

Carleton Condominium Corporation No. 226

Common Element Rules

Applications, noting specifications, for permits under these rules, where required, will be made to the Board of Directors in writing, in accordance with the following guidelines and specifications. These rules are intended to be an amplification of existing documents such as the Declaration and the By-Law. In any case of difference of interpretation, the senior document will apply.

The following require letters of permission:

Garden Sheds: The Board will issue to applicants, on request, specifications of the approved garden shed. It will be of wooden construction and stained in a colour approved by the Board. No other shed than that approved by the Board will be permitted.

Air Conditioners: Air conditioners must be of a high quality and such standard as to minimize noise disturbance to neighbours. No water cooled air conditioning systems will be permitted due to the large quantity of water required and the subsequent increased water cost. Plexiglass must be used for the installation of window air conditioners when the conditioner does not fill the normally glassed area. Air conditioners may only be installed in windows at the back of the house. Condensers and heat pumps must go in the back yard.

Storm Doors: The type and appearance are to be acceptable to the Board. The door will be a self-storing type, and a minimum of one and one half (1-1/2") inches. The colour is to match the exterior door moulding or the colour of the existing doors. No aluminum coloured doors are permitted.

Building Alterations: Any alterations which will change the original arrangement or structure of the house must be approved by the Board.

Television Antenna, Satellite Dish Antenna, or Clotheslines: Shall not be erected upon or in any manner attached to any part of the street side of the property.

Fences and Gates: The Board will issue to the applicant upon request specifications for the approved fence/gate. Fences/ gates shall be constructed of cedar and shall be stained in a clear stain such as Cuprenol. Fence details will be sent to owners upon request.

Eavestroughing: The Board will issue to applicants upon request specifications for the approved eavestroughing. The troughing is to be installed at the risk and expense of the homeowner.

CARLETON CONDOMINIUM CORPORATION NO. 226

PET CONTROL

Pet Owner's Responsibilities

1. At no time may a pet be allowed to roam freely and alone on the common use areas of the Condominium.
2. When outside an owner's unit, a pet must be on a leash at all times and accompanied and controlled by a responsible person.
3. Freedom to roam without a leash must be confined to an owner's unit or exclusive use area bearing in mind that the fence must be extended to ground level to prevent the pet from escaping.
4. It is incumbent upon each pet owner to ensure that their pet does not defoul or damage any common use areas, or exclusive use areas of other residents.
5. It is incumbent upon each pet owner to maintain noise levels to an acceptable level at all times.

NOTE: 1. If it is necessary for the pet to defecate on any common element or property of the Condominium, the owner (or custodian) will then immediately gather the droppings in any way he chooses, and dispose of them within his own home enclosure. Excessive barking or other noise made by the pet must also be stopped by the owner in any humane effective way necessary. This Policy is in accordance with the City of Kanata By-laws.

NOTE: 2. A Pet Control Officer will be asked to check the Condominium area on a regular basis and pick up any roaming pets.

CARLETON PARKING MANAGEMENT
TELEPHONE: 720-5021

Dear Resident:

Illegal and improper parking is a constant irritant to all residents, as well as your guest. It is also a factor in your condominium's safety. Your safety and well-being are uppermost in the minds of your condominium's management. City by-laws governing the use of fire lanes are also primarily concerned with making your condominiums safe and readily accessible in case of emergencies.

With these considerations in mind, the management of your condominium has placed all matters pertaining to parking under the supervision of CARLETON PARKING MANAGEMENT (CPM). In this regard, the following parking policies have been reviewed by your management and will be enforced by CPM.

All visitors must be parked in designated visitor parking areas. Guests staying between the hours of 2:00 a.m. to 7:00 a.m. **must register** their vehicles with CPM. **JUST CALL US.** Be sure to give the address, license plate number and the amount of evenings the vehicle will be in visitor parking. Please be sure to advise your guest of this policy. Registrations are taken twenty-four hours a day, seven days a week. No vehicles may be registered for more than three (3) days in a seven (7) day period without making arrangements with your property management office.

DO NOT CALL YOUR MANAGEMENT OFFICE FOR REGISTRATIONS
OF THREE (3) DAYS OR LESS IN A SEVEN (7) day period
CALL CARLETON PARKING AT 720-5021

VEHICLES WILL BE TICKETED AND OR TOWED FOR THE FOLLOWING OFFENCES:

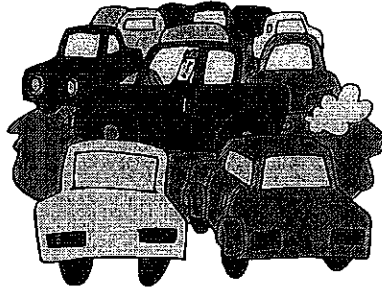
- A: failed to register vehicle in visitor parking between 2 a.m. and 7 a.m.
- B: portion of vehicle parked on lawn area
- C: vehicle occupying more than one parking space
- D: vehicle parked on roadway
- E: portion of vehicle obstructing roadway
- F: parking a vehicle with an expired VALIDATION sticker or no licence plates
- G: performing mechanical work on a vehicle
- H: obstructing work crew (i.e., snow removal, paving, line painting, sweeping, etc.)
- I: parking without a permit in a space reserved for the physically disabled
- J: unauthorized parking in a reserved parking space
- K: RESIDENT or any unauthorized vehicles parked in visitor parking (this applies day or night).

When a vehicle is illegally parked in your assigned parking space, if you wish said vehicle to be removed, it is your responsibility to notify your local POLICE force or city BY-LAW OFFICE (580-2400).

FOR OVERNIGHT REGISTRATIONS
PLEASE CALL 720-5021
THIS POLICY IS NOW IN EFFECT!!!

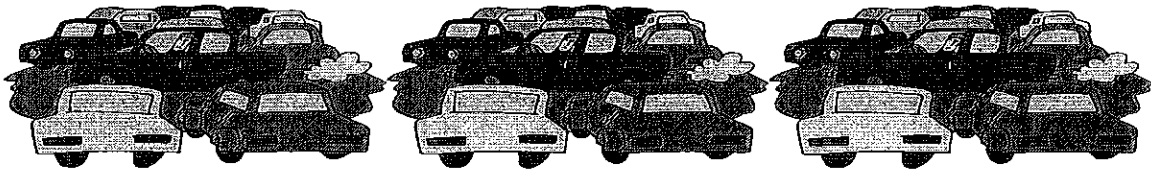
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PARKING



To all residents,

Don't forget that winter parking restrictions are now in effect on City streets.. Look for the signs.



As a reminder, parking on any area other than designated parking will result in an automatic fine of \$50. There are no warnings given for parking on common elements (see rule #11) except in visitor's parking. Please be aware that parking on the front lawn, whether it involves the whole vehicle or part of the vehicle will result in a fine. Fines for fire route parking are a hefty \$100 and both fire route parking and parking in areas not designated as parking areas are paid to the City.

If you don't have a copy of the corporation's regulations and wish to obtain one, please contact Marilyn at 745-2389 or mthibault.deerpark@rogers.com. If you wish to receive them via email, please let Marilyn know.

Carleton Condominium Corporation No.226

Parking Rules and Regulations

The Corporation has a private control company deputized by the By-law division of the City of Ottawa. This officer has the statutory power to issue warnings and to issue City of Ottawa parking tickets for violations of visitor parking as per the rules of the Corporation, fire route areas and disabled parking, if any.

1. VISITORS' PARKING SPACES ARE TO BE USED BY NON-RESIDENT VISITORS ONLY. Owners and tenants are responsible to ensure that their vehicles are parked in the designated visitors' parking spots. Failure to abide by the foregoing parking rules will result in the vehicle being treated as being in violation of regulations.
2. Visitors staying for more than 72 hours at an owner's or tenant's house must contact Deerpark Management at 613-745-2389 giving the name, visiting address, a description of the vehicle and its license plate number. A Board member shall then be contacted for authorization.
3. To facilitate orderly parking procedures, a visitor may, if asked by the parking authority or any Board member or their officially approved officers, have to provide their name, resident being visited, license number and description of vehicle.
4. Parking is forbidden in any area designated as Fire Lanes.
5. Residents may obtain authorization from a member of the Board for temporary parking in the visitors' spots for up to forty-eight (48) hours (in exceptional circumstances only).
6. All residents are required to register their automobiles giving description, license plate number, their names and addresses. New owners/tenants are to contact the management company with this information.
7. All cars must be parked within the yellow boundary lines which designate the parking area.
8. Visitors staying for up to seventy-two (72) hours can also call Carleton Parking Management at 613-720-5021 for authority to park in visitors' spaces.
9. Trailers, boats and other non-motorized vehicles are not permitted on the Corporation property except for the express purpose of loading and unloading, at which time they may park in a visitor's parking spot. Time so permitted shall be for the loading and unloading only. Violation of this rule will be treated as any other violation.

Parking Rules

10. No major repairs to vehicles of any type are permitted on Corporation property. Owners or tenants will be liable for any damage that may occur through failure to comply with this rule.
11. Vehicles are not to be parked on Corporation property other than that designated as parking. Vehicles parked in unauthorized areas shall be ticketed or towed away at the owner's or tenant's risk and expense. (This means NO PARKING in designated Fire Routes.)
12. Derelict vehicles or vehicles which create a problem for snow removal or road maintenance will be towed away at the owner's risk and expense.
13. Vehicles which create a problem for snow removal or road maintenance will be ticketed and/or towed away at the owner's risk and expense.
14. Violations of these rules will be dealt with at the Board's discretion by ticketing or by removal of the vehicle from condominium property at the owner's risk and expense.