming Pool and Whirlpool 7

Steam Room 8

Health and Wellness Centre with Yoga Room 9

Party Room and Lounge 10-14

Private Dining Room 15-16

Theatre 17

Guest Suites 18

Visitor Parking 19

Resident & Visitors Bicycle Storage & Racks 20

Consequence Management 21

C11

Hours of Availability & Access to Your Club

Hours of Availability

Your One Old Mill Club is open 24 hours a day, seven days a week, every day of the year.

Residents using the facilities between **12:00 a.m. and 5:00 a.m. may be** required to register with the Concierge prior to use and the Concierge will provide access, which may be limited depending on safety concerns. Your facilities may be closed for maintenance and cleaning at specified times which will be posted.

All areas of the One Old Mill Club are open for use by residents and their guests at any time; however some of your community amenities are by reservation only and may require security staffing and deposits depending on the type of function or event one is planning to host.

Throughout your Guide each area has been outlined in detail and you will discover what necessary arrangements are required if any, prior to use. In order to run your One Old Mill Club effectively and efficiently we ask that you promptly leave the reserved amenity or Club at the end of your reserved use.

As your Del Property Management Team and Board of Directors, our goal is to keep your One Old Mill Club open and available to you and your guests, but on occasion there may be community-sponsored events organized by the Board of Directors. Notices of these functions will always be scheduled and posted at least two weeks prior to the event date.

Club Access & Security Measures for your Protection

Your community is equipped with sophisticated access control technology to ensure ease of use and added security. When you registered with your Del Property Management Team, you were provided with a FOB that has been specifically programmed for your use.

Report all damaged or missing equipment immediately, so that repairs can be affected as soon as possible not to inconvenience subsequent users.

You are also presented with important information about all of the occupants of your home and when necessary multiple FOBS have been ordered, programmed and issued to you and residents within your suite. Consistent with the best practices in access control, you may be required to provide photo-identification.

Access to your Club is only by FOB. If you ever lose your FOB please report it immediately to your Del Property Management Team and/or the Concierge, they will make arrangements to deactivate your lost FOB while reissuing you a new one. Please note that all replacement or additional FOBS for residents are available for a charge.

C12

General Rules

Your general rules relate to common practices that are required for every area of the One Old Mill Club. If you have any questions about any of the rules contained here within or in the rest of the Guide, please contact your Del Property Management Team.

1. One Old Mill Club recreation and social facilities include: Health and Wellness Centre, Yoga Room, Steam Room, Swimming Pool & Whirlpool, Private Dining Room, Guest Suites, Party Room and Lounge, Theater Room and Outdoor Sky Lounge.
2. Hours for the Club are 24 hours a day seven days a week. Access is between the hours of 5:00 a.m. to 12:00 a.m. unless otherwise posted in the specific amenity space. Residents using the facilities between 12:00 a.m. and 5:00 a.m. may be required to register with the Concierge prior to use and the Concierge will provide access, which may be limited depending on safety concerns. Your facilities may be closed for maintenance and cleaning at specified times.
3. Please refer to the notices posted in each of the facilities that detail the specific guidelines and policies for use including room capacities, permitted uses and where applicable, fire and safety regulations. The facilities are for resident use only, not for business use.
4. Residents under twelve (12) years of age must be accompanied and supervised by an adult over eighteen (18) years of age at all times.
5. Residents using the facilities are fully liable for any damage that they or their guests cause and costs will be charged accordingly. These costs will be recoverable in the same manner as common expenses and must be paid within 30 days.
6. In order to prevent undue wear-and-tear on the One Old Mill Club and to avoid capacity issues with the amenities, non-resident owners are prohibited from using the common elements, including the facilities, unless their suite is vacant.
7. Non-resident owners are welcome to attend all community meetings, or meet with Del Property Management at any time and can show their home to prospective purchasers or tenants.
8. Entry to the One Old Mill Club is by FOB only. Staff are not permitted to allow anyone access to the One Old Mill Club. To ensure the safety of the community, FOBS cannot be "loaned" out to anyone. The FOB and FOB Registration must correspond to the resident using the facility. Multiple FOBS will not be issued to one person, rather each resident will have a specific FOB registered to them.
9. Del Property Management and/or the Concierge and/or employees may request proof of identity by photo identification from individuals using the facilities. Where age is in question with respect to any of the rules, proof of age by photo identification will be required.
10. The One Old Mill Club amenities, including the Sky Lounge, are non-smoking.
11. For the quiet enjoyment of all residents, boisterous behavior of any sort, (electrical devices without earphones, yelling, running or rowdy activity) that may disturb other residents is not permitted within the facilities at any time. Any resident or guest that, in the opinion of Del Property Management and/or the Concierge is engaging in boisterous behaviour, shall be asked to leave the facility.

C13

General Rules Continued.

12. For safety reasons and to preserve the Community, scooters*, roller-skating, roller-blading, skate boarding, ball playing and any other similar activities are not permitted in any common area (N.B. medically prescribed scooters are permitted).
13. To ensure privacy, any electronic devices that can be used to capture images, and/or video, are not permitted in any change room, steam room, the swimming pool or whirlpool area or fitness area, .
14. Exits must be kept free from obstruction at all times.
15. No pets shall be allowed in or on the One Old Mill Club facilities (N.B. service animals are permitted).
16. Food and beverages are permitted in designated areas of your facility but also restricted in others due to health and safety issues. Please refer to the posted notices in the amenity rooms. Board of Director sanctioned events excepted.
17. All equipment and furniture needs to remain in their designated areas and shall be left clean and adequate for others to use.
18. No sign, advertisement or notice may be posted in any way throughout the Community without prior consent from Del Property Management or the Board of Directors.
19. A limited number of lockers are available in the change rooms. These are not for permanent use. Locks must be removed immediately after use. Locks left on after one business day will be removed by staff and contents will be held at the Concierge desk for a limited time. The Condominium Corporation will not be responsible for your contents.
20. Del Property Management and the Board of Directors or Corporation Sanctioned Committees at its discretion, may restrict portions of the One Old Mill Club to use for organized programs and classes which are exclusive to residents.
21. Del Property Management, on behalf of the Board of Directors, has the right to refuse access or suspend privileges to the One Old Mill Club to anyone who breaches any of the rules. Privileges may be suspended for a length of time determined at the discretion of the Board of Directors (see Compliance Management last page).
22. The One Old Mill Club facilities are unsupervised and Del Property Management, the Declarant, the Board of Directors, its agents and employees are not responsible for accidents, injuries, lost or stolen personal property, or any other damages. There are no medical facilities available in the Club; it is strongly recommended that residents on medication or with medical and/or physical conditions consult with their physician before using the facilities. Use of any facility is at the sole risk of the individual.

C14

General Rules: Guests

One of the best features of your One Old Mill Club is that you can share it with your friends, family and guests. However to ensure that all residents and their guests can enjoy the same opportunity and to help ensure the safety of everyone, we ask that residents make certain that all guests to our Community adhere to the following rules:

1. Guests must be accompanied by at least one resident over the age of eighteen (18) years. A maximum of four (4) guests per suite are allowed to use the facilities, except for reserved events. Visitors using guest suites and/or extended stay guests do not need to be accompanied by a resident.
2. Upon request, guests must identify themselves and the resident they are visiting.
3. Residents are fully liable and responsible for any damages that their guests cause. Costs for damages are recoverable in the same manner as common expenses.
4. Residents are fully responsible for ensuring their guests are aware of, and obey, all rules and regulations of the facilities.
5. Residents may lose the right to use the facilities as a result of any breach or breaches of any rules and/or misuse of the facilities by their guests.

General Rules: Reservations & Bookings

A few of your amenities require reservations or bookings and it is our goal to ensure that this process is simple, effective and fair to all. Bookings or reservations for a specific amenity is covered in detail in within sections of your Guide.

Some general principles of making reservations for any area of the One Old Mill Club will apply universally.

1. All bookings are on a first come, first served basis and no persons under the age of eighteen (18) years may reserve the rooms.
2. Residents are required to make their own reservations of equipment or facilities under their suite number only. Photo identification may be requested at the time of the booking. Bookings are subject to approval by reserving time and registration with Del Property Management and/or the Concierge.
3. Reservations will be held for fifteen (15) minutes from the reserved time.
4. Consecutive reservations of the same equipment or amenity spaces (except guest suites and visitors parking) are not permitted.
5. All facilities requiring reservations must be inspected before and after use with Del Property Management and/or a staff member.

E15

General Rules: Dress Code

The Condominium Corporation and Del Property Management wish to maintain a family friendly environment throughout the facilities. Keeping this objective in mind, we request that you observe the following:

1. Residents and guests are required to wear appropriate attire when using the facilities. This includes proper cover-ups and footwear while going to and from the facilities.
2. Bathing suits and bare feet are permitted only in the swimming pool/whirlpool area, change rooms, steam and sky lounge. Wet bathing suits may not be worn in the lobby, corridor areas, or in any other common area.
3. Perspiration causes hygiene concerns and soils and damages upholstered furniture. Appropriate attire must be worn while exercising (e.g. sport tops for both men and women). Proper post-exercise attire must be worn in the facilities and other common areas after exercise of any kind.

C16

Sky Lounge

Your outdoor amenity spaces have been designed by professional landscape architects and consultants who have created a wonderful space and place for you, your neighbours and your guests to share. Your Del Property Management Team has the responsibility to ensure that the proper maintenance of the common outdoor areas is performed in order for everyone to have an equal opportunity to enjoy these facilities. Residents are required to adhere to:

1. Leave the area as you found it with all furniture in place. Furniture may not be removed from any of your amenity areas. Only furniture designed for outdoor use may be used.
2. Cover the chairs and lounges with a towel when wearing bathing suits, to avoid damage from lotions.
3. Pets are not permitted on the Sky Lounge.
4. The Sky Lounge is non-smoking.
5. Note that access to the Sky Lounge is via the roof top.

Barbeques

The Condominium Corporation and Del Property Management want to ensure a safe, clean barbeque facility that all residents and their guests have an opportunity to enjoy. The barbeques are located on sky lounge.

1. As a guideline for booking, generally one barbeque can serve approximately six (6) guests. If you have additional guests, you should reserve an additional barbeque, if available. However, during peak times when there is high-community demand, please keep a good neighbour policy in mind.
2. The use of the barbeques is by reservation only, to ensure that residents are able to plan ahead and to avoid disappointment. These reservations are made through the Concierge.
3. Residents using the barbeques must familiarize themselves with the safe and proper operation of the barbeque. The instructions are posted and are also available from the concierge.
4. Persons using the barbeques are responsible for cleaning the area before leaving to show consideration for the next users. Barbeque grills must be cleaned after use by brushing them.
5. Due to the popularity of the barbeques, they are limited to one (1) hour cooking time use. Residents and their guests may remain in the barbeque area for a maximum of two (2) hours during busy periods to give everyone a chance to enjoy this facility.
6. Del Property Management and/or the Concierge have the right to terminate any activity, which in its absolute discretion violates the terms of any rules and regulations relating to the use of the facility, or that become disruptive and unduly disturb other residents.
7. The Barbeque area is non-smoking.

C17

Swimming Pool & Whirlpool

Del Property Management and/or the Concierge want your visit to your swimming pool and whirlpool facility to be a safe, clean and enjoyable experience. Your facility is managed in compliance with the regulations established by the Ontario Pool Act. In addition to the posted rules we ask that the following conditions be observed:

1. The swimming pool and whirlpool are unsupervised. It is strongly recommended that swimmers not swim alone. According to the Ontario Pool Act, children under twelve (12) years of age are not allowed within the pool area unless directly supervised at all times by an adult who is not less than eighteen (18) years of age. It is recommended that children under six (6) years of age should be within arm's length at all times.
2. Each user must take a shower using warm water and soap, and thoroughly rinse off all soap before entering and re-entering the pool. All oils, lotions and/or creams must be removed before entering the pool to provide the hygienic environment required.
3. No person infected with a communicable disease or having open sores on his or her body may enter the pool.
4. It is recommended that pregnant women or people with serious health conditions check with their physician prior to use.
5. Children under two (2) years of age or not toilet trained, or any other person who may lose control of elimination functions, must wear approved watertight attire.
6. Personal flotation devices and toys are permitted as long as they are specifically designed for swimming pool use and do not interfere with others using the facility or the mechanical operation of the pool equipment (e.g. small toys which can block the skimmer). No toys whatsoever are permitted with the whirlpool.
7. Change rooms are provided. Proper bathing attire must be worn in the swimming pool. Street clothing or substitutes for bathing suits are not permitted as they can create a safety concern and interfere with the effective operation of the pool equipment. No toys whatsoever are permitted within the whirlpools.
8. All persons with shoulder-length or longer hair must either wear a bathing cap, or have their hair tied back.
9. For health and safety purposes, food and beverages are not permitted anywhere in the swimming pool nor is any type of glassware.
10. Diving is not permitted.
11. Personal belongings, other than items for swimming, are not permitted in the swimming pool area.
12. The telephone provided in the pool area is for emergency use only.

C13

Steam Rooms

We wish to ensure that the Steam rooms are relaxing, clean, safe and hygienic environments for all residents to enjoy, with minimum disruption.

1. It is recommended that children under twelve (12) years of age <u>should not</u> use the Steam Rooms. Nevertheless, residents under twelve (12) years of age must be accompanied and supervised by an adult over eighteen (18)years of age at all times.
2. Proper attire must be worn in the Steam Rooms
3. It is recommended that pregnant women or people with serious health conditions check with their physician prior to use.
4. No person infected with a communicable disease or having open sores on his or her body may enter the Steam Rooms.
5. Each user must take a shower using warm water and soap, and thoroughly rinse off all soap before entering and re-entering the Steam Rooms. All oils, lotions and/or creams must be removed before entering the Steam Rooms to provide the hygienic environment that we require.
6. Glassware is not permitted.
7. Personal hygiene activities are not permitted (e.g. shaving, hair treatments or personal grooming).

(C19)

Health & Wellness Centre with Yoga Room

The Condominium Corporation and Del Property Management are committed to operating your exercise facility so that you can expect the equipment provided remains in good condition and is available to residents for a maximum amount of time with a minimum amount of disruption. To help ensure that all residents enjoy the use of the Health and Wellness Centre, we ask that the following conditions be observed:

1. All equipment must be used according to its operating instructions. If you are not familiar with the equipment, please check with Del Property Management and/or Concierge who will assist you.
2. For safety reasons, children under the age of twelve (12) years are not permitted to use the exercise equipment. Children between the ages of twelve (12) to sixteen (16) must be supervised by an adult over eighteen (18) years of age at all times.
3. When exercising, proper attire and sports shoes must be worn at all times.
4. Only equipment and supplies provided and/or authorized by Del Property Management are permitted to be stored in the Health and Wellness Centre. If a person's exercise program requires the use of other equipment, same must be removed after each use.
5. All equipment must be returned to its original storage location(s) and turned off after use (i.e. TV's).Due to the complexity and sophistication of your electronic systems for television and sound, residents are not permitted to connect any personal devices (e.g. Wii, PlayStation, Nintendo, etc.). Please see Del Property Management, Concierge for instructions on the use of the electronics systems.
6. For the protection of all users, perspiration must be removed from the equipment after each use by using a towel and disinfectant spray.
7. Please ensure proper use and care of all equipment. Avoid banging or dropping weights when using free weights or machines.
8. No free weights and/or equipment may be removed from the Health and Wellness Centre at any time.
9. Personal Trainers are permitted and must be registered with Del Property Management and show proof of certification and insurance.
10. As a courtesy to all residents using the Health and Wellness Centre, we recommend that all electronic devices are turned off or are on a "quiet" setting. To ensure privacy, cameras, cell phones and portable electronic devices that can be used to capture images, and/or video, are not permitted.
11. Refreshments only in non-breakable containers are permitted.
12. Personal audio equipment is permitted, but to ensure the enjoyment of other guests, head phones must be used.

C20

Party Room & Lounge

Host a holiday event, birthday party or even a wedding, the exceptional interior finish and design of your Party Room & Lounge will allow you to have the social event of the season. Because this area is one of the most popular facilities of the community, we ask that every resident respect the following rules:

Use of Party Room AV & Equipment

The resident who books the Party Room & Lounge is responsible for ensuring the appropriate use of all furniture and equipment within the facility. Due to the complexity and sophistication of your electronic systems for television and sound, residents are not permitted to connect any personal devices (e.g. Wii, PlayStation, Nintendo, etc.). Please see Del Property Management and/or the Concierge for instructions on the use of the electronic systems.

Non-Event Party Room & Lounge Functions

Many of our residents want to relax and enjoy the Party Room & Lounge alone, with a partner or a few of their guests. It is not uncommon for our residents to use their Party Room & Lounge as a private retreat to catch up on a good book or just to enjoy a change in scenery. For those occasions, your Board of Directors and Del Property Management have created separate "non-event" rules that are as follows:

1. Access to the Party Room & Lounge must be coordinated through Del Property Management and/or the Concierge.
2. The Party Room & Lounge is available for non-events, at no charge, for a maximum of three (3) hours, as long as there are no more than six (6) people present.
3. Reservations are not accepted for non-events and may be used simultaneously by multiple residents. The first resident to use the room must complete a Non-event Form and do the inspection with the Condominium Manager or staff member and will follow the process as outlined below for "before, during and after" the event. No security deposit or fee is required.
4. Except for light cleaning, the room must be left in the general condition it was found.
5. No person(s) under the age of eighteen (18) may use the room unless accompanied by an adult eighteen (18) years of age or over who is also using the Party Room & Lounge.
6. Use of all amenity AV systems is allowed for non-events but the programming of the equipment is on a first come, first served basis. The resident who first arrives shall have the use of such equipment for a period of one hour or until the show that is being watched is over, whichever is first.
7. At the sole discretion of Del Property Management and their staff, due to multiple residents using the space, if the capacity of people in the room exceeds the maximum number of persons as posted the non-event status, they reserve the right to limit the function as necessary and/or will require a resident to establish a formal, "event" booking.

C21

Party Room & Lounge Continued.

DEL® PROPERTY MANAGEMENT INC.

Event Party Room & Lounge Function

1. The Party Room & Lounge area are available on a fee per use basis for events.
2. You must be a resident to reserve the Party Room & Lounge and your guests are welcome up to the maximum number of persons as posted and as long as an Event Guest List is submitted to the Condominium Manager or Concierge at least 24 hours prior to the event.
3. No persons under the age of eighteen (18) may book the Party Room & Lounge.
4. Alcoholic beverages are permitted for reserved events and Board Sanctioned events. The resident hosting the event is responsible for obtaining all necessary licenses and permits, and for ensuring that guests respect this privilege and drink responsibly.
5. The Board of Directors reserves the right to permit exclusive use of the Party Room & Lounge without an agreement, deposit or fee for Board meetings, or Corporation Sanctioned events.
6. Due to Fire Regulations, a maximum number of persons (as posted) are permitted to be present in the Party Room & Lounge. Del Property Management, Concierge) are authorized to closely monitor and enforce the limit. They may refuse further access, or terminate the function, if this requirement is violated.
7. Residents booking the function must ensure that their guests do not use any other facility within the One Old Mill Club with exception of the rest rooms.
8. No activity where an entrance fee, admission charge or donation is expected shall be permitted in the Party Room and Lounge without Board of Directors approval.
9. Gambling and cash bars are not allowed.
10. The use of the facilities is for resident use only, not for business use.
11. The intended use of the Party Room & Lounge must be fully disclosed to Del Property Management as a condition of, and prior to, the booking of the Party Room & Lounge. It is agreed that the premises will not be used for any illegal or offensive purposes.
12. The Board of Directors reserves the right to disallow any group activity.
13. Residents are responsible for full compliance with any legal or regulatory obligations and will fully indemnify and save harmless the Corporation, agents of the Board of Directors, and employees of the corporation from any breach thereof. Residents further agree that the corporation is not the host or sponsor of the events and agree to indemnify and hold harmless the corporation from any damage caused by any guest on or off the property.
14. To reserve the Party Room & Lounge, contact the Del Property Management Office, Concierge. Bookings may be made no more than twelve (12) months in advance, excluding bookings for Community Sanctioned functions. Bookings are on a first come, first served basis. High demand dates (e.g. New Year's) may require a special process for reservation. Please see your Del Property Management Office for details.

C22

Party Room & Lounge Continued.

DEL PROPERTY MANAGEMENT INC.

Deposits & Fees

In order to maintain your Party Room & Lounge to the standards of the community and to ensure that it is preserved for the enjoyment of all of the residents, there are nominal charges due to the administration and coordination of the facility including the appropriate security staff (for groups over 18 people) and post-event cleaning.

At the time of your reservation you will be required to provide:

$100.00 non-refundable fee in the form of a personal cheque or money order.

$500.00 security/cleaning deposit in the form of a personal cheque or money order which will be refunded post-event if there is no damage or costs incurred to the corporation as a result of the event. This must be provided at least one month prior to the event.

A security guard is required to monitor access to the rooms during the reserved event for functions with nineteen (19) people or more, with additional guards required in increments of fifty (50). Del Property Management will make arrangements for the booking of the security guard as required based on the number of your guests. The cost of the guards is the responsibility of the resident who reserved the room (e.g. events with nineteen to fifty (19-50) guests will require one (1) guard, events with fifty one to one hundred (51 -100) will require two (2) guards). On statutory holidays, security guards will be charged at increased rates.

Your reservation will not be considered confirmed until the non-refundable deposit and security deposit is received with the Party Room & Lounge Agreement by the Del Property Management Office, and/or the Concierge.

Making & Confirming Your Reservation

At the Time of Reserving Party Room & Lounge

1. Submit to Del Property Management the Party Room & Lounge Agreement, available from the Del Property Management Office and/or Concierge, with the **non-refundable** personal cheque or money order of $100 payable to the Condominium.

One Month Prior to the Event

1. Provide any **balance of fee** due by personal cheque or money order. Additionally, you must provide the **$500** security deposit on a separate personal cheque or money order at this time. All cheques and money orders are to be payable to the Condominium. Failure to provide the security deposit and payment for any outstanding fees will render the reservation or the rental agreement null and void.
2. An Event Guest List must be submitted to the Del Property Management Office and/or the Concierge no later than twenty four (24) hours before the booked date. This will ensure the efficient arrival of guests and will assist in ensuring appropriate access control for the community. Failure to provide Del Property Management with the Event Guest List within the specified time may forfeit the reservation.

C23

Party Room & Lounge Continued.

DEL® PROPERTY MANAGEMENT INC.

Before the Event

1. Before and after any event, the Condominium Manager or staff member will inspect and inventory the rooms with the resident reserving the space. Provided there is no damage found, the security deposit will be returned to the resident. If there is damage, the Condominium Manager will apply the security deposit against the cost of repairing the damage. Any repair costs over and above the deposit will be charged to the resident. Damage charges are required to be paid within thirty (30) days of the event. In the case of a **Non-event** booking, no security deposit is required.
2. Residents are asked to cancel reservations as soon as possible, but not less than seven (7) days prior to the reserved date (28 days in advance if the event is on a designated holiday). Any cancellations may result in the forfeit of the security/cleaning deposit, at the Condominium Manager's discretion.

During the Event

The function is restricted to the Party Room & Lounge all other areas of the building are excluded except for entry and access to Party Room & Lounge and designated rest rooms.

1. The resident is responsible for providing their guest with directions to the function. No signs may be posted on the grounds or in the building.
2. Guests will only be permitted entry to the property by the Concierge.
3. It is the resident's responsibility to provide escorts from the lobby to the Party Room & Lounge if necessary. To help preserve the security of the community and your event, doors of the amenities are not to be left open and unattended for people to enter. Staff are not permitted to allow anyone to enter the Club or amenity areas.
4. The resident who signed the Party Room & Lounge Agreement must be present at all times during the function.
5. The resident hosting the event must ensure an acceptable noise level at all times.
6. Cooking is not permitted. The appliances provided may only be used for reheating or warming. All food must be removed from the Party Room & Lounge when vacated.
7. Residents may organize the Party Room & Lounge as they see fit, but must ensure that the furniture is returned to its original position. Furniture must be lifted to avoid damage to the floor.
8. Decorations may not be affixed in any fashion that will damage furniture, ceilings, walls, windows, doors and air diffusers.
9. Del Property Management or security have the right to terminate any party or activity, which in its absolute discretion, violates the terms of the rental agreement or any rules and regulations relating to the use of the facility, or that become disruptive and unduly disturb other residents. Security has the right to call in the police to remove people from the premises and to assist in terminating the function.

C24

Party Room & Lounge Continued.

DEL PROPERTY MANAGEMENT INC.

After the Event

1. All garbage must be properly bagged and secured and left in the kitchen area ready for disposal. The resident must clean surfaces and all equipment after use; this includes coffee pots, microwave, refrigerator and stove.
2. The resident who signed the Party Room & Lounge Agreement is responsible for any damages or extra cleaning costs. Del Property Management will return the security deposit, less deductions where applicable, following inspection. Any additional charges, if not paid within thirty (30) days will be recoverable in the same manner as common expenses. This does not limit the procedures of enforcement as herein described in the Rules and Regulations.

Community Courtesy & Quiet Enjoyment

Noisy or rowdy behaviour and excessive music is prohibited within any of the rooms.

For the quiet enjoyment of all residents of the community, the function must end by 1:00 a.m. and the rooms must be cleaned and vacated by no later than 2:00 a.m.

Liquor shall not be sold at any function in any of the facilities.

The room is only to be used according to the intended design and function including use of all furnishings and equipment.

If appropriate, use of the television and selection of programs is on a first come, first served basis. This use is limited to one (1) hour or until the show that the resident is watching is over, whichever is first. Because of damage to the screens, video games are not permitted to be played on the television.

In the event that an adult resident wishes to view a video/movie in the Party Room & Lounge, then the resident will book the use of the TV with Del Property Management and/or the Concierge.

Viewing of pornographic or X-rated material is strictly prohibited and to preserve the AV equipment, personal video games and/or equipment are not permitted.

C25

Private Dining Room

Cater your special event or entertain your friends in the Private Dining Room. Your Board of Directors and the Del Property Management Team are working to ensure that these facilities are always in excellent condition and are available through an easy, efficient and fair reservation process.

1. The Private Dining Room is available for the reservation and use of residents and their guests. The facilities are for resident use only, not for business use.
2. No person(s) under the age of eighteen (18) may reserve the room. Individuals under the age of twelve (12) must be accompanied by an adult over the age of eighteen (18) when using the room.
3. The resident who books the Private Dining Room is responsible for ensuring the appropriate use of all furniture and equipment within the facility.
4. Alcoholic beverages are permitted for reserved events and Board Sanctioned events. The resident hosting the event is responsible for obtaining all necessary licenses and permits, and for ensuring that their guests respect this privilege and drink responsibly.
5. The Board of Directors reserves the right to permit exclusive use of the facility without an agreement, deposit or fees for their Board meetings, or community events of a social or recreational nature.
6. Due to Fire Regulations, a maximum number of persons (as posted) are permitted to be present in the Private Dining Room. Del Property Management and/or the Concierge are authorized to closely monitor and enforce the limit. They may refuse further access or end the function.
7. No activity where an entrance fee, admission charge or donation is expected shall be permitted without Board of Directors' approval.
8. The intended use of the facilities must be fully disclosed to Del Property Management as a condition of, and prior to, the booking of the facilities. It is agreed that the premises will not be used for any illegal or offensive purposes and the Board of Directors reserves the right to disallow any group activity.
9. Residents are responsible for full compliance with any legal or regulatory obligations and will fully indemnify and save harmless the Corporation, agents of the Board of Directors, and employees of the Corporation from any breach thereof. Residents further agree that the corporation is not the host or sponsor of the function and agree to indemnify and hold harmless the corporation from any damage caused by any guest on or off the property.
10. To reserve the rooms, contact Del Property Management and/or the Concierge Booking may be made no more than twelve (12) months in advance, excluding bookings for Board of Director Sanctioned events. Bookings are on a first come, first served basis.
11. Cooking is not permitted. The appliances provided may only be uses for reheating or warming. All food must be removed from the Private Dining Room when vacated.
12. All garbage and recycle must be properly sorted bagged and secured and left in the kitchen area ready for disposal. The resident must clean all surfaces and all appliances.
11. In the event that the Dining Room is booked in combination with the with the Party Room and Lounge you will be required to provide a $50.00 non-refundable cheque or money order and a $100.00 security deposit in the form of a cheque or money order which will be refunded post-event if there is no damage or costs incurred to the corporation as a result of the event.

C26

Private Dining Room Continued.

DEL PROPERTY MANAGEMENT INC.

Reservations and Cancellations

Bookings for the rooms are made with the Del Management Office and/or the Concierge up to twelve (12) months in advance. All bookings are to be accompanied with a completed Booking Application and any fees or deposits for administration, security and cleaning as required. Reservations are not considered confirmed until all applications and payments are received.

If a resident would like to spontaneously use any of the facilities without an advance booking, then Del Property Management and/or Concierge will assist them accordingly.

Before and after any event, the Condominium Manager or staff member will inspect and inventory the **rooms with the resident reserving the space.** Provided there is no damage found the security deposit will be returned to the resident. If there is damage, the Condominium Manager will apply the security deposit against the cost of repairing the damage. Any repair costs over and above the deposit will be charged to the resident. Any additional charges, if not paid within thirty (30) days will be recoverable in the same manner as common expenses. This does not limit the procedures of enforcement as herein described in the Rules and Regulations.

After the event, all garbage must be properly bagged and secured and left in the kitchen area ready for disposal. The resident must clean all surfaces and appliances.

Residents are asked to cancel reservations as soon as possible but not less than seven (7) days prior to the reserved date (28 days in advance if the event is on a period of high demand or a designated statutory holiday). Any cancellations may result in the forfeit of the security/cleaning deposit at the Condominium Manager's discretion.

Community Courtesy & Quiet Enjoyment

Noisy or rowdy behaviour and excessive music is prohibited within any of the facilities.

For the quiet enjoyment of all residents of the community, the function must end by 1:00 a.m. and the facility must be cleaned and vacated by no later than 2:00 a.m.

Liquor shall not be sold at any function in any of the facilities.

The facility is to only be used according to the intended design and function including use of all furnishings and equipment.

If appropriate, use of the television and selection of programs is on a first come, first served basis. This use is limited to one hour or until the show that the resident is watching is over, whichever is first. Because of damage to the screens, video games are not permitted to be played on the television.

In the event that an adult resident wishes to view a video / movie in the Private Dining Room, then the resident will book the use of the TV with Del Property Management and/or the Concierge.

Viewing of pornographic or X-rated material is strictly prohibited and to preserve the AV equipment, personal video games and/or equipment are not permitted.

C27

Theatre Room

Enjoy your favourite classic or host a night for the Oscars! Your Theatre Room is a wonderful feature of your community that may be used by residents and their guests to watch movies or videos as well as being reserved for privately booked functions. To ensure that this facility is enjoyed by all, we ask that all residents abide by the following rules:

1. No person under the age of eighteen (18) may reserve the room, individuals under the age of twelve (12) must be accompanied by an adult aver the age of eighteen (18) when using the facility.
2. Before and after any reservation of the facility, Del Property Management and/or a staff member will inspect and inventory the room with the resident reserving the space.
3. Any damage to the furnishings and/or the finishes of the room will be the responsibility of the resident reserving the space
4. Except for light cleaning, the facility must be left in the general condition it was found, or the resident reserving the room will be responsible for additional cleaning charges.
5. Refreshments in non-breakable containers only is permitted. Snack and finger foods are only permitted.
6. The Board of Directors reserves the right to schedule special events in the Theatre Room for Community Sanctioned events.
7. Bookings are through Del Property Management and/or the Concierge on a first come, first served basis and cannot be beyond a twelve (12) month period. Please be considerate of other residents and provide at least 48 hours' notice of cancellation.
8. Each booking is restricted to a maximum of four (4) hours only. Consecutive reservations of the Theatre Room are not permitted. If there is no demand or an additional reservation, then the resident may continue to use the facility.
9. If the reservation is not claimed within fifteen (15) minutes of the set time, the reservation shall be forfeited to allow other residents to use the facility.
10. The viewing of pornographic or X-rated material is strictly prohibited within the Theatre Room.

Use of Equipment

The resident who books the Theatre Room is responsible for ensuring the appropriate use of all furniture and equipment within the facility. Due to the complexity and sophistication of your electronic systems for television and sound, residents are not permitted to connect any personal devices (e.g. Wii, PlayStation, Nintendo, etc.). Please see Del Property Management and/or the Concierge for instructions on the use of the electronic systems.

C28

Guest Suites

One of the most popular features in your community is the opportunity to have your guests stay with you, while still offering you the privacy of your own home. The Guest Suites are available by reservation on a first come, first served basis and are managed by the following:

Reservations

1. Reservations can be made up to twelve (12) months in advance and require a deposit of one night's stay, which is refundable with appropriate notice of cancellation. An additional post-dated cheque for the remaining nights is required and will be cashed one week prior to the booking.
2. Reservations are not confirmed until the deposit is received by the Del Property Management and/or the Concierge.
3. The cost of an individual Guest Suite is $60.00 per night.
4. A security/cleaning charge or deposit may be required for every night of use of a guest suite.
5. The maximum stay in a guest suite is fourteen (14) nights. Longer stays are required to be approved by Del Property Management.
6. Del Property Management and/or a staff member together with the reserving resident will inspect suites for damage before and after each guest stay. Any damage caused by the guest will be billed to the owner of the suite.
7. The guest suite is available for occupancy from 3:00 p.m. on the reserved day; checkout is 11:00 a.m. on the day of departure.
8. The guest suite telephone is to be used for local and 911 emergency calls only.
9. Guests are responsible for all personal items left in the guest suite.

Cancellations

1. Residents are asked to cancel reservations at least 48 hours prior to the reserved date (two (2) weeks in advance if the reserved date falls on a period of high demand or on a statutory holiday) or their deposit may be forfeited.
2. All cancellations are required to be in writing.
3. The reservation will be considered cancelled if the Guest does not arrive by the second day of the reservation. The appropriate fees will be charged and the balance will be remitted to the resident.

29

Visitors Parking

Your community has been designed to accommodate your visitor parking for your community. In order for your Del Property Management Team to manage your visitors' parking efficiently and with fairness, we need to ensure that everyone in the community participates in the proper coordination and use of the designated Visitor Parking areas. By adhering to the following rules, your Board of Directors and Del Property Management Team will be able to ensure that your guests are welcomed properly to your community.

1. Visitor Parking spaces are limited and reserved for the use of guests to **One Old Mill.**
2. For the purposes of security and access control for daytime parking, your Concierge, upon arrival of your guest at the garage intercom, will request your suite number and his/her license plate number.
3. While no permit is required for daytime parking, your guest must register at the Concierge desk prior to visiting your home. This way your Concierge can be sure to notify you of your guest's arrival. Guests will not be permitted to leave the lobby area until positive confirmation of the resident is received.
4. So that your Concierge can serve you better and welcome your guests by name, it is preferred that you notify them in advance of your guests' arrival if possible.
5. For overnight parking, a Visitor Parking Permit must be obtained from the Concierge. This parking permit must be prominently displayed on the vehicle's dashboard.
6. All vehicles parked in Visitors' Parking spaces between the hours of 2:00 a.m. and 7:00 a.m. without a Visitor Parking Permit are subject to ticketing and towing.
7. Overnight parking permits, totaling 14 nights, may be issued per suite per calendar month. Depending on demand, consecutive permits (e.g. month to month) may not be available. Please see Del Property Management for details.
8. Longer permits may be available upon written request to and approval from the Board of Directors.
9. Visitors parking is restricted to motor vehicles. Parked vehicles must fit comfortably within the boundaries of one parking space.

Persons who park a motor vehicle in contravention of these rules will be fined or have their vehicle towed or both, under the applicable City of Toronto By-Law. The Condominium Corporation and Del Property Management Team and/or their agents will not be liable for any damage, costs or expenses whatsoever caused in respect of any vehicle(s) so removed from the property.

(C30)

Resident & Visitor Bicycle Storage & Racks

Your community has bicycle storage racks for Resident and Visitor use. They are available on a first come, first served basis. However, in order to coordinate this community resource, a registration process is in place for Residents.

1. The use of the Resident Bicycle Storage is restricted to persons living in this community. The use of the Visitor Bicycle Storage is dedicated for guests and not residents.
2. Resident use is available on a first come, first served basis and is renewed at fixed times throughout the year, if the Board of Directors wishes.
3. All residents must register their bicycles, which will include a fully refundable $100.00 deposit per rack, with the Condominium Manager.
4. Immediately following registration, and subject to availability a bicycle rack will be assigned.
5. Residents are required to provide their own locks.
6. Bicycles are stored "at your own risk".
7. Any unregistered bicycles or locks found will be removed from the bicycle storage racks or room and will be held for 60 days and then disposed of accordingly. If costs are incurred to the Corporation for storage, they will be passed on to the resident and/or homeowner.
8. To preserve your community and maintain our cleaning standards, bicycles are not permitted in the common areas of the building, and must either be stored off-site or in the designated bicycle storage area.
9. Depending on availability, bicycle racks may be limited to one per suite.
10. A maximum of two bicycles may be stored on each bicycle rack, providing the second bicycle does not impact or impede the use adjacent racks.

C31

Consequence Management

One the most challenging yet necessary functions of your Del Property Management Team and Board of Directors is to ensure that all of the community rules and regulations are followed. It can be tremendously stressful and difficult on your community's staff when they have to enforce compliance of the rules with any resident or his/her guest. When they do, they do so out of an obligation and commitment to preserve your community, your safety and trust.

In our experience, we find that the majority of residents and their guests fully understand and participate in supporting the rules and regulations. We also understand that sometimes a resident may make a mistake. This is why we have created some very clear and important steps that will be invoked by the Del Property Management Team on behalf of the Board of Directors to manage non-compliance of the rules.

Depending on the specific set of circumstances and as assessed by any member of the Del Property Management Team, the Board of Directors or the Condominiums Corporation's employees or agents, there will be an escalating series of consequences which may lead to an immediate and full suspension of Club facility use.

Therefore it is critical that every resident and his/her guest abide by the rules of your community and understand that they will be enforced in accordance with the terms of the Condominium Act, the declaration and all by-laws and rules of the community.

For clarity, we have outlined the series of consequences that will be enforced for those who violate the rules. Depending on the nature and frequency of the concern, the Board of Directors, or the Condominium Corporation's staff or agents will act at their sole discretion in determining the appropriate consequence which can for serious incidents lead to complete suspension of facility use, as well as fees for damages.

In the event of a violation of the rules, some or all of the following consequences will be initiated. Depending on the circumstances, the Board of Directors and Del Property Management Team will determine the appropriate consequence, but if the situation warrants additional measures, they will not be limited to the following:

1. Notification in writing to the resident on the first instance. If relevant, the resident will be given 7 days to rectify the violation and to signify his or her future willingness to abide by the rules.
2. Notification in writing to the resident and if relevant, the off-site owner, upon the second instance, requiring written acknowledgement of receipt of such notice and a commitment that the recipient will comply with the rules within two days.
3. Notification in writing from the Corporation's lawyer upon the third instance and notification that any further offences, may cause the Board of Directors or the Condominium Manager to require the resident to supply a certified security deposit which may be forfeited in the event there is any subsequent breach of the rules by the resident and/or his or her guests. Cost of the legal fee to the Corporation as a result of the violation will be billed to the resident. If this consequence is served to a tenant, then the non-resident owner will also be sent a notification and in the case of default of payment by the tenant, will be held responsible for payment to the Corporation.

On the fourth instance, the board reserves the right to have the Corporation's solicitor commence enforcement proceedings against the delinquent or offending unit owner, resident, tenant or guest, in accordance with the provisions of the Condominium Act 1998, S.O. 1998, as amended, and all legal fees and disbursements incurred in connection with any such proceedings (together with any damages incurred as a consequence of the offence) will be sought against the offending party.

C32

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418
(the "**Corporation**")

SMOKE-MIGRATION RULES

WHEREAS:

A. The Board of Directors may, in accordance with Section 58 of the *Condominium Act, 1998*, as amended (the "*Act*"), enact rules respecting the use of the common elements and the units to: (i) promote the safety, security, or welfare of the owners and of the property and assets of the Corporation; or, (ii) prevent the unreasonable interference with the use and enjoyment of the common elements, the units and the assets of the Corporation;

B. Offensive odours and second-hand smoke from smoking tobacco can contaminate air in the common elements and the units, and can be a nuisance that unreasonably interferes with the use and enjoyment of the common elements and the units;

C. Smoking tobacco products is currently permitted in units and on exclusive use common element terraces that are open and exposed to the sky;

D. The Board of Directors intends to introduce a rule in the future to prohibit smoking anywhere on the property, to replace the current rule which controls and restricts smoking on the property. Current residents who smoke will be grandfathered.

E. It is intended that this Preamble shall form an integral part of these rules.

NOW THEREFORE, the Corporation hereby enacts the following Smoke Migration Rules:

1. Definitions: For the purpose of these rules:

(a) "**owner**" shall mean the registered owner of a unit in the Corporation.

(b) "**occupant**" shall mean any individual(s) occupying a unit with the owner's consent, permission or approval, whether or not pursuant to a lease arrangement.

(c) "**smoking**" shall include the inhaling, breathing, carrying, vaping or possession of any lit and/or smoke-producing tobacco product or substance, including electronic cigarettes, cigars and pipes.

(d) "**unit**" shall mean any unit as identified in the Corporation's declaration.

(e) "**exclusive use common elements**" shall have the meaning in Schedule "F" of the Corporation's declaration.

C33

2. Smoke Migration:

If in the opinion of the Board of Directors, and in its sole discretion, the smoking is a nuisance, then, the owner shall take all steps that the Board of Directors deems necessary to eliminate the nuisance within the timeframe to be established by the Board of Directors. Such steps may include the entering into an alteration agreement in accordance with Section 98 of the *Act,* if alterations to the common elements are required. Any associated costs will be the sole responsibility of the owner unless the nuisance is solely caused by a defect or deficiency in a common element.

3. Costs:

All costs, charges and/or expenses, including professional costs and expenses on a full indemnity basis, incurred by the Corporation in connection with these Rules including, but not limited to, the enforcement of any provision in these Rules, shall be the sole responsibility of the owner of the unit that was the cause of incurring the cost, charge or expense. All such costs, charges and/or expenses shall be deemed to be an additional common expense attributable to the owner's unit and are recoverable as such.

The foregoing rules are hereby enacted by Toronto Standard Condominium Corporation No. 2418, said rules having been passed by the Board of Directors on 10th day of May, 2018 pursuant to Section 58 of the *Condominium Act, 1998*, as amended.

TORONTO STANDARD CONDOMINIUM CORPORATION

Per: _____
Name: Klaus Buechner
Title: President

Per: _____
Name: Dale Yurka
Title: Vice-President/Secretary

We have authority to bind the corporation.

C34

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418
(the "**Corporation**")

CANNABIS SMOKE-FREE ENVIRONMENT RULES

WHEREAS:

A. The Board of Directors may, in accordance with Section 58 of the *Condominium Act, 1998*, as amended (the "*Act*"), enact rules respecting the use of the common elements and the units to: (i) promote the safety, security, or welfare of the owners and of the property and assets of the Corporation; or, (ii) prevent the unreasonable interference with the use and enjoyment of the common elements, the units and the assets of the Corporation;

B. The federal government intends to legalize cannabis and regulate the personal consumption of cannabis, including the cultivation or growing of cannabis plants;

C. Offensive odours created or generated from smoking cannabis can contaminate air in the common elements and the units, and can be a nuisance that unreasonably interferes with the use and enjoyment of the common elements and the units;

D. Improperly discarding cannabis-filled rolls presents a fire hazard, and creates a risk of injury to individuals, and a risk of damage to personal property and condominium property;

E. The Board of Directors has determined that prohibiting the smoking of cannabis on condominium property is a reasonable way to prevent damage to the units and common elements, and to protect owners and residents from unreasonable nuisance and interference with the use and enjoyment of the units and the common elements; and,

F. It is intended that this Preamble shall form an integral part of these rules.

NOW THEREFORE, the Corporation hereby enacts the following Cannabis Smoke-Free Environment Rules:

1. Definitions: For the purpose of these rules:

(a) "**owner**" shall mean the registered owner of a unit in the Corporation.

(b) "**occupant**" shall mean any individual(s) occupying a unit with the owner's consent, permission or approval, whether or not pursuant to a lease arrangement.

(c) "**smoking**" shall include the inhaling, breathing, carrying, vaping or possession of any lit and/or smoke-producing cannabis substance.

(d) "**unit**" shall mean any unit as identified in the Corporation's declaration.

(e) "**exclusive use common elements**" shall mean all balconies and terraces including those terraces identified in Schedule F of the Corporation's declaration.

2. Restrictions on Smoking Cannabis in/on the Common Elements:

Smoking cannabis is prohibited:

(a) on or in any exclusive-use common elements appurtenant to any unit;

(b) in any common elements;

(c) on the Sky Lounge;

(d) at the Designated Smoking Area on the north side of the building; and,

(e) within nine (9) meters of any door or window of any building or structure on the property.

3. **No Smoking Cannabis in the Units:** Except as provided in Section 4 below, smoking cannabis is strictly prohibited in all units and the common elements, including the exclusive use common elements.

4. **Medical Exemption:**

(a) The Board of Directors may, in its discretion, grant a medical exemption to an owner or occupant in order to accommodate the smoking of cannabis on medical grounds. The medical exemption, if applied, is available only to the owner or occupant that requires the exemption, and not to any co-owner, other occupant, guests or visitors of the unit.

(b) In order to be considered for a medical exemption, the owner or occupant of the unit must notify the Corporation of the medical requirement for an exemption, in writing, and shall provide the Board of Directors with documentary evidence from a licensed physician in the Province of Ontario treating the owner or occupant seeking the exemption. Such documentary evidence shall, among other things, clearly state in writing that there is no other means of ingesting, administering or otherwise using the medically required substance other than by smoking such substance. The Board of Directors, acting reasonably, may at any time request that the medical requirement for the substance be reconfirmed and/or require that any additional documentary evidence be provided to establish and/or re-establish the medical requirement for the substance.

(c) If an owner or occupant is granted a medical exemption by the Board of Directors, as determined by the Board of Directors in its discretion, such exemption must be confirmed in writing in order to be effective, and may be subject to any conditions that the Board of Directors deems reasonably necessary from time to time.

(d) Where a medical exemption is granted, the owner or occupant who was granted the exemption, as the case may be, shall ensure that:

(i) smoking and/or the production of cannabis is entirely contained in the unit;

(ii) all windows and exterior doors to the unit are closed when smoking the substance in the unit;

(iii) the exhaust fans in the unit are turned on when smoking the substance in the unit; and,

(iv) all adequate air filters and/or purifiers are installed to prevent second-hand smoke from entering other units or the common elements.

(e) If, in the opinion of the Board of Directors, and in its sole discretion, the smoking of the substance is a nuisance, then, notwithstanding the foregoing, the owner of the unit shall take all steps or make alterations that the Board of Directors deems necessary to eliminate the nuisance within the timeframe to be established by the Board of Directors. Such steps may include entering into an alteration agreement in accordance with Section 98 of the *Act,* if alterations to the common elements are required. Any associated costs will be the sole responsibility of the owner unless the nuisance is solely caused by a defect or deficiency in a common element. Further, if, in the opinion of the Board of Directors, in its discretion, a nuisance continues after the timeframe set out to correct the nuisance, notwithstanding any steps taken by the owner or Corporation to eliminate such nuisance, then the Board may revoke the medical exemption, at any time, upon written notice.

(f) The medical exemption shall automatically terminate when the medical requirement for the exemption ceases to exist.

5. Costs:

All costs, charges and/or expenses, including professional costs and expenses on a full indemnity basis, incurred by the Corporation in connection with these Rules including, but not limited to, the enforcement of any provision in these Rules, shall be the sole responsibility of the owner of the unit that was the cause of incurring the cost, charge or expense. All such costs, charges and/or expenses shall be deemed to be an additional common expense attributable to the owner's unit and are recoverable as such.

The foregoing rules are hereby enacted by Toronto Standard Condominium Corporation No. 2418, said rules having been passed by the Board of Directors on 10th day of May, 2018 pursuant to Section 58 of the *Condominium Act, 1998*, as amended.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418

Per: _____
Name: Klaus Buechner
Title: President

Per: _____
Name: Dale Yurka
Title: Vice-President/Secretary
We have authority to bind the corporation.