

T.S.C.C. 1802 RULES

AS OF AUGUST 2013

The following Rules made pursuant to the *Condominium Act, 1998, S. O. 1998, G. 19* shall be observed by all owners of a dwelling unit (which for the purposes of these rules such owner and occupant(s) shall be referred to as the "**Owner**") and any other person(s) occupying the Unit with the Owner's approval, including without limitation, members of the Owner's family, his tenants, guests and invitees.

Any losses, costs or damages incurred by the Corporation by reason of a breach of any Rules in force from time to time by any Owner, or his/her family, guests, servants, agents or occupants of his/her Unit, shall be borne and/or paid for by such Owner and may be recovered by the Condominium Corporation (the "**Corporation**") against such Owner in the same manner as common expenses.

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, tenants or agents.

2. **QUIET ENJOYMENT**

Owners and their families, guests, visitors, servants, tenants and agents shall not create nor 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 Common Elements by other Owners or their respective families, guests, visitors, servants, tenants and persons having business with them.

3. **COMMON ELEMENTS**

- (a) No storage of any combustible or offensive goods, provisions or materials nor propane or natural gas tanks shall be kept on or transported or carried through the Common Elements; other than for the family area BBQ;
- (b) No one shall harm, mutilate, destroy, alter or litter the Common Elements or any of the landscaping work on the property;
- (c) No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the Common Elements, whatsoever, unless approved by the Board;
- (d) No equipment shall be removed from the Common Elements by, or on behalf of, any Owner;
- (e) The walkways which are part of the Common Elements shall not be obstructed by any of the Owners;

- (f) Any physical damage to the Common Elements caused by an Owner, his family, guests, visitors, servants, tenants or agents shall be repaired by arrangement and at the direction of the Board at the cost and expense of such Owner;
- (g) 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;
- (h) Each pet owner must ensure that any defecation by such pet must be cleaned up immediately by the pet owner, so that the Common Elements are neat and clean at all times. Owners not abiding by this rule will be charged a clean-up fee;
- (i) No mop, broom, duster, rug or bedding shall be shaken or beaten from any window, door or part of the Common Elements of which the Owner has exclusive use. Only seasonal furniture is allowed on a patio or exclusive use Common Element and no patio or exclusive use Common Element shall be used for storage. Hanging or drying of clothes is allowed for a maximum of 6 hours on a free standing drying rack, which is only placed on the Common Elements of which the Owner has exclusive use.

4. **UNITS**

- (a) The water closets (toilets) and other water apparatus shall not be used for purposes other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the Owner who, or whose family, guest, visitor, servant, tenants or agent shall cause it.
- (b) Water shall not be left running unless in actual use.
- (c) Nothing shall be thrown out of any window or door of the Unit.
- (d) No Owner shall overload any electrical circuit or drain.
- (e) No auction sale shall be held in any Unit.
- (f) No store of coal or any other combustible or offensive goods, provisions or material nor any propane or natural gas tanks shall be kept in any Unit, including any exclusive use common element areas.
- (g) No television antenna, aerial, tower, satellite dish or similar structure or appurtenance thereto shall be erected on or fastened to any Unit.
- (h) Only electric barbeques may be used in any Unit, including exclusive use common element areas.

5. **GARBAGE DISPOSAL**

No Owner shall place, leave or permit to be placed or left in or upon the Common Elements any debris, refuse or garbage, except on days designated by the Board or the Corporation's manager (the "**Manager**") as garbage pick-up days, nor shall the Owner place or deposit same, except in an area designated by the Corporation or the Manager. Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags not exceeding eleven (11) kilograms (twenty-five (25) pounds) per bag weight and shall be disposed of as directed by the Manager. Where such

debris, refuse or garbage consists of large items, crates or cartons, the Owner shall arrange with the Manager or supervisor for disposal thereof and such crates or cartons shall not, in any event, be left outside the Unit.

All mattresses must be bagged and carried to the outside garbage area. Bags can be purchased at the Management Office.

6. **PARKING**

For the purpose of these Rules, "**motor vehicle**" has the meaning ascribed thereto in Section 4.04 of the Declaration.

- (a) No vehicles, equipment or machinery, other than motor vehicles belonging to visitors or invitees of Owners shall be parked or left on any part of the Common Elements.
- (b) Parking is prohibited in the following areas:
 - i. fire zones;
 - ii. traffic lanes;
 - iii. delivery and garbage areas; and
 - iv. roadways
- (c) No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the Common elements 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 road portion.
- (d) Mopeds and bicycles shall be operated only on the road and in such manner as not to obstruct traffic. No moped and bicycle are permitted to be operated on the sidewalks.
- (e) No motor vehicle including mopeds and go-carts shall be driven within the Property and no person shall operate a motorized vehicle within the Property without a proper operating licence.
- (f) Guests and visitors shall park only in areas designated as guest or visitor parking.
- (g) Only one (1) motor vehicle is permitted in a parking spot.

7. **PETS**

No animal, livestock or fowl of any kind other than two (2) general household domestic pets, being cats, dogs not exceeding fifteen (15) kilograms (thirty three (33) pounds), canaries, budgies or other small caged birds, or an aquarium of goldfish or tropical fish, shall be kept or allowed in any Unit.

Refer to Section 4.02 (b) of the Declaration for detailed information regarding pets.