

WELCOME TO SOUTHWOOD PLACE!!!

Carleton Condominium Corporation No. 134 was registered in 1978. It is governed by a Board of Directors consisting of three (3) Directors elected by the owners of the sixty-one (61) units that make up CCC # 134.

A professional management company is contracted to handle the day-to-day operation of the Corporation. Any problems or inquiries should be directed to this company for action. If you are sending correspondence to the Management Company, it is recommended that a copy be dropped off at the Administration Office located at the end of the block of units from 38 to 43. This will ensure that the Board can follow up on these requests or observations with the Management Company.

The Annual General Meeting of all the unit owners is held early in the new year. The Corporation's financial year ends on October 31 of each year.

On the property, there is one (1) locked garbage shed opened the evening before the day of pick-up and re-locked after garbage removal, for units 1 to 23. All other units are serviced door to door. Garbage day is Friday. Keeping this shed in respectable condition is the responsibility of residents. For that reason, we insist that all garbage be in large green plastic bags and securely tied shut. No large items are to be deposited in or around the shed until Thursday evening or Friday morning. The Corporation will be charged for hauling any large items that the garbage contractor will not pick up and these costs are subsequently passed on to homeowners through increased condominium fees. Residents are asked to ensure that the doors are securely fastened after use and that children do not play in or on the shed.

Front screen doors are owned and maintained by the unit owners.

Parking for one (1) car is provided with each unit. Each parking spot is marked on the electrical post with the unit number prefixed with a P (eg. P17). The units with driveways are not identified in this manner. Reserved Parking is available for second car parking on a first-come, first-served basis. A written request for a Reserved Parking spot must be delivered to the Administration office and a spot, when available, will be assigned to you. The Board of Directors regulates the Visitor and Reserved Parking areas.

Attached to this welcome letter you will find an information sheet specifying the current Management Company. Notification of a Management Company change will be sent to you, if need be, as soon as possible.

Condominium ownership differs greatly from conventional home ownership. We strongly recommend that once you are settled in your new home, you take the time to read the information provided here and also the package given to you by your lawyer as it contains the Declaration, By-Laws and Rules and Regulations of CCC #134 which are valuable to you.

ONCE AGAIN, WELCOME TO OUR COMMUNITY, HELP US TO HELP YOU!!

Thank you,
The Board of Directors

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CARLETON CONDOMINIUM CORPORATION # 134

PARKING RULES AND REGULATIONS

VISITOR PARKING

1. It shall be the owners'/residents' responsibility to inform their visitors of designated parking areas.
2. Notification must be given to the Parking Committee if any one spot is to be occupied for a period of more than 48 hours.
3. Other arrangements must be made for accommodations with respect to trailers, of any kind, brought in by visitors.
4. Condominium owners and/or resident with cars parked in Visitor Parking areas are in violation of Visitor Parking Regulations.

NO WARNINGS WILL BE ISSUED TO VIOLATORS
OF THE ABOVE REGULATIONS:
CARS WILL BE TICKETED AND/OR TOWED
AT OWNER'S RISK AND EXPENSE

DEAD STORAGE

Automobiles must be properly licensed and operable.
Campers, boats, trailers, large vehicles, etc can not be stored within the condominium development.

SECOND CAR PARKING

1. Please deliver a written request to the administration office and we will assign you a space if one is available. If no space is available, your name will be put on the waiting list and you will be assigned a space as soon as one becomes available.

CARLETON CONDOMINIUM CORPORATION # 134
SOUTHWOOD PLACE

PARKING RULES & REGULATIONS

1. There will be no overnight parking in visitor parking unless authorized by the Parking Authority.
2. Notification must be given to the Parking Authority for overnight parking between 2:00 am and 7:00 am. A 24-hr telephone number will be available for this purpose.
3. It shall be the responsibility of the Owner/Resident to give the Parking Authority notification of visitors who will be parking overnight. This information will include, make, colour, and license number of the vehicle parking in a visitor space overnight.
4. It shall be the Owner's/Resident's responsibility to inform their visitors of designated parking spaces.
5. Ownerd/Residents may not park in Visitor Parking for any reason.
6. Automobiles not properly licensed and operable will be ticketed and/or towed at owner's risk and expense.
7. Campers, boats, trailers, large vehicles, etc ca not be parked within the condominium development.
8. A limited number of Reserved Parking Spaces are available for Owners/Residents with more than one vehicle. If a space is required, Owners/Residents must submit a request in writing to the administration office. This request must be in writing and must include name, address and a day and evening telephone number. If a space is available, you will be assigned one on a first-come, first-served basis. If no space is available, your name will be placed on a waiting list and you will be contacted as soon as a space becomes available. There is a cost for a Reserved Parking Spot and it is payable at the same time as the Condominium Fee. It is mandatory to sign a Reserved Parking Spot agreement. All the terms of the Reserved Parking Agreement must be observed to retain the right of using the parking space.
9. No major repairs to vehicles are permitted on condominium property. Owners/Residents will be liable for any damage that may occur through their failure to comply with this rule.
10. Any damage caused to the asphalt by leaking fluids from Resident vehicles, will be re-paved by the Corporation from time to time and the cost will be charged to the offending owner.

**NO WARNINGS WILL BE ISSUED TO VIOLATORS OF THE ABOVE
REGULATIONS. CARS WILL BE TICKETED AND/OR TOWED AT
OWNER'S RISK AND EXPENSE.**

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CCC 134

MEMORANDUM

TO: All Owners

FROM: The Board of Directors of Carleton Condominium Corporation No. 134

RE: Satellite dish rule (see attached)

DATE: November 10, 2010

Attached you will find a resolution passed by the Board of Directors on October 14, 2010 to enact a Rule respecting satellite dishes. The Board of Directors will implement this rule on December 15, 2010. The proposed rule meets all the requirements of the Condominium Act, Section 58.

Any owner who disagrees with the proposed rule has a right, under section 46 of the Condominium Act, to requisition a meeting for a vote on the rules. The criteria outlined in Section 46 must be fully met for a meeting to be called in this regard.

If a petition, signed by 15% of owners with voting rights, requesting a meeting for the purpose of a vote on the rules is received by December 1, 2010, the Board will call a meeting for that purpose. If no such petition is received, the rule will come into force on December 15, 2010 and a notice of such will be sent to all owners.

If you have any questions regarding this memo or the rule attached, please contact Debbie MacEwen at Deerpark Management, 613-745-2389 or email dmacewen@deerpark.ca.

Thank you for your attention to this matter.

Board of Directors
CCC 134

CARLETON CONDOMINIUM CORPORATION NO. 134
CONDOMINIUM RULE RESPECTING SATELLITE DISHES

RESOLUTION PASSED by the Direction at a Board of Directors meeting held on **October 14, 2010**.

BE IT RESOLVED THAT the Corporation enact the following Rule respecting the use of the common elements and units to promote the safety, security or welfare of the owners and of the property or to prevent unreasonable interference with the use and enjoyment of the common elements and of other units.

The following Rule shall be observed by the owners, and the term "owner" shall include the owner, his family, guests, or any other person occupying the unit with the owner's approval.

ARTICLE I
DEFINITIONS

All words used herein which are defined in the *Condominium Act, R.S.O., 1990, c. C-26* (the Act), shall have ascribed to them the meanings as set out in the Act as amended from time to time.

ARTICLE II
TELEVISION ANTENNAE ETC.

No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit, except that satellite dishes are permitted on the terms and conditions listed in Article IV of this Rule.

ARTICLE III
REPEAL OF PREVIOUS RULES

All of the Corporation's previous Rules respecting television antennae, aerials, towers or similar structures and appurtenances there to are hereby repealed.

ARTICLE IV
TERMS AND CONDITIONS FOR SATELLITE DISHES

Satellite dishes are permitted, subject to the following terms and conditions, and any owner who installs a satellite dish agrees with the Corporation, and all other owners, on his/her own behalf and on behalf of his/her successors and assigns, to be bound by and to comply with all such terms and conditions, namely:

1. No satellite dish shall be installed except in accordance with a set of standard plans, drawings, specification and colours approved by the Corporation, or as otherwise specifically approved in writing by the Corporation, such approval to be at the sole discretion of the Board. Each satellite dish installation shall, in any event, require specific prior written approval of the Board.

2. All satellite dish installations shall comply with all municipal, provincial and federal legislation, including all municipal by-laws and building regulations.
3. Each such satellite dish shall be maintained and repaired in a good and safe condition by the owner at the owner's sole expense.
4. In the event that the owner fails to maintain or repair the satellite dish as required herein, the Corporation may, at option and after notifying the owner and affording the owner a reasonable opportunity to effect such maintenance or repair, carry out such maintenance or repair and all costs and expenses incurred by the Corporation in arranging and carrying out the maintenance or repair shall be payable to the Corporation by the owner and collectible in accordance with Article IV (7) hereof.
5. The owner shall obtain insurance, satisfactory to the Corporation, against any and all liability that may arise in connection with the satellite dish. The owner shall provide to the Corporation for such proof.
6. The owner shall fully and completely indemnify and save harmless the Corporation from any and all loss, costs, expenses, claims or damages, of whatever kind and however arising, as a result of a breach of any of these terms and conditions, or otherwise relating to the satellite dish, including any claims against the Corporation for damages resulting from, caused by or associated with the satellite dish. Without limiting the generality of the foregoing, the owner shall be responsible for all costs and expenses incurred in order to remove any satellite dish in order to afford the Corporation access to any portion of the property (for the purposes of carrying out repair or maintenance, or for any other reason) and the Corporation shall have no obligation for any damage which may be caused to the satellite dish as a result of any such required access.
7. Any amounts owing to the Corporation by an owner by virtue of these terms and condition shall be added to the owner's common expenses and shall be collectible against the owner, together with all reasonable costs, charges and expenses incurred by the Corporation in connection with the collection of the amount, in the same manner as common expenses, including by way of condominium lien in accordance with the Act.
8. In addition to any other rights and remedies available to the Corporation hereunder or otherwise, in the event that any owner contravenes any of the within terms and conditions, the Corporation shall be entitled upon ten day's written notice to the owner, to remove the satellite dish and restore the property to its previous condition. All costs and expenses associated with such removal and restoration shall be the responsibility of the owner and payable by the owner to the Corporation, and collectible in accordance with Article IV (7) hereof.
9. Any satellite dish installation carried out by an owner shall be carried out at the sole expense and risk of the owner.
10. All of these terms and conditions shall be binding upon the owner of the unit from time to time, even though a previous owner may have installed the satellite dish.