York Region Condominium Corporation No. 845

PARK TERRACE
CONDOMINIUMS

Administrative Offices:
Suite 500,
3650 Victoria Park Avenue,
North York, Ontario,
Canada M2H 3P7
Telephone (416) 491-2222
Fax (416) 491-7753

April 15, 1998

TO: THE UNIT OWNERS OF YORK REGION CONDOMINIUM CORPORATION NO. 845

Rules and Regulations Governing the Use of the Common Elements

Pursuant to Section 29 of the Condominium Act, your Board of Directors has made new rules governing the use of the common elements comprising York Region Condominium Corporation No. 845 by a resolution passed at a meeting held on April 15, 1998. These new rules are not intended to replace the currently existing rules passed by the Board of Directors, but to supplement and amend them if inconsistent.

A copy of the new rules is being delivered to you with this letter and shall constitute formal notice to you of the new rules.

Under the Condominium Act, these rules shall become effective thirty (30) days after notice of the rules has been given to each owner, unless the Board is in receipt of a requisition in writing made by owners who together own at least fifteen percent (15%) of the units, requiring a meeting to be called in order to consider and approve the rules.

The Board expects that all of the owners will have received notice of the rules by April 24, 1998. Accordingly, the new rules will be effective as of May 25, 1998.

Any questions regarding the rules should be addressed to: York Region Condominium Corporation No. 845, Suite 500, 3650 Victoria Park Avenue, North York, Ontario M2H 3P7.

Yours very truly
Board of Directors

Per:

Jim Canale
President

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Rules and Regulations Governing the Use of the Common Elements

YORK REGION CONDOMINIUM CORPORATION NO. 845

Made and Passed on the 15th day of April, 1998

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, members of the owner's family, his tenants and their respective invitees and/or licensees.

32.1. No owner of a unit nor his tenant nor members of the household or guests of any unit owner shall walk his or her pet on any soft landscaped area including, but not limited to, lawns, flower beds and shrubbery beds.

32.2 No owner of a unit nor his tenant nor members of the household or guests of any unit owner shall permit his or her pet to defecate or urinate in hallways, elevators, stairwells, the garage, all hard and soft landscaped areas and/or other common areas.

32.3 When it has been determined that a pet residing or visiting in a unit has excreted on and/or caused any damage to the common elements, the unit owner shall be financially responsible for the clean-up of any animal excrement and for the restoration of any damage whatsoever caused by the actions of said pet. The cost of the clean-up and/or restoration shall be determined at the discretion of the Board of Directors.

Dated at Thornhill, Ontario this 15th day of April, 1998

YORK REGION CONDOMINIUM CORPORATION NO. 845

Per: _____
President

Per: _____
Secretary

York Region Condominium Corporation No. 845

PARK TERRACE
CONDOMINIUMS

Building Address:
81 Townsgate Drive
Thornhill, Ontario
L4J 8E6

Telephone 905- 709-1539
Fax 905-709-1540

May 12, 2003

**TO: THE UNIT OWNERS OF
YORK REGION CONDOMINIUM CORPORATION NO. 845**

**Rules and Regulations Governing the
Use of the Common Elements and Units**

Pursuant to Section 58 of the Ontario Condominium Act, S.O. 1998, c. 19 and S.O. 2000, c. 26 your Board of Directors has made a new rule governing the use of the common elements and units comprising York Region Condominium Corporation No. 845 by a resolution passed at a meeting held on April 24, 2003.

A copy of the new rule is being delivered to you with this letter and shall constitute formal notice to you of the new rule.

Under the Ontario Condominium Act, the rule shall become effective thirty (30) days after notice of the rule has been given to each owner, unless the Board is in receipt of a requisition in writing made by owners who together own at least fifteen (15%) percent of the units, requiring a meeting to be called in order to consider and approve the rule, pursuant to Section 46 of the Ontario Condominium Act 1998.

The Board expects that all of the owners will have received notice of the rule by May 14, 2003. Accordingly, the rule will be effective as of June 14, 2003

Any questions regarding the rule should be addressed to the Board of Directors, York Region Condominium Corporation No. 845, 81 Townsgate Drive, Thornhill, Ontario, L4J 8E6, Attention: Management Office.

Yours very truly,
Board of Directors

Per:

Anna Tenagila
Vice President

York Region Condominium Corporation No. 845

PARK TERRACE
CONDOMINIUMS

Building Address:
81 Townsgate Drive
Thornhill, Ontario
L4J 8E6

Telephone 905 - 709-1539
Fax 905 - 709-1540

Rules and Regulations Governing the Use of the Common Elements and Units

YORK REGION CONDOMINIUM CORPORATION NO. 845

Made and Passed on the 24th day of April, 2003

The following rule 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, members of the owner's family, his tenants and their respective invitees and/or licensees.

100.1 The maximum number of persons per dwelling unit, including residents, members of the resident's family and their respective guests, permitted in the pool and on the deck within the swimming pool enclosure is four (4). Should the number be exceeded, the Condominium Corporation will take appropriate action, such action to include closure of the pool if necessary.

Dated at Thornhill, Ontario this 12th day of May, 2003

YORK REGION CONDOMINIUM CORPORATION NO. 845

Per:

A Tenaglia

Anna Tenaglia
Vice President

York Region Condominium Corporation No. 845
81 Townsgate Drive
Thornhill, Ontario

SCHEDULE OF AGREEMENTS

Service	Supplier
SECTION 111	
Property Management:	Brookfield Residential Services Ltd.
SECTION 112	
Air Conditioning	York International
Electrical	Electrical Safety Authority
Elevator	Thyssen Dover
Fire & Life Safety	Profire Safety Services
Gas Supplier	Ontario Energy Service Corporation
Generator	Total Power
Hydro Contract	Ontario Energy Service Corporation
Janitorial	L.B. Cleaning Services
Landscaping & Snow Removal	Beaver Gardening
Laundry Facilities	Coinamatic
Pest Control	West Dale – PCO
Pool/Recreation Whirlpool	Service Plus Aquatics Inc.
Preventative Maintenance	York International
Security	Primary Response Inc.