York Region Condominium Corporation No. 845

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December 18, 1995

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 29 of the Condominium Act, your Board of Directors has made new rules governing the use of the units and common elements comprising York Region Condominium Corporation No. 845 by a resolution passed at a meeting held on October 25, 1995. 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 (15%) percent 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 December 29, 1995. Accordingly, the amended rules will be effective as of January 28, 1996.

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

Yours very truly,
Board of Directors

Per:
Jim Canale
President

YORK REGION CONDOMINIUM CORPORATION NO. 845
81 TOWNSGATE DRIVE, THORNHILL, ONTARIO L4J 8E6

RULES AND REGULATIONS

"Governing Use of The
Common Elements and Units"

Passed by the Board of Directors
of the Corporation at a meeting
held on the 25th day of October, 1995

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PARK TERRACE ONE
YORK REGION CONDOMINIUM CORPORATION NO. 845
CONSOLIDATED RULES AND REGULATIONS

Preamble

Before setting out the rules for Park Terrace One, it is necessary and important to understand the reasons for rules. It is equally important to consider and accept philosophically any impact those rules may have on individual lifestyles.

We have 125 individual suites or "homes" in Park Terrace One. If those 125 homes were private houses on a typical residential street, with each having its own plot of ground, they would stretch for block after block. They would be well insulated from each other by distance. This is not so at Park Terrace One, or indeed at any highrise condominium. Here our 125 homes are constructed vertically on a relatively small plot of ground. The typical resident has neighbours on both sides, overhead and under him, separated by only a structure. Organization and policies are required to protect the peace and privacy of everyone in our building.

Consider some of the basic but important differences that must exist between living in a private house on a residential street, and living in a highrise condominium.

Because he or she owns the house and grounds, the owner of a private dwelling has a lot of individual liberties relative to that dwelling. The outside can be painted any colour, the garage kept cluttered, his own pets can foul the owner's property, a boat and trailer can be left in the driveway... all of these because the owner does own the house and grounds.

Not so in our highrise condominium. A suite owner does not own (for his own use absolutely) any of the grounds around the building. He does not own the lobby, the hallways, the stairwells, the recreational facilities, elevators and many other areas of our complex. All of these 'non-owned' areas are designated as 'Common Elements'.

A resident can decorate the inside of his or her suite to taste, but the hallway is a common element.

The foregoing attempts to demonstrate that in a condominium corporation like ours there simply must be rules and regulations.

It further attempts to demonstrate that those who opt for condominium living should be prepared to accept the rules and regulations with the understanding they are in place to protect and preserve the quality of life in Park Terrace One. While it may seem at the outset that rules prohibiting smoking in the elevators, or storing boats in a garage space are infringements of personal and individual liberties, they are not. In reality they represent an attempt to protect the rights of the majority and to preserve and maintain the high quality of our building and grounds.

Indeed, any resident should be prepared to live by the Golden Rule of Condominium Living. That Golden Rule states:

> "Every resident should understand that Park Terrace One was planned, developed and sold in units as a luxury, adult lifestyle condominium. The use and enjoyment of each person shall be tempered with due regard for the corresponding use and enjoyment of others so all occupants may equally enjoy the highest and best use of their units and related facilities."

The following rules are made pursuant to Section 29 of the Condominium Act, Revised Statutes of Ontario, 1990, c.26, and shall be observed by the owners and ordinary occupants of units in York Region Condominium Corporation No. 845.

Any loss, cost or damages incurred by the Corporation by reason of the breach of any Rules 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, in accordance with By-law No.1.

Owners and residents are all reminded that they are obliged to comply with all provisions of the condominium declaration and by-laws in addition to the Rules and Regulations set out here.

UNITS

1. No owner or resident shall do, or permit anything to be done in his/her unit or bring or keep anything therein which will in any way increase the risk of fire on the rate of fire insurance premiums on the building, or on property kept therein, or obstruct or interfere with 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 federal or provincial statute or municipal by-law.

2. No owner or resident shall overload any electrical circuit.

3. No storage of coal or any combustible or offensive goods, provisions or materials shall be kept in the units or common elements. No propane or natural gas tank shall be kept in the units or the property, or carried through or up the side of the building.

4. Water shall not be left running unless in actual use. The repairs of leaking taps and toilets shall be the responsibility of the suite owner or resident.

5. The toilets and the water apparatus, such as sinks, baths, showers and washing machines shall not be used for purposes other than those for which they are constructed, and no sweeping, garbage, rubbish, rags, or other substances shall be thrown therein. Any damage resulting from misuse or from unusual or unreasonable use of these shall be borne by the owner who or whose family, guests, visitors, servants, or agents have caused such damage.

6. Due to the increased water pressure in a highrise both taps to any washing machine must be shut off when not in use. (Failure to do so could result in water damage and partial financial responsibility to the resident).

7. No owner or resident shall permit any infestation of pests, insects or rodents to exist at any time in the unit or abutting common elements. All owners and residents shall report pests, insects or rodents at once to management who will arrange to eliminate the infestation.

8. Owners and residents must permit entry to their units to personnel authorized by the Board for the purpose of conducting pest control operations, including any spraying program. Owners and residents shall prepare their units in the manner prescribed by the Board or its authorized

personnel, and shall cooperate in order to carry out the full intent of this rule.

9. No boundary wall, load-bearing partition wall, floor, door or window, toilet, bathtub, wash basin, sink, heating, air-conditioning, plumbing or electrical installation contained in or forming part of a unit shall be installed, removed, extended or otherwise altered without the prior written consent of the Corporation provided, however, that the provisions of this subparagraph shall not require any owner to obtain the consent of the Corporation for the purpose of painting or decorating, including the alteration of the surface of any wall, floor or ceiling which is within any unit.

10. No auction sale shall be held on the property.

WINDOWS

11. Nothing shall be thrown out of the windows, balconies or doors of the building. No mops, brooms, duster, rugs, or bedding shall be shaken or beaten from any windows, balcony or door, or in hallways or those parts of the common elements over which the owners has exclusive use.

12. Nothing shall be placed on the outside of window sills or projections.

13. No awnings or shades shall be erected over and outside of the windows. No foil or covering shall be placed on the inside of windows except for blinds, curtains or drapes.

14. No television antenna, C.B. Antenna, aerial or similar structure and appurtenances thereto shall be erected on or fastened to any unit.

HALLWAYS

15. No mats, racks, rugs, boots or clothing shall be left in the hallways of the building.

16. The hallways must be kept clear of all goods, garbage, dirt, or debris at all times. Every door to suites must be kept closed to maintain air pressure in hallways.

17. Persons must be adequately dressed (shirt, slacks, bathrobe, etc. and shoes or sandals) in common areas (lobby, halls and elevators).

18. Any litter or garbage dropped or <u>deposited</u> in any hallways shall be picked up forthwith by the person responsible and the

hallway restored to the condition it was in before the litter or garbage was dropped or deposited.

19. Children under age of twelve are not to be left unattended in the lobby, hallways and grounds for safety reasons.

BALCONIES

20. Balconies shall not be used for storage or hanging or drying of clothes. Only seasonal furniture is allowed on balconies. No propane barbecues are permitted on balconies or patios.

21. Structural changes or additions may not be made to the balconies.

22. In the interests of safety such items as flower pots must be positioned so that there is absolutely no risk of them falling to the ground and must not be projected outside the balconies.

GROUNDS

23. Sidewalks, entry, passageways, walkways and driveways used in common by the owners and residents shall not be obstructed by the owners or residents, their property or motor vehicles, or used by them for any purpose other than for coming in or going out from the building.

24. No one shall harm, mutilate, destroy, alter or litter the common elements, or any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds.

25. No building, structure or tent shall be erected and no commercial trailer or recreational vehicle with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained in or on any part of the common elements.

26. Ball playing, golf, lawn darts, cycling and roller blading are not permitted on the common elements.

ELEVATORS AND LOBBY

27. Smoking is not permitted in the common element areas e.g. lobby, stairwells or elevators.

SIGNS

28. Except as provided below, no signs, advertisements or notices shall be inscribed, painted, affixed or placed on any part of the inside or outside of the building or common elements.

29. The lobby bulletin board is for notices from the Board only.

30. Notices on Level P-1 and P-2 bulletin boards must be approved and initialled by management prior to being posted.

EMPLOYEES

31. No owner or occupant shall hire or engage the assistance of any employee working for the corporation during the employee's regularly scheduled work hours.

PETS

32. No animal shall be kept or allowed upon the common elements unless being carried or on a leash. No animal that is deemed by the Board in its absolute discretion to be a nuisance shall be kept by an owner in any unit nor upon the common elements. Such owner shall, within two (2) weeks of receipt of a written notice from the Board requesting removal of such animal, permanently removes such animal from the property.

GARBAGE

33. An owner or resident shall not place, leave or permit to be placed or left in or upon the common elements including those of which he has the exclusive use, any debris, refuse or garbage.

34. All garbage must be placed in plastic garbage bags, securely tied, and deposited in the chutes located near the elevators on each floor. No garbage is to be left on the chute room floor.

35. Cardboard boxes and other items that will not fit down the chutes are to be broken down by the resident and brought down by same to the garbage containers at the delivery entrance at the west side of the building on the ground floor.

36. The garbage chute shall be used only between the hours of 8:00 a.m. and 10:00 p.m. It is unavoidably a noisy operation which could disturb the sleep of neighbouring owners at other hours.

NOISE

37. Owners and residents, 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.

38. No repairs, except emergency repairs, are to be made in any unit before 8:00 a.m. or after 8:00 p.m., if the repair disturbs or is likely to disturb the comfort or quiet enjoyment of the property by other owners or residents.

39. All floors in units, except bathrooms, kitchens and utility rooms must be carpeted to prevent structural sound transmission.

40. No noise caused by any instruments or other device or equipment which in the opinion of the Board may be calculated to disturb the comfort of the other owners shall be permitted.

SECURITY

41. Canvassing for any purpose or cause except for political campaigns during election periods, is not permitted, unless written permission is received from the Board. Owners and residents must report at once any canvasser to the Superintendent, Property Manager or Security person.

42. No one shall change any locks or locks in a residential unit or the common elements or place any additional lock on any door in or to any residential unit or the common elements, without first obtaining the written approval of the Board. The lock must be keyed to the master key system of the building.

43. Prior to leaving the unit for any extended period of time, each resident shall arrange to stop delivery of newspapers and any deliveries and inform management that the resident is on vacation or away from the unit for an extended period of time and that all such deliveries have been suspended. Newspapers and other items delivered to a unit and not picked up after reasonable time may be removed by the Property Manager.

44. If guests are given permission to occupy a residential unit during a resident's absence, the Property Manager shall be notified in writing of the name of such guests, dates of occupancy and their automobile licence numbers. No guests will be admitted to the property nor permitted to occupy any residential unit unless such information is so provided.

45. No owner or resident shall permit anyone who is not personally known to such owner or resident to enter the building by following them through a locked door. All owners and residents shall use their keys and all visitors shall enter by using the security Aiphone system or by entering with the person they are visiting.

46. No 'For Sale Open House' signs are permitted. No signage is permitted anywhere in or on the property. Agents must escort potential buyers (by appointment) to\from the suite, and accompany same to the exit doors of the building.

MOVING

47. Upon moving from a residential unit, the owner or occupant vacating the premises shall surrender all of the common element keys, and any garage remote control device in his possession or control to the Property Manager so as to enable these to be passed on to the new resident(s)of the residential unit. Purchasers or tenants acquiring a residential unit must register with the Property Manager prior to the moving-in date at which time arrangements will be made for delivery of the common elements keys and garage remote control device if in the possession of management.

48. Furniture and equipment shall be moved in or out of the building only by the elevator designated by the Property Manager or Superintendent for such purpose. The time and date of moving shall be predetermined by arrangements with the Property Manager. No heavy furniture to be dragged along the hallways, stairwells and landing.

49. Moves into and out of the building shall take place only during the hours of 8:00 a.m. to 5:00 p.m. Monday to Saturday by prior arrangements and with at least 48 hours notice to the Property Manager. Moving is not allowed on Sundays or statutory holidays.

50. Residents moving in and out of the building will be held responsible for any damage caused to Corporation property or to the building during such move.

51. Moving furniture or equipment or boxes in or out through the front lobby is prohibited. Only the moving room and service elevator may be used for this purpose.

LEASING UNITS

52. Unit owners who intend to lease their units shall provide their prospective tenants with copies of the Declaration, By-Law and Rules and Regulations of the Corporation and shall arrange for said tenants to attend at the Property Management Office prior to moving in, to execute a document whereby the tenant agrees to abide by the Declaration, By-law and Rules of the Corporation and provide additional information required. No tenant who has not signed such agreement shall be permitted to move into the building.

TENANCIES

53. Owners shall ensure that their tenants strictly comply with the provisions governing the use and occupation and leasing of residential units as set forth in the Declaration. If an owner fails to obtain the statement and covenant from his tenant as required pursuant to the Declaration, or fails to ensure his own compliance and that of his tenants with the requirements of the Condominium Act, the Declaration and the Rules, any person or persons intending to reside in the residential unit and common elements shall be considered to be an unauthorized person and entry to the building or any part of the common elements including the recreational amenities may be expressly denied by the Property Manager until such person(s) and the owner have fully complied with the Act, the Declaration and the Rules.

54. Within 20 days of ceasing to rent his residential and/or parking unit (or within 20 days of his being advised that his tenant has vacated or abandoned such unit(s), as the case may be) the owner shall notify the Property Manager in writing that the unit is no longer rented and the owner shall be personally responsible to the Corporation for the return of any keys, parking garage remote control device or similar means of identification or access initially provided to such tenant and for any additional costs incurred by the Corporation by reason of the owner's failure to comply with this rule.

PARKING AND GARAGE

55. No motor vehicle, trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind (hereinafter referred to as a "motor vehicle") shall be parked on any part of the common elements other than in a designated parking space and/or unit. No motor vehicle shall be parked in such a way that it extends into the driveways, ramps, access areas or neighbouring spaces.

56. No motor vehicle other than a private passenger automobile, motorcycle, station wagon or commercial vehicle other than a one-half ton pick-up truck with uncovered rear end and sills not exceeding four feet in height shall be parked on any part of the common elements (including any part thereof of which any owner may have the exclusive use).

57. Parking is strictly prohibited in all areas designated as fire routes.

58. Parking in the traffic circle is permitted only to drop off or pick up passengers.

59. All residents must park their vehicle(s) in the indoor parking spaces and/or units set aside for their exclusive use in P-1 and P-2 garage levels.

60. The visitors' parking area is for visitors' motor vehicles only. No owner or resident is permitted to park a motor vehicle in the visitors' parking area at any time. Violators will be penalized with police issued parking tags. Persistently offending vehicles may be towed away at the expense of the owner.

61. There shall be no overnight guest parking in the visitors' parking without obtaining a parking permit from Security. Parking permits are valid only for the vehicles, times and dates stated on the face of the permit. It is the Resident's responsibility to ensure that his overnight guests have proper permits to avoid ticketing and/or towing of the guest's vehicle.

62. No motor vehicle that is not in operating condition or properly licensed for operation shall be parked or left on any part of the common elements, nor in the parking spaces and/or units.

63. No owner or visitor may make any repairs to a motor vehicle, change oil or other lubricants or wash a vehicle on any part of the common elements, or exclusive use parking spaces. Oil or other motor vehicle leaks or stains are to be cleaned up

immediately to prevent soiling of the halls and elevators. Damage to the parking garage as a result of spilled oil or gasoline must be the responsibility of the owner.

64. Speed of motor vehicles in the driveway areas and underground garage is limited to the speed posted.

65. Motor vehicle lights must be turned on while driving in the garage.

66. No storage is allowed in the underground garage. Residents shall not store or leave in their exclusive use parking space and/or unit any object, including lumber, cans, bottles, boxes or containers. Residents shall maintain their parking space and/or unit in a clean and tidy condition.

67. All vehicles must obey posted signs on Corporation property.

68. Bicycles shall be brought to the building through the rear door only and may be kept at P2-level where bicycle racks are available.

LAUNDRY ROOM

69. The laundry room is not to be used for washing hair or items that are likely to cause plugging of the drains or damage the machinery or equipment.

70. Owners and residents must remove fluff from tubs and dryers so that the machines are clean for the next user. No dying of clothes is permitted.

71. The laundry room is not to be used before or after the hours posted; 8:00 a.m. to 11:00 p.m.

WHIRLPOOL AND SAUNAS

Notes:

The saunas and whirlpool should be used with caution. Heat can place undue stress on the heart. Please check with your physician if there is any question of your health.

72. For safety reasons, children under the age of sixteen are not permitted to use the saunas or whirlpool.

73. Guests using the whirlpool or saunas must be accompanied by an adult resident at all times (maximum of two guests per suite unit).

74. Each bather shall take a shower with soap before entering the whirlpool. All oils, soaps and other substances must be washed off before entering the whirlpool.

75. Hair cutting and shaving is not permitted in the saunas or change rooms.

76. Residents and guests shall wear proper cover-ups and footwear when in transit to and from the recreational facilities and while in the recreational facilities.

77. No person with a communicable disease or having open sores on the body shall enter the sauna or whirlpool (This is also an Ontario Government Regulation).

78. Water shall not be poured on the heating elements in the saunas as it will damage the heating unit.

79. Buckets, containers, glass and newspapers are not permitted in the saunas or whirlpool areas.

80. Use of portable radios or tape players and musical instruments are not permitted in the whirlpool or sauna areas except with earphones.

81. No smoking, food or beverages permitted in the whirlpool or sauna areas.

82. Identification tags must be visible.

SQUASH AND TENNIS COURTS

83. The squash and tennis court facilities are solely for the use of residents and occasional guests who must play with an adult resident.

84. Reservations for the courts shall be made by registering in the reservation books at the gatehouse for periods of one hour. Reservations are on a first come first served basis on the day of play. Reservations will not be held beyond five minutes of the reservation time.

85. Play periods are limited to one hour.

86. Court etiquette should be observed at all times. At the end of playing time, players must yield the courts to those waiting to play.

87. Proper attire including tops and non-marking shoes must be worn at all times. Street shoes are not permitted on the courts.

88. Proper safety precautions must be observed on all courts. It is strongly recommended that appropriate eye protection be worn on the squash courts.

89. No smoking, food or beverages permitted on the courts.

90. Identification tags must be visible

EXERCISE ROOM

91. This room is solely for the use of residents and occasional adult guests accompanied by a resident.

92. For safety reasons, children under sixteen are not permitted to use this room or the equipment unless accompanied by an adult resident.

93. Shirts and suitable gym shoes must be worn at all times, and a towel should be used where the body comes in contact with the equipment (Bathing suits are not considered proper attire).

94. Permission must be obtained from others in the room before playing a radio or other musical instrument.

95. No smoking, food or beverages permitted in the exercise room.

96. Identification tags must be visible.

97. Equipment may not be removed or borrowed from this room.

98. Persons using this room must leave it in a clean and tidy condition.

SWIMMING POOL

99. The maximum number of bathers permitted on the deck and in the pool shall be determined by the municipal authority. Persons using the pool must co-operate with this requirement. Should the bather load be exceeded, the pool will be closed.

100. No person infected with a communicable disease or having open sores on the body shall enter the swimming pool.

101. Each person shall take a shower using warm water and soap and thoroughly rinse off all soap before entering or re-entering the deck.

102. No person shall pollute the water in the swimming pool in any manner. Spitting or spouting of water and blowing the nose in the pool or on the deck is prohibited.

103. Identification tags will be made available through the Management Office as follows:

    - Two tags for residents' own personal use. These two tags may not be loaned to others. One tag may be used by two persons.

104. Residents and guests must be in possession of their identity tag when using the pool.

105. Guests must be accompanied by an adult resident when using the pool.

106. Children under twelve years of age may use the swimming pool only when accompanied by a parent or his agent, who is not less than sixteen years of age, who is held totally responsible and accountable.

107. Children under the age of three or lacking toilet training shall not be permitted to use the facilities. Rubber pants over diapers and/or diapers are not permitted in the pool area. If the pool is fouled, the resident responsible for the individual fouling the pool will have to bear the cost of cleaning and disinfecting the pool.

108. Use of the swimming pool by children or adults shall also be subject to any applicable government health and/or safety regulations.

109. For safety reasons, no person shall engage in boisterous play in or about the swimming pool. Diving is not permitted.

110. For health and sanitary reasons, bathing caps must be worn by all users with hair longer than mid-neck length.

111. Residents and their guests must wear proper cover-ups and footwear when going to and from their suite to the pool area.

112. Proper attire must be worn in the pool. Cut off shorts are not proper attire. No street clothes are permitted in the pool area.

113. Use of portable radios or tape players are not permitted in the pool area except with earphones.

114. No smoking, food or beverages are permitted in the pool area. No person shall bring a glass container onto the deck or into the pool. Water in plastic containers is permitted.

MULTI-PURPOSE ROOM

115. The multi-purpose room is primarily intended for the use of the residents of Park Terrace One for group social functions and condominium business meetings. Certain dates may be reserved by the Social Committee so that the facility may be shared by all the residents on those days. This use will take precedence over all other requests.

116. With the Board's permission only, this room may be booked by an owner or resident for his or her personal use only, and not on behalf of any non-resident. A resident is one whose permanent address is 81 Townsgate Drive, Thornhill, Ontario.

117. All bookings must begin with the submission of a completed Preliminary Booking Request to the Board which fully discloses the contemplated use of the premises. This information is to be submitted for approval at least 30 days in advance of the requested booking date. If approved, further requirements must be agreed to and signed at the Management Office.

118. If the booking request is approved, a guest list must be given to the Management Office at least 2 days before the function. Security guards will allow access to those on this guest list only. The booking resident must make arrangements for guests to enter the lobby and direct them to the Multi-Purpose Room. Direction signs are not to be placed in the lobby.

119. The Board of Directors reserves the right to refuse any booking request which in their opinion is not for a resident's personal use, is a threat to security or may disturb the quiet environment of other residents.

120. Without limiting the generality of the foregoing, the Multi-Purpose Room restrictions include:

- No stag parties permitted.
- No live entertainment permitted without prior approval of the Board.
- No commercial functions permitted.
- All functions must end not later than 12:00 midnight.

121. No noise which disturbs the other residents of the building shall be permitted in the Multi-Purpose Room. Security has instructions to close the room if noise or conduct becomes excessive.

122. The Corporation will not be responsible for any incident or damages arising there from involving a visitor or guest at a party. The person booking the room will be required to sign an assumption of risk agreement whereby the person assumes all responsibility for such incidents, accidents and/or damage.

123. The security deposit refund will not be returned until the room has been inspected by the Property Manager in the presence of the applicant.

ENFORCEMENT

These Rules and Regulations extend to all present and future owners, tenants and residents of units, their families, guests and invitees. The Condominium Act and the Declaration require compliance with these Rules and Regulations.

In addition to all other means of enforcement available to the Corporation, attention is directed to Section 49 of the Condominium Act which provides that a duty imposed by the Act, the Declaration, the By-laws or the Rules and Regulations may be enforced by an order of the court directing the performance of the duty.