

RULES AND REGULATIONS

The following Rules made pursuant to the *Condominium Act, 1998*, S.O. 1998, C.19 shall be observed by all owners (collectively, the "**Owners**") of parcels of tied land ("**Potls**") with an interest in the Condominium, and all invitees and visitors to the Condominium.

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 family, invitees, servants, agents or occupants of his Potl), 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 shall be subject to the Rules which the Board may make to promote the safety, security and welfare of the Owners and of the Condominium or for the purpose of preventing unreasonable interference with the use and enjoyment of the Condominium; and
- (b) Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all Owners. Owners shall take all reasonable steps to ensure that the occupants of their Potls, and their guests, visitors, servants or agents shall comply with the Rules.

2. QUIET ENJOYMENT

Owners and their families, guests, visitors, servants 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 Condominium's property manager, may or does disturb the comfort or quiet enjoyment of the Condominium by other Owners or their respective families, guests, visitors and servants.

3. SECURITY

Residents are to immediately report any suspicious person(s) seen on the Condominium to the Condominium's property manager or its staff or to such individuals as may be designated by the Condominium.

4. SAFETY

- (a) No storage of any combustible or offensive goods, provisions or materials shall be permitted on the Condominium; and
- (b) No Owner or occupant of a Potl shall do, or permit anything to be done in respect to the Condominium which will in any way increase the risk of fire or the rate of fire insurance 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 conflict with any statute or municipal by-law.

5. COMMON ELEMENTS

- (a) No one shall harm, mutilate, destroy, alter or litter the Condominium or any part thereof;
- (b) No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of Condominium whatsoever, unless approved by the Board;
- (c) The Condominium shall not be obstructed by any of the Owners or occupants of a Potl;

- (d) Any physical damage to the Condominium 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 and/or occupant;
- (e) No building or structure or tent shall be erected, placed, located, kept or maintained on the Condominium and no trailer, either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained on the Condominium;
- (f) Each pet owner must ensure that any defecation by such pet must be cleaned up immediately by the pet owner, so that the Condominium remains neat and clean at all times.
- (g) All dogs shall be kept on a leash while on the Condominium.
- (h) No mops, brooms, dusters, rugs or bedding shall be shaken or beaten onto the Condominium.

6. PARKING

- (a) For the purpose of these Rules, "motor vehicle" means a private passenger automobile, station wagon, compact van, or motorcycle as customarily understood.
- (b) Parking of motor vehicles by Owners is prohibited on the Condominium. Parking for visitors to the Condominium or to Potls is permitted on the parking spaces located within the designated visitor parking area of the Condominium.
- (c) No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the Condominium.
- (d) No motor vehicle shall be driven on any part of the Condominium at a speed in excess of the posted speed.
- (e) No unlicensed motor vehicle, including mopeds and go-carts, shall be driven upon the Condominium and no person shall operate a motorized vehicle upon the Condominium without a proper operating licence.
- (f) 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/her motor vehicle towed from the Condominium in which event neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses howsoever caused to such motor vehicle or to the owner thereof.