

CARLETON CONDOMINIUM CORPORATION NO. 127
("the Corporation")

CONDOMINIUM RULES
[Date of Board Resolution November 20th]

Introduction

The following Rules respecting the use of the common elements and/or units are made to promote the safety, security and 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. **All previous Rules are hereby repealed.**

The Corporation may pass additional Rules or amend or delete existing Rules from time to time in accordance with the *Condominium Act, 1998*.

Definitions

Any words and phrases which are defined in the *Condominium Act, 1998* (as amended from time to time), or the Regulations thereunder or any successor thereto, ("the Act") shall have ascribed to them the meanings set out in the Act.

1. General

1.1 Any losses, costs or damages incurred by the Corporation by reason of a breach of these Rules by any Owner, his or her family, guests, servants, agents, tenants or occupants of his or her 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 the Act and Article X of the Declaration. Without limiting the generality of the foregoing, such losses, costs or damages shall include, but shall not necessarily be limited to, the following:

- (i) All legal costs incurred by the Corporation in order to enforce, or in attempting to enforce, the Act, Declaration, By-laws or Rules;
- (ii) An administration fee in the amount of \$75.00*, to be payable to the Corporation for any violation that continues after initial notice has been sent, and further administration fees of \$75.00* per month, for each month during which the violation continues or is repeated.

[*NOTE: This administration fee represents actual costs reasonably estimated to be incurred by the Corporation as a result of a violation of the Act, Declaration, By-laws or Rules; and may be reasonably increased, from time to time, by Board resolution.]

1.2 No restriction, condition, obligation or provision contained in any Rule or Rules of the Corporation shall be deemed to have been abrogated or waived by reason of any failure

to enforce the same irrespective of the number of violations or breaches thereof which may occur.

- 1.3 Each of these Rules shall be deemed independent and severable and the invalidity or unenforceability in whole or in part of any one or more of these Rules shall not impair or affect in any manner the validity, enforceability, or effect of the remaining part of that Rule (if appropriate) or of the Rules, and in such event, the other part of the Rule (if appropriate) or the other Rules shall continue in full force and effect as if such invalid Rule or part of a Rule had never been included herein.
- 1.4 If a Rule is inconsistent with the provisions of the Declaration or By-Laws of the Corporation, the provisions of the Declaration and By-Laws shall prevail and the Rule shall be deemed to be amended accordingly.

2. Electric Vehicles

- 2.1 Owners may have the right to install Electric Vehicle Charging Stations, subject to all applicable regulations under the *Condominium Act*.
- 2.2 If the Board approves an owner's request for an Electric Vehicle Charging Station, the resulting agreement between the condominium corporation and the owner will include the following:
 - (i) There must be a separate sub-meter to record the electricity consumed by the Owner;
 - (ii) The Owner must pay all costs for installation, repair and maintenance of the sub-meter described in (i) above;
 - (iii) The Owner must pay all costs for installation, repair, maintenance and ongoing operation of the charging station;
 - (iv) Without limiting the generality of the foregoing, the owner must pay all costs for preparation and registration of an agreement (respecting the charging station) as required by regulations under the Act; AND
 - (v) The Owner must pay all costs of electricity consumed at the particular charging station, as recorded by the sub-meter. [The Owner will pay such amounts within two weeks of receipt of invoices from the condominium Corporation for such electricity costs. If unpaid, such amounts shall be added to the Owner's common expenses and shall be collectible as such.]