

RULES

The following rules made pursuant to the Condominium Act, R.S.O. 1980, C. 84 shall be observed by the owners and the term "owner" shall include the owner or any other person occupying the unit with the owner's approval:

- (1) The water closets and other water apparatus shall not be used for purposes other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.
- (2) No sign, advertisement or notice other than the usual sign of the Condominium Declarant or owner offering a unit for sale or rent shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements whatsoever without the prior written consent of the board.
- (3) No awnings or shades shall be erected over or outside of the windows or balconies (if any) without the prior written consent of the board, which consent, if given, shall prescribe the shape, colour and materials of such awnings or shades to be so erected.
- (4) No owner shall do, or permit anything to be done to his unit or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any building, or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.
- (5) Nothing shall be placed on the outside of window sills or projections.
- (6) Water shall not be left running unless in actual use.
- (7) The owner shall not place, leave or permit to be placed or left in or upon the common elements including those of which he has exclusive use, any debris, refuse or garbage except on days designated by the board or the manager as garbage pick-up days, and owners shall directly carry or place same in areas designated by the Corporation as a central garbage depository. Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic bags not exceeding twenty-five pounds per bag in weight. Notwithstanding the foregoing, in the event that there is a garbage chute, all garbage shall be tightly wrapped in paper or contained in paper bags and shall be deposited in the chute by the owner from time to time. Where such debris, refuse or garbage consists of packing cartons or crates, the owner shall arrange with the manager and/or superintendent for the disposal thereof and such packing cartons or crates shall not in any event be left outside the unit.
- (8) Owners, their families, guests, visitors and servants shall not create or permit the creation of 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 property by other owners, their families, guests, visitors, servants and persons having business with them.

- (9) Nothing shall be thrown out of the windows or doors of the buildings.
- (10) No animal, livestock, reptile or fowl, other than one normal household pet, shall be kept or allowed in any unit, and no pet that is deemed by the Board or the manager in its absolute discretion shall be kept by any owner in any Unit or in any part of the common elements. Each pet owner must ensure that his pet does not defecate upon the common elements, and if this does occur, any such defecation must be cleaned up immediately by the pet owner. Should a pet owner fail to clean up after his pet as aforesaid, the pet shall be deemed to be a nuisance and the owner of said pet shall within two weeks of written notice from the Board or Manager requesting removal of such pet, permanently remove such pet from the property.
- (11) Owners shall not overload existing electrical circuits.
- (12) No auction sale shall be held on the property.
- (13) No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property.
- (14) No noise, caused by any instrument or other device, or otherwise, which in the opinion of the board may be calculated to disturb the comfort of the other owners shall be permitted.
- (15) The sidewalks, entry, passageways, walkways and driveways used in common by the owners shall not be obstructed by any of the owners or used by them for any purpose other than for ingress and egress to and from their respective units.
- (16) No mops, brooms, dusters, rugs or bedding shall be shaken from any window, door or those parts of the common elements over which the owner has exclusive use. Only seasonal furniture is allowed on balconies and/or patios, if any. No outside hanging or drying of clothes is allowed and balconies and/or patios shall not be used for storage.
- (17) Only motor vehicles (as such term is defined in the Declaration) shall be parked in any parking unit. No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the common elements or in any parking unit without express written consent of the Corporation's manager or board.
- No motor vehicle shall be washed on any parking unit or the common elements, nor shall any motor vehicle be driven on any part of the common elements other than a driveway. No person shall, without entering into a written agreement with the Corporation, or the Manager of the Corporation, use the underground part of the garage, or any parking unit for any purpose whatsoever, save and except for the parking of vehicles in parking units or spaces, as provided in the Declaration.
- (18) No trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements, without consent of the board.
- (19) No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any of the common elements, exclusive or otherwise, except for the purpose of connection with a common television cable system.
- (20) No one shall harm, mutilate, destroy, alter or litter any of the landscaping work in the property, including grass, trees, shrubs, hedges, flowers or flower beds.



(21) No portion of any unit required by the Declaration, the By-Laws or the Act to be maintained by the Corporation shall be painted, decorated or otherwise affected by anyone other than the Corporation, or except as the Corporation may direct.

(22) Any loss, cost or damage incurred by the Corporation by reason of breach of any rules and regulations in force from time to time by any owner, his family, guests, servants, agents or occupants of his unit shall be borne by such owner and may be recovered by the corporation against such owner in the same manner as common expenses.

(23) There shall be no decorating or painting done or effected or caused to be done on any outside area, exterior surface or exterior door, otherwise than as expressly approved by the Board in writing. All window coverings and outside linings thereof in exterior windows shall be of a neutral off-white or white shade, and no foil shall be placed on the windows, unless otherwise approved by the Board in writing; the Corporation shall have the right to cause the removal of any window coverings or linings which contravene these Rules.

The owners may from time to time make such additional Rules or vary and amend such Rules respecting the use of the common elements, for the purpose of preventing unreasonable interference with the use and enjoyment of the units and common elements, and further, for the purposes of creating reasonable Rules as may from time to time be necessary for the safety, care and cleanliness of the common elements and for the preservation of the good order thereof.

Such additional Rules amending or varying the existing Rules shall be effected by a vote of the members of the Corporation who together own a majority of the units.