The DYNASTY in Richmond Hill

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July 15, 2019

Attention All Owners of YRCC No. 741;

The Board of Directors of YRCC#741 at a meeting held on March 19, 2019, approved a motion to repeal the existing Rule No. 11, (dealing with pets) and replace with enclosed rule Rule No.11(dealing with pets).

The Board would like this rule to be effective September 1, 2019.

The Condo Act of 1998, section 46, states that "The board must send a notice to all owners, with a copy of the rule stating when it will become effective, and advising that at least 15% of the owners may requisition an owners' meeting to vote on the rule."

The owners must request a meeting of the proposed rules changes by August 25, 2019.

If a requisition meeting is requested, then an owner's meeting will be held to vote on the proposed rule change.

Yours Truly,

YRCC 741 President of The Board of Directors

Larry Newstadt

11. PETS

11.1 No animals, reptiles, livestock or fowl of any kind shall be permitted within any unit or common area, other than one (1) pet per dwelling unit, with the term "pet" being defined restrictively to include only:

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

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

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

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

(e) a cat; OR

(f) a dog (excluding Pit Bulls, Dobermans, Mastiffs, Rottweilers, German Shepherds, Stafford Bull Terriers and any other similar breeds of dog that are customarily bred or trained as "guard dogs" or "attack dogs"), with a maximum adult weight of 15 kg.

A "seeing eye" or other Service Animal is not considered a pet. "Comfort Dogs", shall also fall under the 15 kg requirement. Should such "Comfort Dogs" exceed the 15 kg weight requirement, the owner must present a medical letter from a physician explaining why such a large dog is required and why a 15 kg dog, other than a large "guard dog" will not suffice.

11.2 Any dog currently residing in the Corporation in excess of the 15 kg limit may be permitted to remain and deemed an "Approved Dog". Where more than one pet currently resides in a unit on the date these rules come into effect, the additional animal may be permitted to remain provided that in the event of said additional animal's death or the owner of the pet ceases to be a resident of the Corporation, then Section 11.1 shall strictly apply.

11.3 In the event that the "Approved Dog" dies or the Owner of the dog ceases to be a resident of the Corporation, the dog may be replaced subject to the requirements of Section 11.1

11.4 No exotic animals or dangerous animals are allowed in the building.

11.5 All pets must be listed on the Owner/Resident Information Form (Schedule "B"), submitted to the Management Office or the authorized agent of the Corporation and current vaccination certificates and any pet licenses as required by the municipality must be available upon request.

11.6 No pet shall be allowed under any circumstances in the public or common areas of the building, except to enter or exit the building.

11.7 When transporting a pet to and from the unit, Owners and/ or residents shall either carry the pet or hold it on a short leash.

11.8 Pets may not be walked on the grounds, sidewalks or pavements around the building and are not permitted on the grounds except to enter or exit the building.

11.9 Pets may not be permitted to create any inconvenience, noise or disturbance or soiling on or about the premises.

11.10 No breeding of pets for sale is permitted.

11.11 Owners and/or residents are responsible for any damages caused by their pets and the Owner of the unit in which the pet resides is liable for all costs and expenses incurred by the Corporation to repair such damage and any costs incurred shall be recoverable in accordance with Rule 1.4.

11.12 No pet that is deemed by the Board of Directors, in its absolute discretion, to be a nuisance shall be kept by any Owner and/or Resident in a unit or in any other part of the property. Any Owner and/or Resident who keeps a pet that has been deemed to be a nuisance by the Board of Directors on the property or any part thereof shall within two weeks of receipt of a written notice from the Property Manager or authorized agent of the Corporation requesting the removal of the pet, permanently remove the pet from the property.

11.13 **When a pet pollutes the grounds or common areas, the Owner and/or Resident shall clean up after it.**
Owners and/or Residents with pets are required to "stoop and scoop" when their pets befoul the grounds. Pet waste is to be disposed of in a securely tied plastic bag and placed in the garbage chute – NOT the recycle bins.
If accidents happen inside the building, this must be reported to the Management Office or to Security, so that the area can be properly cleaned. Should an Owner and/or Resident fail to clean up after his or her pet, the pet shall be deemed a nuisance and the Owner of the unit in which the pet resides will be charged a cleaning fee by the Corporation. All costs incurred by the Corporation will be recovered from the Owner and/or Resident of the unit in which the Owner and/or Resident resides, and any costs incurred shall be recoverable in accordance with Rule 1.4.