Mondeo Springs

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November 1, 2012

Mondeo Springs Shared Facilities
TSCC#1566/TSCC1737
Notice of Rule Amendment

To all unit owners:

Existing club rule for swimming pool #20

20. The swimming pool, whirlpool, sauna and change room hours are 24 hours

Re; Proposed amended club rule for the swimming pool # 20

20. The swimming pool, whirlpool, sauna and change room hours are 5:00 AM to 1:00 AM

(1) The above proposed amended rule #20 of the Mondeo Springs Shared Facilities was duly passed by the Board of Directors on Monday, October 15, 2012.

(2) The Board of Directors proposes that this new rule will become effective on December 15, 2012.

(3) Unit owners have the right to requisition a meeting under section 46 of the condominium act, 1998 (the Act). Pursuant to section 58 (7) of the act, the rule will not become effective until;

(a) The unit owners approve the rule at a meeting of the owners, if the Board of Directors receives a requisition for the meeting under section 46 within 30 days after the Board of Directors has given notice of the rules to the owners; or

(b) 30 days after the Board of Directors has given notice of the rule to the owners, if the Board of Directors does not receive a requisition for the meeting under section 46 within those 30 days.

(4) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose.

Toronto Standard Condominium Corporation #1566
On behalf of the Board of Directors;

Sylvia Alfano, Secretary

Toronto Standard Condominium Corporation #1737
On behalf of the Board of Directors

Julian Lo, Secretary/Treasurer.

8 MONDEO DRIVE, SCARBOROUGH, ONTARIO M1P 5C7
TELEPHONE: 416.754.1437 FAX: 416.754.9108

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Mondeo Springs

May 12, 2011

Toronto Standard Condominium Corporation # 1737
(The Corporation)

Notice of New Rule

To all unit owners:

Proposed new rule # 34

Cigarette/cigar butts are not to be thrown from balconies as they constitute both a safety/fire hazard and a nuisance. Smoke emanating from balconies or a unit can have a detrimental effect on the Common Elements and interfere with the rights of owners to enjoyment of their units and the Common Elements. The Board of Directors will take appropriate action against those who engage in behavior that constitutes a safety/fire hazard or a nuisance.

(1) The above new rule of the Corporation pertaining to cigars, cigarette butts, and smoke in general was duly passed by the Board of Directors on March 16, 2011.

(2) The Board of Directors proposes that this proposed new rule will become effective on June 12, 2011.

(3) Unit owners have the right to requisition a meeting under section 46 of the condominium act, 1998 (the Act). Pursuant to section 58 (7) of the act, the rule will not become effective until;

(a) The unit owners approve the rule at a meeting of the owners, if the Board of Directors receives a requisition for the meeting under section 46 within 30 days after the Board of Directors has given notice of the rules to the owners; or

(b) 30 days after the Board of Directors has given notice of the rule to the owners, if the Board of Directors does not receive a requisition for the meeting under section 46 within those 30 days.

(4) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose.

Toronto Standard Condominium Corporation #1737
On behalf of the Board of Directors:

A. E. Wisdom

Ann Wisdom, Secretary

8 MONDEO DRIVE, SCARBOROUGH, ONTARIO M1P 5C7
TELEPHONE: 416.754.1437 FAX: 416.754.9108

Mondeo Springs

September 15, 2006

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NOTICE

Re: New and Amended Rules

The Board of Directors and Del Property Management Inc. have received a variety of complaints in the past with regard to the state of the property in a number of areas, particularly the first floor carpet on the east side of the building and the grass area throughout the property where the grass has been damaged by dog urine. The additional cost of the repairs and maintenance is a common expense to all homeowners.

It is unfortunate that some residents who are pet owners do not respect the existing rules as it pertains to pets on the common elements and in units while other pet owners respect the rules. In the best interest of all homeowners, the Board of Directors at a meeting held on September 6, 2006 duly passed a rule that will not allow any new dogs into the building while existing dogs will be grandfathered. Which means the currently registered dogs shall continue to be permitted in the unit and on the common elements until the passing of the registered dogs. Please confirm with the Management Office before October 15, 2006 that your dog(s) is/are registered and necessary information is provided.

As a matter of housekeeping, other new rules or amended rules include parking decals and the freight elevator concerning moving and delivery appointments.

Please note that it is not the intent of the board and/or management to cause undue hardship or be disdainful toward the residents/owners at Mondeo Springs in passing these rules and we would appreciate your support in this regard.

Sincerely,
Del Property Management Inc.
Agents for and on behalf of Toronto Standard Condominium Corporation #1737

Maurice Wood
Property Manager

18 Mondeo Drive, Scarborough, Ontario M1P 5C8
Mgmt Office (416) 754-1437 Fax (416) 754-9108 mondeosprings@delcondo.com

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Schedule A

Rules Governing the Use of Units and Common Elements for Toronto Standard Condominium Corporation No 1737 (the Corporation or this Condominium)

The following rules shall be observed by each owner, and the term owner shall include the owner of any unit in the condominium 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 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 AA1 Agreement [as such term is defined in the declaration of the Condominium (the "**Declaration**"), and as contemplated by section 98(1)(b) of the Condominium Act, 1998, S.O. 1998, as amended (the "**Act**")], entered into pursuant to (or in accordance with) the provisions of the Declaration.

2. Water shall not be left running unless in actual use, and no waste, garbage, rubbish, 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, colored, 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, balconies and/or front/rear yard areas, nor shall any exterior doors be removed, replaced or changed in any way, without the prior written

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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, balconies and/or front/rear yard areas, nor shall any mops, brooms, dusters, rugs or bedding be shaken or beaten from any windows, doors, patios, balconies and/or front/rear yard areas, 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 shall sort out their garbage into designated recycling bins located within the designated garbage room/drop-off areas situate 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.

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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 similar apparatus shall be affixed to any unit or common element area.

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 owners 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 meters in height or 6 feet 2 inches 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. Visitors must obtain a visitor parking permit from the Condominium's concierge or gatehouse security personnel (if applicable), in order to be allowed to park between the hours of 2:00 a.m. and 7:00 a.m., 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).

d) All vehicles parked within the underground garage shall display a parking decal attached to the rearview mirror. Replacement decals are available at the management office at a cost to be predetermined by the Condominium's property manager.

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16. Save and except for the communication control unit (designated as Unit 1 on Level 17) and the exclusive-use common element areas appurtenant thereto, no television antennae, satellite dish, aerial, tower or similar structure (nor any appurtenant 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 the common element area.

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

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and/or used solely within the outdoor exclusive-use patio 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 patio 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 patio 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 to 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;

(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 cat that is sufficiently small in both weight and size such that the same can be easily lifted and carried throughout all portions of the common elements by the cats' 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 Condominium's property manager) to remove such pet, permanently remove such pet from the property. All cats must be on the 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

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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, rodentsor 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 units 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 candidates 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 displaced 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. 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.

26. No resident and/or guest shall use any part of the common elements including the recreational facilities for the purpose of movie production, commercials or photo shoots without the expressed written consent of the Board of Directors or the Condominium's property manager.

27. Purchasers or lessees of the dwelling units must register with the concierge and management office prior to moving in, at which time arrangements will be made for reserving use of the moving elevator.

28 All items are in the nature of furniture, equipment, fixtures, or otherwise shall be moved into or out of the building situate within the condominium Corporation by way of the elevator car designated as the moving elevator within the building.

29. The hours of use and the date of moving shall be fixed in advance by arrangement with the concierge.

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30. Conditions may be imposed by the manager upon any new resident with respect to the moving arrangements, so as to accommodate the ongoing quiet enjoyment of the Condominium Corporation building by its residents.

31. Arrangements for using the service elevator for moving in or out must be made in advance at the concierge. All bookings require a damage deposit and the owner must complete the elevator reservation agreement. The deposit will be returned if there is no damage to the elevator. Only the service elevator is to be used for moving in or out.

32. Moves and/or deliveries are restricted to Mondays to Saturdays, commencing at 9:00 a.m. and concluding at 5:00 p.m. Only deliveries are accepted between the hours of 5:00 p.m. and 8:00 p.m. on Mondays to Saturdays. Moves and/or deliveries will be permitted on Sundays and statutory holidays between the hours of 11:00 a.m. and 5:30 p.m.

33. 1. No dog shall be kept or allowed in any unit or on the common elements, including those parts thereof which any owner has the exclusive use.

2. Notwithstanding article 1, one dog, if it is presently owned, kept and maintained by owners or tenant in the unit or in the common element, shall continue to be permitted in the unit and on the common elements, subject to the following provisions;

(a) The dog must be registered with the property manager in accordance with article 2 hereof;

(b) The right of an owner to keep or allow a dog that has been so registered in a unit or on the common elements shall continue only as long as the said owner or tenant continues to own or reside in the said unit;

(c) The death of a registered dog terminates the registration which is not transferable to any other non-registered dog;

(d) No registered dog that is deemed by the board or manager, to be a nuisance shall be kept by an owner or tenant of any unit in the unit or on the common elements. Any owner who keeps a registered dog that has been deemed a nuisance in a unit or on the common elements shall, within two weeks of receipt of a written notice from the board or the manager requesting the removal of the dog permanently, remove such dog from the unit and common elements.

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(e) The grandfathered dogs shall be hand-carried throughout all portions of the common elements when transported to and from the pet owner's dwelling unit.

3. Owners residing in a unit at the time of enactment of this rule shall be entitled to register one dog owned by them with the property manager provided that the dog is kept and maintained in the unit at that time. The property manager shall register the said dog upon receipt of the following information;

(a) The length of time that the dog has been kept in the unit;
(b) An exact description of the color, name and breed of the dog;
(c) Any other distinguishing features of the dog.
(d) A copy of a veterinarian certificate shall be provided by the pet owner to the management office confirming the pet has received all of the required shots or vaccinations.

Mondeo Springs

September 26, 2006

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Toronto Standard Condominium Corporation # 1737
(The Corporation)

Notice of Rule

To All Unit Owners:

(1) Attached please find a copy of new rules or amendments to the rules of the Corporation pertaining to Mondeo Springs Shared Facilities which rules or amendments were duly passed by the Board of Directors on September 19, 2006.

(2) The Board of Directors proposes that these rules and amendments to the rules will become effective on October 31, 2006.

(3) Unit owners have the right to requisition a meeting under section 46 of the Condominium Act, 1998 (the Act). Pursuant to section 58 (7) of the Act, the rules will not become effective until:

(a) The unit owners approve the rules at a meeting of the owners, if the Board of Directors receives a requisition for the meeting under section 46 within 30 days after the Board of Directors has given notice of the rules to the owners; or

(b) 30 days after the Board of Directors has given notice of the rule to the owners, if the Board of Directors does not receive a requisition for the meeting under section 46 within those 30 days.

(4) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose.

Toronto Standard Condominium Corporation #1737
On behalf of the Board of Directors

Cathy Giglio

Cathy Giglio
Secretary

8-18 MONDEO DRIVE, SCARBOROUGH, ONTARIO M1P 5C7 TELEPHONE: 416.754.1437 FAX: 416.754.9108

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RULES REGARDING THE USE OF THE RECREATIONAL FACILITIES AT THE MONDEO SPRINGS CONDOMINIUM PROJECT

(hereinafter referred to as the "Mondeo Club Rules")

PREAMBLE

The embodiment of condominium living is "the communal" aspect of both ownership and lifestyle. The purchase of your dwelling unit brings with it the right to use and enjoy all of the recreational facilities and amenities intended to be shared by the owners, residents, tenants and invitees of Mondeo Springs – Phase 1 municipally described as 8 Mondeo Drive (the "Phase 1 Condominium") and the owners, residents, tenants and invitees of Mondeo Springs – Phase II municipally described as 18 Mondeo Drive (the "Phase II Condominium"), with all of such recreational facilities and amenities, including any equipment contained therein or utilized in connection therewith, being hereinafter collectively referred to as the "Mondeo Club".

Like every community, the Mondeo Club must have rules and regulations to govern the conduct and affairs of its members or users, and these rules are a reflection of the mutual cooperation, consideration and respect that should be shown by each member or user to his or her neighbours. Mondeo Developments Inc. (the "Declarant") has established a set of rules governing the use and operation of the Mondeo Club for adherence by the owners, residents, tenants and invitees of the Phase 1 Condominium and the Phase II Condominium (hereinafter collectively referred to as the "Two Condominiums". Once ownership of the Mondeo club has been formally transferred by the Declarant to the Two Condominiums, then a committee will be formed (hereinafter referred to as the "Shared Facilities Committee") comprised of an equal number of members or representatives appointed by each of the boards of directors of the Two Condominiums, and the Shared Facilities Committee will be empowered to make additional rules respecting the use and operation of the recreational facilities and amenities in order to promote and foster the safety, security and welfare of the members and users of the Mondeo Club.

The rules initially adopted and imposed by the Declarant are rather comprehensive. While there is no intention to burden members and users of the Mondeo Club with a multitude of overly-detailed and incomprehensible duties and obligations that are difficult to remember and enforce, it is nevertheless felt that the enclosed rules are logical (and for the most part, a matter of common sense), and have been designed to enhance the condominium lifestyle concept. Accordingly, you are urged to familiarize yourself with the rules of the Mondeo Club annexed thereto, and to communicate same to members of your family, your tenants and/or guests intending to use the recreational facilities and amenities that your condominium enjoys. A working knowledge of these rules will ensure that the Mondeo Club is a pleasant and safe complex that offers the optimum of enjoyment and maximum usage of its facilities.

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Finally, please keep in mind that the following rules are intended to be read and construed with all changes in gender and/or number as may be required by the context.

DEFINITIONS

In addition to the defined terms otherwise noted herein, the following words, terms and/or phrases shall have the meanings set out below:

The Act:

Shall mean the Condominium Act, 1998, S.O. 1998, as amended (the "Act"). For the purposes of clarity, the use of any words, terms or phrases defined in the Act shall have the same meaning respectively ascribed to them in the Act whenever same are used or referred to in these rules.

Board or Board of Directors:

Shall mean the board of directors of the Phase 1 Condominium and/or the Phase II Condominium (as the context may require), elected pursuant to the provisions of the Act.

Guest:

Shall mean any invitee, licensee, employee, agent and/or contractor of any owner or tenant of a dwelling unit within either of the Two Condominiums, provided such owner or tenant resides with (and is the current occupant of) such dwelling unit.

Manager:

Shall mean the property management company retained by the Declarant to manage the operation of the Mondeo Club, together with its agents, employees or licensees, as the context may require.

Owner:

Owner shall mean the registered owner of a dwelling unit within either of the Two Condominiums.

Reciprocal Agreement:

Shall mean the agreement entered into between the Declarant and the Phase I Condominium (with the Declarant having entered into same for and on behalf of the Phase II Condominium), pertaining to the mutual use and enjoyment of (as well as the cost of maintaining and repairing) the Mondeo Club, as well as any counterpart agreement or other agreement supplementing same.

Recreation Facilities:

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Shall mean the Mondeo Club, comprising the indoor recreation centre designated as unit 9 on level 1 in the Phase 1 Condominium (hereinafter referred to as the "Phase 1 Recreation Centre Unit"), and the indoor recreation centre designated as unit 15 on level 1 in the Phase II Condominium (hereinafter referred to as the "Phase II Recreation Centre Unit"), together with all rooms, facilities, equipment and/or appurtenances thereto which are contained within any of the foregoing units or used in connection therewith.

Resident:

Shall mean an Owner or Tenant (as hereinafter defined) who resides within (and is the current occupant of) a dwelling unit within either to the Two Condominiums.

Tenant:

Shall mean any lessee(s) of a dwelling unit within either of the Two Condominiums.

Mondeo Club Access:

No owner, who is also not a resident, shall be entitled to use the Mondeo Club.

1. Each Resident of a unit shall apply for and obtain an identification/access card. Arrangements to obtain the card should be made with the recreation coordinator or the Manager.

2. A Resident must carry the identification/access card at all times.

3. Each suite may be issued with two guest passes at any one time, which guest passes shall be issued upon such conditions, and upon payment of such charges, as the Manager may determine in its sole and unfettered discretion.

4. Guest passes and identification/access cards must be produced by any Guest and/or Resident upon reasonable demand by the Manager. Upon the sale or lease of his or her dwelling unit, the Resident shall return all identification cards and guest passes to the Manager. In the event that an identification/access card or guest pass is lost or misplaced, a replacement cost shall be paid in the amount pre-determined by the Manager.

5. No owner, who is not also a Resident, shall be entitled to obtain or keep an identification/access card permitting his or her use of the Mondeo Club.

Recreation Facilities

A. Recreation Centre Units

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1. Residents are required to wear shoes, together with a shirt or robe, while using the Recreation Facilities (e.g. while using the gymnasium or the fitness Centre and while walking throughout the Mondeo Club).

2. Each Resident must accompany his or her Guest in the Mondeo Club at all times.

3. Each Resident is responsible for ensuring that his or her Guest is fully aware of all rules and regulations.

4. Children under the age of 16 are not permitted to use the Recreation Facilities without the supervision of a Resident adult.

5. Radio or tape recorders (except the use of personal stereo equipment with headphones at a volume such that same is not audible to others) are not allowed in the Mondeo Club.

6 Pets will not be allowed in the Mondeo Club at any time.

7. The use of the Recreation Facilities may be restricted during any organized activities of either of the Two Condominiums and/or the Declarant.

8. Smoking is not allowed in the Mondeo Club.

9. Food and beverages shall only be allowed in designated areas of the Mondeo Club.

10. The cost of any damage to any of the Recreation Facilities by a Resident and/or Guest will be borne by (and be the sole responsibility of) the Resident.

11. Boisterous behavior of any sort, including yelling, running or rowdyism and other general forms of misconduct are not permitted within the Recreation Facilities at any time, and any person who commits same may be ejected from the Recreation Facilities by the Manager. The Manager shall have the unfettered discretion to determine what constitutes "boisterous behavior".

12. The maximum number of people using or enjoying the Mondeo Club at any one time shall not exceed the capacity allowed by the relevant regulations contained within the Ontario Fire Code, and any regulations promulgated pursuant thereto as well as any other present or future legislation or regulations restricting the number of persons allowed to be present within the Mondeo Club at any one time. The maximum number of people permitted in any room situate within the Recreation Centre Unit

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shall be in accordance with the sign posted in such room, with the sign stating the maximum capacity of the room in accordance with the local fire authority's regulations.

13. The Recreation Facilities shall be used in strict accordance with any sign(s) posted setting out permitted uses. In addition, all Residents and Guests shall use the Recreation Facilities at their own risk, on the express understanding that the Two Condominiums, their respective Boards and the Manager hereby disclaim any responsibility and liability for any loss, damage or injury suffered by anyone using (or traveling through) the Mondeo Club, whether as a result of any negligence or otherwise, and each of the Two Condominiums, their respective Boards and the Manager shall be fully indemnified and saved harmless with respect to (and be released from) any loss, costs, damage and/or liability whatsoever arising or incurred in connection with any injury or damage to persons or property occasioned by the use of the Recreation Facilities by any Resident(s) and/or Guest(s).

14. Camera, cell phones that can be used to capture images, and video recording devices, are not permitted in any change room, pool area and/or aerobics/fitness room.

B. **Swimming Pool**

- Swimming Pool: defined as the enclosed pool area within the Phase 1 Recreation Centre Unit, as well as the whirlpools in the deck area adjacent to the swimming pool.

- Deck Area: defined as the area bounded by the walls surrounding the swimming pool, but excluding the whirlpools within the deck area.

1. The swimming pool is unsupervised, and bathers under the age of 12 are not allowed within the swimming pool (nor within the deck area) unless accompanied and supervised by a parent or guardian who is 16 years of age or over. The total number of bathers in the swimming pool, at any one time shall not exceed 10.

2. No person infected with a communicable disease or having open sores on his or her body shall be allowed to enter the swimming pool.

3. No person shall pollute the water in the swimming pool in any manner, and the spitting of water and blowing of noses in the pool (or on the deck) are prohibited.

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4. No person shall smoke, drink, eat, or bring a glass container into the swimming pool area or deck area.

5. No person shall engage in boisterous play in or about the swimming pool or the deck area.

6. Each bather shall take a shower, using warm water and soap (which shall be thoroughly rinsed off prior to entering the swimming pool).

7. Inflatable children's toys or floats are not permitted in the swimming pool. However, CSA-approved life jackets are permitted in the swimming pool.

8. In the event of an emergency, pick up the wall phone for direct communication to security personnel. In addition, the emergency phone number 911 is posted above the wall telephone in the swimming pool area. This telephone line is designated for emergency use only, and must not be used for any other purposes.

9. Bathing caps must be worn by all persons with hair longer than collar length.

10. Neither diving nor jumping is permitted in the swimming pool.

11. Running is not permitted in the swimming pool nor within the deck area.

12. No Resident or Guest shall permit any child who is not toilet-trained to use the swimming pool. In addition, rubber pants over diapers and/or the changing of diapers is prohibited within the swimming pool.

13. Residents and Guests are required to wear proper attire when in the swimming pool and deck area. Any form of clothing that is considered street clothing (in the ordinary sense) is not considered proper attire (e.g. cut off shorts).

14. Any Resident or Guest who uses suntan oil, lotion, cream or any other sun block or suntanning preparation must first shower and wash same off with soap prior to entering into the swimming pool.

15. Guests wishing to use the swimming pool must be accompanied by a resident.

16. The pool furniture within the swimming pool area (on the deck) <u>is not to be moved outside the swimming pool area</u>. Personal lounge furniture is not permitted in any of these areas.

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17. It is strongly recommended that no one swim alone since the swimming pool is unsupervised.

18. Residents are responsible for the disposal of their own garbage and that of their Guests.

19. No Resident and/or Guest under the age of 16 years are allowed in the swimming pool between the hours of 6:00 a.m. and 8:00 a.m. or 9:00 p.m. and 11:00 p.m.

20. The swimming pool, whirlpool, sauna and change room hours are 6:00 a.m. to 11:00 p.m. daily.

21. No Resident and/or Guest under the age of 14 years are allowed in the whirlpool or whirlpool area.

C. Sauna Rooms

1. No person under the age of 16 may use the saunas, unless accompanied by a Resident 16 years of age or older.

2. For health reasons, a maximum of 5 minutes per use of the saunas is suggested.

3. No food or beverage is allowed in the saunas.

4. No person shall pour water on to the sauna heating elements.

D. Gymnasium

1. Residents are required to wear shirts and non-marking (or non-skid) athletic shoes while using the gymnasium.

2. Drinks or food and glass containers are prohibited within the gymnasium.

3. Booking for the gymnasium may be made up to three (3) days in advance at the concierge desk. A security deposit by cheque (the amount to be predetermined by the manager) must be deposited with the concierge at the time of the booking.

4. The person who has reserved the court must sign in at the concierge desk before going into the gymnasium.

5. Guests must be accompanied by a Resident. The Resident must be a participant of the game.

6. Playing time is one hour and the gymnasium must be vacated promptly once playing time is expired.

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7. The gymnasium will be forfeited if not used within 10 minutes of the time booked.

8. Play for two successive periods is not permitted by Residents or Guests from the same dwelling unit, or combination of dwelling units. However, if the gymnasium is not in use, these same players may reserve it at the Registration Desk 10 minutes after normal time of booking.

9. Cancellation must be made well in advance of booked playing times.

10. The gymnasium/table tennis room agreement is an integral part of these rules.

E. Fitness Centre (the "exercise room")

1. Proper attire is required when using exercise room, and while recognizing the variety of exercise suits and aerobic outfits available today, proper decorum must be exhibited in wearing outfits that do not overly expose the wearer. Shirts and shoes must be worn at all times. No street clothes shall be allowed to be worn, and only non-marking (or non-skid) athletic shoes shall be worn.

2. Residents and/or Guests shall not wear any sort of wet attire, including bathing suits, into the exercise room.

3. No persons under the age of 16 are allowed in the fitness centre.

4. Residents and/or Guests shall treat all equipment with reasonable care and caution.

5. Removal of any equipment from the exercise room for any purpose is strictly prohibited.

6. No food or beverage in a glass container is permitted within the exercise/aerobics room.

7. All Residents and Guests must, after using any machinery or equipment situate within the exercise/aerobics room, wipe such machinery or equipment clean of any perspiration.

8. Mats and exercise equipment must be replaced where they belong after use.

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9. Fitness equipment is to be booked in advance of using equipment, there is a five (5) minute default. If you are not present within five (5) minutes of your booked time, your turn is forfeited.

10. The maximum use of each piece of equipment is 30 minutes per session.

F. **Games Room/Virtual Golf Centre (the "games rooms")**

1. Residents and/or Guests under 16 years of age are not permitted in the games rooms without being accompanied and supervised by a Resident over the age of 16.

2. Food and/or beverages are not permitted in the games rooms.

3. Residents and/or Guests are required to wear shoes and shirts while using the games rooms.

4. Advance reservations are recommended, and will supersede anyone who has not booked the games rooms. Reservations may be made by contacting the concierge desk. Only residents who are trained on the virtual golf centre will be permitted to use the equipment.

5. A booking period is one hour long. Multiple bookings will not be accepted. Exclusive use of the games rooms is prohibited.

6. Cancellation must be made well in advance of booked times.

7. A maximum of two (2) Guests are permitted to play, and they must be accompanied by a Resident. The Resident and his or her Guests must use one (1) billiard table or one (1) table tennis table only.

8. Equipment will be issued by the concierge staff upon receiving a deposit (the amount to be predetermined by the manager) and completing an agreement for use of the games room. The deposit will be returned by the concierge on return of any such equipment.

9. Radios and tape recorders are strictly prohibited in the games rooms.

10. After finishing with the use of the billiard table, the Residents and/or Guests shall ensure that the cues, cue rests and billiard balls are racked and stacked in the proper place. After finishing with the use of any golfing equipment provided by the Mondeo Club, if any, all such equipment must be returned it to the concierge desk. After finishing with the use of any table tennis equipment provided by the Mondeo Club, if any, all such equipment must be returned to the concierge desk.

11. Cues without tips are strictly prohibited from being used within the billiard room, and broken cues are to be delivered to the concierge desk.

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12. The hours of the virtual golf room are Monday to Friday 6:00 a.m. to 11:00 p.m., Saturday and Sunday 8:00 a.m. to 11:00 p.m.

13. The hours of the billiards room and gymnasium are 6:00 a.m. to 11:00 p.m. daily.

14. The billiard games room agreement is an integral part of these rules.

G. **Card Room**

1. Food and beverages are permitted within the card room, but only during such times, and subject to such restrictions, as the Manager may decide from time to time.

2. No furniture may be removed from the card room without the prior consent of the Manager.

3. The use of the card room may be restricted during any organized activities of either of the Two Condominiums and/or the Declarant.

4. The card room is for its intended use only, unless used in accordance with paragraphs (1) one and (3) three of the card room rules.

5. The hours for the card room are 6:00 a.m. to 1:00 a.m. daily.

H. **Party Room/Dance Floor (hereinafter referred to as the "Party Room")**

1. The use of the Party Room is governed by the terms of the declaration of Phase 1 Condominium, and by the Reciprocal Agreement. The Party Room is usable only by those parties and for such purposes contemplated within the declaration of the Phase 1 Condominium and by the Reciprocal Agreement.

2. All bookings for the Party Room shall be made at the concierge desk, and should be made to no more than six (6) months in advance. The Manager may require such information from any party applying for the use of the Party Room, as the Manager deems reasonable or appropriate in its sole discretion.

   The TV in the party room is not used by any resident other than at parties.

3. Reservations can be made with the concierge for special programs and all fees must be paid within three (3) days after the booking is made.

4. The Party Room agreement with the Condominium shall be completed by each Resident wishing to use the Party Room in full and signed by the Resident and returned to the concierge. The Resident must be present during booked events.

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5. The Resident shall provide **a damage deposit plus a cleaning fee,** in such amount as the Manager may determine at the time reservation (hereinafter referred to as the **"Deposit"**). If the Deposit and cleaning fee is not paid to the Manager by way of a certified cheque or bank draft at least two (2) weeks prior to the reserved date, then the Manager shall cancel the reservation.

6. Subsequent to any event being held within the Party Room, the Manager shall determine if any damage has been occasioned to the Party Room and shall notify the Resident who rented the Party Room, in writing, as to such determination. In the event that no damage has been caused, the Deposit, less a reasonable deduction for cleaning charges, shall be returned to the Resident who used the Party Room. In the event that there is damage to the Party Room, then the Manager shall be empowered to apply the whole or any portion of the Deposit to the cost of repairing and rectifying such damage. In the event that the Deposit is insufficient to pay for the damage and cleaning expenses, then the Resident shall immediately reimburse the Manager for all sums expended by the Manager, in excess of the Deposit, in order to repair or rectify the damage and clean the Party Room.

7. Reservations must be cancelled no later than 48 hours prior to the reserved date, except in those circumstances where the reserved date falls on a statutory holiday, in which case the cancellation must be made at least one month in advance of the reserved date. Any cancellations within the final month prior to the reserved date shall result in the forfeiture of the Deposit.

8. Noisy or rowdy behavior is prohibited within the Party Room.

9. No loud music shall be permissible in the Party Room at any time.

10. All functions within the Party Room must be terminated as of 1:00 a.m. and the Party Room must thereafter be immediately vacated by all Residents and Guests.

11. A security guard shall be retained to monitor the access to (and egress from) the Party Room during the reserved event. The cost of retaining said security guard shall be paid for (or reimbursed by) the Resident in whose name the reservation has been made.

12. In no case shall liquor be sold (whether for profit or otherwise) at any function within any Party Room. No alcohol shall be served in the party room after 12:30 a.m.

13. Only events organized by either of the Two Condominiums, a Resident and/or Declarant shall be permitted within the Party Room. However, the access and use of the Party Room shall not be restricted based solely on the desired use of same, provided such use is otherwise lawful and does

not create undue noise, disturbance or inconvenience to other Residents, nor contravene any other rules set forth herein.

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14. Paid-for parties (namely parties that require the selling of tickets) are strictly prohibited except those parties organized by the Declarant and/or the Shared Facilities Committee.

15. The party room agreement is an integral part of these rules.

I. Change Rooms

1. Any Resident or Guest using the change room must supply his or her own lock. In the event that a Resident or Guest leaves items unattended within a change room (i.e. which have not been stored or locked within a locker), then the Resident or Guest shall be fully responsible for any loss or damage occasioned thereto.

2. Lockers within the change rooms are reserved only for the use of Residents and/or Guests.

3. Locks must not be left on any locker overnight.

4. Neither of the Two Condominiums, nor their respective Boards, nor the Manager shall be responsible for any loss or left of or damage to any personal articles belonging to any Resident and/or Guest, howsoever caused or occasioned.

5. No Resident or Guest shall wear any wet or muddy footwear into the change rooms.

6. Boisterous or rowdy behavior or conduct is strictly prohibited within the change rooms.

7. No body or foot powder may be used within the change rooms, inasmuch as same may create a mess and/or a slippery hazardous condition.

8. Dyeing or tinting of hair within the change room area is prohibited.

J. Guest Suites

1. Guest suites are available on a first-come, first-serve basis through the concierge desk. Bookings shall be made no more than six (6) months in advance.

2. The Manager or Shared Facilities Committee may determine such conditions of use of the guest suite as they deem reasonable in their sole and unfettered discretion.

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3. A charge may be levied by the Manager or Shared Facilities Committee for every night use of the guest suite, in such amounts as may be determined from time to time. Payment for the use of the room must be received within 48 hours before the booked date by the management office or the booking will be forfeited. All payments must be by certified cheque or money order payable to the Shared Facilities by the Resident booking the room.

4. An adult resident of the building must book the room, for use by their guests only.

5. Guests are not permitted use of any shared facility without the accompaniment of the adult resident.

6. A maximum stay for the guest of a resident, within the guest suite, is seven nights. Extended period request must be made in writing to the Shared Facilities Committee.

7. The guest suite shall not be occupied prior to 3:00 p.m. on the day of the reservation and on the last day of use, shall be vacated no later than 11:00 a.m. The guest will receive the keys and a set of rules for occupancy from the concierge desk.

8. The telephone is provided for local calls only and for dialing 911.

9. The Resident is responsible for any damages, losses, and liabilities, caused or occasioned by his guests. An inspection of the suite subsequent to the guests stay shall be conducted by the Property Manager or agent on behalf of the Corporation. In the event the damage has occurred then the property management office shall provide a written report to the resident, along with an invoice for payment of all costs, relating to the repair or clean up of the damage.

10. Guests are responsible for all personal items left within the guest suite and the Corporation shall bear no responsibility for the theft, damage, or destruction of any belongings of the guests. Personal items shall be retained by the Corporation for a period of 30 days at which time if the articles are not claimed will be deemed to be abandoned and be disposed of.

11. Guests of the resident shall sign a written acknowledgment agreeing that the occupancy of the guest room does not create the relationship of Landlord and Tenant as between the Corporation and the guest.

K. Barbecue Rules

1. The use of the facility is restricted to residents and their guests. Resident must accompany his/her guest(s) at all times when using the barbecues.

(E20)

2. A maximum of four (4) guests and two (2) residents per suite are permitted per barbecue.

3. Children must be supervised and accompanied by an adult at all times.

4. Appointments for use of the barbecues are to be made at the concierge desk. (One barbeque per suite basis) A key deposit (the amount to be predetermined by the manager) in the form of a cheque made payable to Mondeo Springs Shared Facilities must be submitted to the concierge at the time of booking the appointment.

5. The use of the barbecues is limited to one (1) hour. Residents and guests may remain in the barbecue area for a maximum of two (2) hour time frame.

6. The gas valve shall be locked in the closed position after each use.

7. Each user must clean-up after using a barbecue by cleaning the grill surface with a wire brush provided.

8. All garbage must be wrapped, tied and placed in the disposal containers.

9. The Resident(s) is/are responsible for personal injuries, losses, liabilities or damage of property, caused or occasioned by his/her Guests. In case there has been damage occasioned to the barbecue equipment or surroundings by the Residents or their Guests, then the Property Manager shall provide a written report to the Resident, along with an invoice for payment of all costs, relating to repair or clean up of damage.

10. Guests are responsible for all personal items left within the barbecue area and the Corporation shall bear no responsibility for the theft, damage, or destruction of any belongings of the guests.

11. Each resident eligible to use the barbecue is responsible for ensuring that any guests are fully aware of all the rules and regulations.

12. The Corporation is not responsible for personal injuries, loss or damage of property.

13. No smoking is allowed in the barbecue area.

14. The Recreation Committee reserves the right to permit exclusive use of the barbecues for in-house activities arranged under the authority of the Committee for the benefit of all residents.

15. The barbecues may be used between the hours of 9:00 a.m. to 8:00 p.m. with 8:00 p.m. name the last appointment.

16. No glass or metal containers (other than cookware), or be construed as a safety and health hazard may be brought into the barbecue area.

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17. The use of tape players, radios etc. are limited to headsets.

18. The barbecue agreement is an integral part of these rules.

L. **Theatre Room**

1. The Theatre Room may be used by residents and their guests solely for watching movies or videos as well as privately booked functions.

2. The Theatre Room can be booked exclusively for a period of three (3) hours by an adult resident.

3. An adult resident, no less than 18 years of age, may book the Theatre Room for exclusive use.

4. All Theatre Room bookings must be made a minimum of seven (7) days and a maximum of two (2) months in advance and are on a first-come, first-served basis. Only one reservation will be held for any given suite at any given time. The Shared Facilities Committee reserves the right to determine how such bookings may be handled. Bookings must be cancelled by giving at least 48 hours notice.

5. An all-inclusive guest list (a maximum of 24 persons is allowed in the Theatre Room) is to be provided to the management office two (2) days prior to the booking. The use of the Theatre Room cannot be considered confirmed until the signed contract and the management office has received cheques.

6. Residents must arrange to greet their guests at the trade entrance and direct them to the Theatre Room. At no time may any common area doors be propped open to accommodate entry.

7. Theatre room guests are not allowed entry to any other facilities other than the common area washrooms and Theatre Room.

8. The viewing of pornographic or X-rated videotapes/DVDs is strictly prohibited within the Theatre Room.

9. The Theatre Room and all common areas are strictly non-smoking area. No food is allowed inside the room.

10. A security deposit by cheque or money order (amount to be pre-determinded by the manager) must be deposited with concierge desk at time of booking. This deposit will be returned providing there is no

damage. All the unclaimed cheques will be sent to management office and will be destroyed after three (3) months of the issued date.

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11. Applicants must ensure that the Theatre room is vacated by guests at the end of the showing.

12. The Theatre room agreement is an integral part of these rules.

M. **Enforcement of Club Rules**

1. The rules of the Mondeo Club shall be enforced in accordance with the terms of the Act, the respective declarations of each of the Two Condominiums, and the Reciprocal Agreement, and upon such further terms as the Manager or the Shared Facilities Committee may deem advisable, in their sole and unfettered discretion, from time to time.

2. In addition to any other powers regarding the enforcement of the rules herein set forth which the Manager or Shared Facilities Committee may have by virtue of the Act, the respective declarations of the Two Condominiums and/or the Reciprocal Agreement, the following enforcement regime shall prevail unless the breach or contravention of any rule creates an emergency situation, or in the opinion of the Manager or the Shared Facilities Committee, a more expedient remedial approach is required, namely;

   a) The offending or responsible Resident shall be notified in writing with respect to the first breach or offense, by the Manager and/or by the Shared Facilities Committee, and shall be given 14 days within which to rectify the violation or to signify the Resident's willingness to comply with the rules in the future;

   b) Upon the second breach or offense, the offending or responsible Resident shall be given written notice thereof and shall be required to signify to the Manager and/or the Shared Facilities Committee in writing, within two days after receiving the Resident's receipt of the aforesaid notice, but the Resident shall comply with the rules in the future; and

   c) Upon the third breach offence, and with respect to any further breaches or offenses committed by the offending or responsible Resident, the Manager and/or the Shared Facilities Committee may order the Resident to provide a security deposit to ensure future compliance with the rules by such Resident and/or his or her Guest, and said security deposit will be subject to forfeiture in the event that any further breach or contravention of the rules is occasioned by such Resident and/or his or her Guest.

3. In the event that any of these rules require an Owner to pay monies hereunder and such monies are not paid within 30 days of demand therefor, such monies shall be deemed to be common expenses payable by such Owner and the condominium corporation in which such Owner resides shall be permitted to place a lien on title to the Owner's units in order to enforce payment of such monies.

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Mondeo Springs

October 22, 2014

Preamble to Rule Number 35

There have been recurrent reports of bedbug infestations throughout the City of Toronto.

The Board of Directors has therefore passed a rule to control and prevent possible infestations from occurring at Mondeo Springs.

The rule requires that all mattresses and box springs be encased/sealed in disposable plastic bags prior to being moved in or out of the building or across the common elements.

These disposable bags will be available for purchase at the management office.

Please note the adoption of this rule is for the purpose of prevention and not a reaction to any significant bedbug infestations at Mondeo Springs.

Board of Directors

Toronto Standard Condominium Corporation #1737

8 MONDEO DRIVE, SCARBOROUGH, ONTARIO M1P 5C7
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Mondeo Springs

October 22, 2014

Toronto Standard Condominium Corporation # 1737
(The Corporation)

Notice of New Rule

To all unit owners:

Re; Proposed new rule # 35

Mattresses and box springs must be encased/sealed in a disposable plastic bag prior to being moved in or out of the building or across the common elements; as failure to do so may constitute both a health hazard and a nuisance. Plastic bags are available at the Condominium Corporation's management office at a cost to be predetermined by the Condominium's property manager.

(1) The above proposed new rule #35 of the Corporation pertaining to moving of mattresses over the common elements in general was duly passed by the Board of Directors on October 22, 2014.

(2) The Board of Directors proposes that this new rule will become effective on December 1 , 2014.

(3) Unit owners have the right to requisition a meeting under section 46 of the condominium act, 1998 (the Act). Pursuant to section 58 (7) of the act, the rule will not become effective until;

(a) The unit owners approve the rule at a meeting of the owners, if the Board of Directors receives a requisition for the meeting under section 46 within 30 days after the Board of Directors has given notice of the rules to the owners; or

(b) 30 days after the Board of Directors has given notice of the rule to the owners, if the Board of Directors does not receive a requisition for the meeting under section 46 within those 30 days.

(4) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose.

Toronto Standard Condominium Corporation # 1737
On behalf of the Board of Directors;

Brent Wallace, Secretary

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