

RULES

The following Rules made pursuant to the *Condominium Act, 1998. S.O., 1988, C. 19* shall be observed by all owners (collectively, the "Owners") and any other person(s) occupying the unit with the Owner's approval, including, without limitation, members of the Owner's family, his or her tenants, guests and invitees.

1. GENERAL

- a) Use of the common elements and units shall be subject to the Rules which the Board may make to promote the safety, security or welfare of the owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units.
- b) Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit owners and occupants, their families, guests, visitors, servants or agents.
- c) Any losses, costs or damages incurred by the Corporation by reason of a breach of any rules in force from time to time by an Owner or occupants, his family, guests, visitors, servants or agents shall be borne by such Owner and may be recovered by the Corporation against such owner in the same manner as common expenses.

2. QUIET ENJOYMENT

- a) Owners and their families, guests, visitors, servants and agents shall not create nor permit the creation or continuance 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 or their respective families, guests, visitors, servants and persons who have business with them.
- b) No noise shall be permitted to be transmitted from one unit to another. If the Board determines that any noise is being transmitted to another unit and that such noise is an annoyance or a nuisance or disruptive, then the Owner of such unit shall, at his expense take such steps as shall be necessary to abate the noise to the satisfaction of the Board. If the Owner of such unit fails to abate the noise, the Board shall take steps as it deems necessary to abate the noise and the Owners shall be liable to the Corporation for all expenses hereby incurred in abating the noise (including legal costs on a full indemnity basis).
- c) No auction sales, private showing or public events including but not limited to sale of goods or personal property, in house garage sales shall be allowed in any unit or the common elements without the prior approval of the Board of Directors.
- d) Firecrackers or other fireworks are not permitted in any unit or on the common elements.
- e) Any repairs other than emergency repairs to the units or common elements shall be made only during reasonable hours.

3. SECURITY

- a) Owners shall supply to the Board the names of all residents and tenants of all dwelling units.
- b) Residents are to immediately report any suspicious person(s) seen on the property to the manager or its staff.
- c) The front entry door must remain closed at all times, except when moving or accepting a delivery.

4. SAFETY

- a) No storage of any combustible or offensive goods, provisions, or materials shall be kept in any of the units or Common Elements.
- b) No propane or natural gas tanks shall be kept in the units.
- c) Owners and occupants shall not overload existing electrical circuits.
- d) Water shall not be left running unless in actual use.
- e) Nothing shall be thrown out of the windows or doors to the units.
- f) Nothing shall be placed on the outside of window sills or projections.
- g) No owner or occupant shall do, or permit anything to be done in his unit or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on the building, or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with a statute or municipal bylaw.
- h) No boot trays, etc., shall not be permitted outside the unit in the hallways.

5. COMMON ELEMENTS

- a) No one shall harm, mutilate, destroy, alter or litter the common elements or any of the landscaping work on the property, if any.
- b) No sign, advertisement, or notice shall be inscribed, painted, affixed, or placed on any part of the inside or outside of the buildings or common elements, whatsoever.
- c) No awning, foil paper, or shades shall be erected over, on or outside the windows or patios, balconies or terraces without the prior written consent of the Board.
- d) No equipment shall be removed from the common elements by, or on behalf of, any owner or occupant of a unit.
- e) No outside painting shall be done to the exterior of the units, railings, doors, windows, or any part of the common elements.
- f) The passageways and walkways which are part of the common elements shall not be obstructed by any of the owners or occupants or used by them for any purpose other than for ingress and egress to and from a unit or some other part of the common elements.
- g) Any physical damage to the common elements caused by an Owner or occupant, his family, guests, visitors, servants or agents shall be repaired by arrangement and under the direction of the Board at the cost and expense of such Owner or occupant.

- h) No mops, brooms, dusters, rugs, or bedding shall be taken or beaten from any window, door, or those parts of the common elements over which the owner has exclusive use. No hanging or drying of clothes or other laundry is allowed on any exclusive use common elements and the exclusive use common elements shall not be used for storage.
- i) No building or structure or tent shall be erected, placed, located, kept, or maintained on the common elements and no trailer, either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained on the common elements.
- j) No electronic receiving or transmission devices of any kind may be installed on any common areas. This includes satellite dishes. Owners may choose from the television signal companies provided by the Condominium Corporation.
- k) All units shall have proper window coverings with white or off-white exterior to present a uniform external appearance of the windows.

6. PETS

No animal other than one pet belonging to an owner or occupant shall be permitted on the common elements. "Pet" shall mean a dog, a cat, 2 caged birds, tropical fish in an aquarium not larger than 11 gallons, or 1 or 2 small caged animals normally considered to be a pet that does not weigh more than 20 pounds. Pets must be carried or be on a leash at all times when on or about the common elements. If the Board determines, in its absolute discretion, that a pet is a nuisance, the owner shall, within two weeks of receipt of written notice from the Board requesting the removal of such pet, permanently remove such pet from the property. No breeding of animals for sale shall be carried on, in or around a unit.

Each pet owner must ensure that any defecation by such pet is cleaned up immediately by the pet owner, so that the common elements are neat and clean at all times. Should a pet owner fail to clean up after his pet as aforesaid, the pet shall be deemed to be a nuisance and the Owner of the said pet shall, within two (2) weeks of receipt of written notice from the Board or the Manager requesting removal of such pet, permanently remove such pet from the property.

7. RESIDENTIAL UNITS

- a) The toilets, sinks, showers, bath tubs and other parts of the plumbing system shall be used only for the purposes for which they were constructed and no sweepings, garbage, rubbish, rags, ashes, or other substances shall be thrown therein. The costs of repairing damage resulting from the misuse or from unusual or unreasonable use shall be borne by owner who, or whose, tenant, family, guest, visitor, servant or agent shall cause it.
- b) No owner or occupant shall make any major plumbing, electrical, mechanical, structural or television cable alteration in or to his unit without the proper consent of the Board.
- c) No owner shall overload existing electrical circuits in his unit and shall not alter in any way the amperage of the existing circuit breakers in his unit.
- d) Units shall be used only for such purposes as provided for in the Corporation's Declaration and as hereinafter provided. No immoral, improper, offensive, or unlawful use shall be made of any unit. All municipal and other zoning ordinances, laws, rules, and regulation of all government regulatory agencies shall be strictly observed.
- e) No owner shall permit an infestation of pests, insects, vermin, or rodents to exist at any time in his unit or adjacent common elements. Each owner shall immediately report to the manager all incidents of pests, insects, vermin, or rodents and all owners shall fully cooperate

with the Manager to provide access to each unit for the purpose of conducting a spraying program to eliminate any incident of pests, insects, vermin, or rodents within the building.

8. GARBAGE DISPOSAL

No owner shall place, leave, 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, except into the common garbage bin located in the basement or in such other located as the Manager may designate. Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags not exceeding twenty-five (25) pounds per bag in weight and shall be disposed of as directed by the Manager. Where such debris, refuse or garbage consists of large items such as crates or cartons, the owner shall make his own arrangements for disposal thereof and such or cartons shall not, in any event, be left outside the unit.

9. TENANCY OCCUPATION

a) In the event that the owner fails to provide acknowledgment of the tenant(s) in compliance with Article IV(2)(b) of the Declaration prior to the commencement date of the tenancy, and in compliance with Section 83 of the Condominium Act, any person or persons intending to reside in the Owner's unit shall be deemed a trespasser by the Corporation until and unless such person or persons and the Owner comply with the within rules and with the Act.

b) Within seven (7) days of ceasing to rent his unit (or within seven (7) days of being advised that his Tenant has vacated or abandoned the unit, as the case may be) the owner shall notify the Corporation in writing that the unit is no longer rented.

c) The foregoing documentation shall be supplied promptly and without charge to and upon request for same by the Corporation.

d) No lease shall be for a period of less than one (1) year without the approval of the Board.

e) During the period of occupancy by the tenant, the owner shall have no right of use of any part of the common elements.

f) The owner shall supply to the Board, his current address and telephone number.

10. PARKING

For the purposes of these Rules, "motor vehicle" means a private passenger automobile, station wagon, compact van, pickup truck, or motorcycle as customarily understood. No motor vehicle parked upon any common elements shall exceed a height of 2.50 meters.

a) No motor vehicles, equipment or machinery shall be parked or left on any part of the common elements and without limiting the generality of the foregoing, no parking areas shall be used for storage purposes.

b) Parking is prohibited in the following areas:

- i. fire zones;
- ii. traffic lanes; and
- iii. delivery and garbage areas.

c) No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the common elements or parking units without the express written

consent of the Manager or the Board. No motor vehicle shall be driven on any part of the common elements other than on the driveway.

d) All motor vehicles operated by owners must be registered with the Manager. Each owner shall provide the Manager the licence numbers of all motor vehicles driven by the resident(s) of that unit.

e) No motor vehicles shall be driven on any part of the common elements at a speed in excess of the posted speed of ten (10) kilometers per hour.

f) No person shall place, leave, park or permit to be placed, left or parked upon the common elements or the parking units any motor vehicle which, in the opinion of the Manager or as directed by the Board may pose a security or safety risk, either caused by its length of unattended stay, its physical condition or appearance, or its potential damage to the property. Upon seventy-two hours (72) written notice from the Manager, the owner of the motor vehicle shall be required to either remove or attend to the motor vehicle as required and directed from the Manager, in default of which the motor vehicle shall be removed from the property at the expense of the owner. If a motor vehicle is left standing in parking unit or upon the common elements and is unlicensed or unregistered with the Manager, the vehicle may be towed without notice to the owner and at the owner's expense.

g) Motorcycles shall be licenced and equipped with the most recent noise control devices and operated on the roadways and in a manner so as not to disturb the other owners. Mopeds and bicycles shall be operated only on the road and in such manner as not to obstruct traffic. No mopeds and bicycles are permitted to be operated on the sidewalks.

h) No unlicensed motor vehicle including mopeds and go-carts shall be driven within the property complex and no person shall operate a motorized vehicle within the complex without proper operating licence.

i) No person shall park or use a motor vehicle in contravention of these Rules, otherwise, such person shall be liable to be fined or to have his motor vehicle towed from the property in which event neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses whatsoever caused to such motor vehicle or to the owner thereof.

j) All motor vehicles must be in good working order and have a valid license plate.

k) No boats, snowmobiles, recreational vehicles, trailers, or similar vehicles shall be parked or kept on the common elements, including parking units.

11. BULLETIN BOARD

An announcement of general interest may be posted on the bulletin board in the front lobby provided it has first been approved and signed by the Property Manager. Postings without a signature will be removed and discarded.

12. DRESS CODE

Anyone using the common areas, particularly the halls, must be fully dressed including footwear, at all times. The outside patio is considered a common area.

13. FIRE SAFETY MANAGEMENT

The fire alarm system is tested on a regular basis. A sign will be placed on the front door to remind you of the test. You do not have to leave your unit at this time. It is against the law to disconnect, tamper with, or muffle any element of the fire alarm system, or equipment. Should you experience any problem at all with any element of the system, please advise the Property Manager immediately. The basement exits are for emergency use only. All other ingress and egress must be through the front lobby.

14. UNIT LOCKS

No unit Owner or Tenant is permitted to change or add any lock on the entry door to a unit without the written consent of the Board of Directors. At no time can there be a chain affixed to the door. This ensures that personnel can enter the unit in case of a fire or medical emergency and is a requirement of Leeds Condominium Corporation Number 24.

15. MOVES, DELIVERIES, CONTRACTORS

The Property Manager must be advised of the time and date of all moves, in and out, as well as any deliveries and contractors. There is a \$100.00 move-in fee, to be paid to Leeds Condominium Corporation No. 24.

16. PATIO

The patio is for the use of all residents. Beverages brought to the patio must be in glasses, not original containers. All residents will treat the furniture and any other items on the patio that are for the residents' use with respect, keep the patio clean and remove their own garbage. Please remain considerate of your neighbours and keep the noise to an acceptable level.

17. SMOKING

Smoking is prohibited in all common areas including the patio, parking areas and the front of the building.

18. AIR CONDITIONERS

Air conditioning of the units is permitted provided the owner does not install a window mount unit. Owners can install an interior air-conditioning unit mounted on the interior wall of the unit with a heat exhaust pipe venting out of the unit with a diameter of no more than 3 inches.

Nothing in these rules shall be construed so as to prevent rental of the apartment existing within the common elements, should that apartment not be converted to a condominium unit.

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