

## RULES

1. Water closets or other water apparatus shall be used for purpose for which they are intended.
2. No electrical circuit in a unit or on any part of the property shall be overloaded.
3. Nothing shall be thrown out of the windows or doors of the units.
4. Clotheslines are not permitted on any part of the common elements. No hanging or drying of clothes shall be permitted on any part of the common elements. Portable clothes racks are permitted within exclusive use area, but must be taken in each night.
5. No owner shall do, or permit to be done, in a unit or on any part of the property, anything which will in any way:
  - a) Conflict with a provision of any policy of insurance carried by the Board; and/or
  - b) Increase the risk of fire and/or the rate of fire insurance payable by the Corporation; and
  - c) Conflict with a law or regulation of any governing body having jurisdiction
6. No stores of flammable, explosive or noxious material shall be kept inside the units and no stores of flammable, explosive or noxious material except for propane cylinders for use with gas barbeque shall be kept on the property. Propane cylinders shall not be stored indoors. All propane BBQ's must be a minimum of 10 feet from any dwelling and never in an enclosed area (example, garage).
7. An owner or their visitor shall not produce any sound in a unit or on any part of the property, which, in the opinion of the Board, disturbs the comfort, or quiet enjoyment of the property.
8. No owner or visitor shall make or cause to be made, any disturbance or nuisance in a unit or any part of the property, which, in the opinion of the Board, disturbs the comfort, or quiet enjoyment of the property by an owner.
9. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside, which is visible from the exterior, or outside of a unit or on the common elements except for a "For Sale" and, Election Signage subject to the following conditions:
  - a) The unit owner requests the Corporations consent prior to the installation; and
  - b) The sign is professionally designed and properly installed; and

c) Installation is on the front exclusive use common elements of the unit.

10. Nothing shall be placed on the outside of windowsills or projections of a unit.
11. Nothing shall be placed on, or attached to the railing of a porch or fence of a unit except for as herein otherwise permitted by the rules.
12. No awning, shade, or security bar shall be erected on the exterior of any window or door of a unit except for the installation of exterior security bars on basement windows.
13. No air conditioner shall be installed in a window of a unit.
14. The exclusive use common elements shall be kept neat at all times. Owners shall not place, leave or permit to be placed or left in or upon the common elements any debris, refuse or garbage except on designated municipal pick-up days for garbage.
15. Nothing shall be burnt on the common elements.
16. The use of barbeques and the storage of propane tanks must be in keeping with the municipal ordinance or by-laws and with Ottawa Fire Marshall Regulations.
17. No vehicle other than a private passenger automobile, station wagon, van, motorcycle or commercial vehicle less than a three quarter ton truck shall be parked on any part of the common elements, including any exclusive use common elements.
18. No major repairs shall be made to any vehicle on the common elements.
19. All vehicles parked on the property must be licensed and operative under their own power.
20. No vehicle shall be driven on any part of the common elements other than on a street, driveway or parking space.
21. At no time shall a vehicle exceed a speed of 10 km/h. on any part of the common elements.
22. No tent trailer, camper, motor home, trailer, boat, canoe, snowmobile, machinery or equipment shall be placed, located, kept, repaired or maintained on the common elements.
23. No television antenna, aerial, tower -satellite dish, or similar structure and appurtenance there to, shall be erected on or fastened to any unit or on to any portion of the common elements. Satellite dishes are permitted following corporation's guidelines.

- (a) The unit owner requests Corporation's written consent prior to the installation.
  - (b) The installation and maintenance is at the owner's expense; and
  - (c) The satellite dish must be professionally installed; and
  - (d) The satellite dish must be installed on a Condominium approved mounting bracket (available from the Property Manager at cost) and in no way attached to any other part of the chimney, roof and or common elements.
  - (e) Satellite dish and programming received by the satellite dish must be CRTC approved
  - (f) The unit owner's home insurance package must also be amended to reflect complete liability for any damage caused by the satellite dish. A copy of the amended policy must be received by the Corporation within ten days of the installation of the said dish.
  - (g) The satellite dish must not exceed 18"-20" in diameter
24. No building or structure or tent shall be erected, placed, located, kept or maintained on the common elements.
25. A unit owner may install a bird house and/or feeder on a freestanding post at the exclusive use common elements at the rear of their unit or from a tree in the exclusive use common elements at the front and/or rear of their unit subject to the following conditions:
- a) The unit owner shall request the Corporation's written consent prior to installation; and.
  - b) The installation and maintenance shall be at the unit owner's expense.
26. No excavation shall be made on the property and no soil, sand or gravel shall be removed except as here in otherwise permitted in the rules.
27. No auction or garage sale or similar sale shall be held on the property except for one annual community garage sale as authorized by the Corporation.
28. Unit owners shall shut off the interior water valve to the exterior water taps of their unit by October 15th of each year, and shall be responsible for draining the exterior tap and the piping leading to the exterior water tap.
29. When garage doors are not in use, they shall be kept closed.
30. No deposit, solid or liquid, such as but not limited to the following; oil, gasoline, acid, caustic substance, pollutant and debris shall be placed, poured or caused to be poured into the Corporations sewers.
31. A unit owner may install a cedar hedge as a privacy screen within the exclusive use common elements at the rear of their unit similar to those installed at the rear of #12,14,16,18 and 20 Saxton Private subject to the following conditions:
- a) The unit owner requests the Corporations written consent prior to the installation.
  - b) The installation and maintenance shall be at the unit owner's

- expense; and
  - c) A plan shall be supplied to the Corporation detailing the size, and location of hedge; and
  - d) The owner shall maintain the hedge at a height not to exceed 6 feet and width not to exceed 2 feet;
  - e) Opening in hedge of at least one metre.
32. A unit owner may install a wooden deck on the exclusive use common elements at the rear of their unit subject to the following conditions.
- a) Before construction, the unit owner must submit plans for any proposed wooden deck to the Board of Directors for approval. This should be done by sending an e-mail, fax or letter to the condominium management company.
  - b) Construction may only commence upon receipt of a written consent from the Corporation, which may detail further binding conditions to the unit owner.
  - c) The basic set of acceptance conditions for any wooden deck design follows:
    - i. All decks must be free standing, i.e, not attached to the unit or fence in any way.
    - ii. Deck blocks must be used.
    - iii. Decks must be at least 8" away from privacy fencing.
    - iv. The plan for the deck must allow for maintenance of the outside of the unit, e.g., replacement of patio, basement and other windows, repair to bargeboard.
    - v. The deck must be built only within the unit's "exclusive use" area, e.g., it must not extend beyond the privacy fencing.
    - vi. In keeping with the Ontario Building Code, railings are required on any deck higher than 24".
    - vii. Any deck larger than 10'x10' requires a city building permit.
  - d) The installation and maintenance of the deck is the sole responsibility of the unit owner and decks must be kept in good condition to ensure safety and continued approval.
  - e) The workmanship and installation must conform to Ontario Building Code standards
  - f) By-law No. 5 Article IV Para. (3); Each addition shall be maintained and repaired in a good and safe condition by the unit owner at the unit owner's sole expense. Notwithstanding the provisions of the Act and Declaration and By-Laws of the Corporation, the Corporation shall not be responsible to retain any insurance with respect to any addition.
33. A unit owner may install a ground level patio on the exclusive use common elements located at the rear of their unit using flag stones, concrete patio blocks, interlocking bricks or similar material subject to the following conditions:
- a) The unit owner requests the Corporation's written consent prior to

- the installation.
  - b) The installation and maintenance is at the unit owners expense; and
  - c) A plan be supplied to the Corporation detailing the size, location and material to be used; and
  - d) The workmanship and installation conform to Ontario Building Code Standards.
34. The unit owner may install a storm door on the front entrance door subject to the following conditions:
- a) The unit owner requests the Corporation's written consent prior to the installation;
  - b) The installation and maintenance is at the owner's expense;
  - c) The door shall be almond in colour and of a design acceptable to the Board;
  - d) The workmanship and installation conform to Ontario Building Code standards.
35. The unit owner may install a permanent central air conditioner subject to the following conditions:
- a) The unit owner requests the Corporation's written consent prior to the installation;
  - b) The installation and maintenance is at the unit owner's expense;
  - c) All fixtures must be C.S.A. approved;
  - d) The workmanship and installation conform to Ontario Building Code standards; and
  - e) All mechanical apparatus related to the air conditioner must be installed on the unit owner's exclusive use common elements at the rear of the unit and the compressor unit must not be attached to the building; and
  - f) A Notice of Agreement must be filed by the owner at the Land Registry Office and a copy provided to the Corporation on completion to the installation.
36. A unit owner may install a furnace humidifier, programmable thermostat, and humidistat, electronic air filter, security system, electronic air conditioner, electric garage door opener, central vacuum system, dead bolt door lock and window security bar within their unit subject to the following conditions:
- a) The unit owner requests the Corporation's written consent prior to the installation
  - b) The installation and maintenance shall be at the unit owner's expense
  - c) All fixtures shall be C.S.A. approved
  - d) The workmanship and installation conform to Ontario Building Code standards
  - e) Owners shall provide copies of the permits from the Electrical Contractors and/or Plumbers to Corporation if changes are made to the electrical system and/or plumbing system.
  - f) By altering the garage door (installing an opener) the unit owner assumes responsibility to maintain and/or repair the garage door.

37. A unit owner may finish their basement area subject to the following conditions:

- a) The unit owner shall request the Corporation's written consent prior to the installation
- b) The installation and maintenance shall be at the unit owner's expense
- c) All fixtures shall be C.S.A. approved
- d) The workmanship and installation shall conform to Ontario Building Code standards
- e) A plan and structural drawings shall be supplied to the Board when requesting the Board's permission
- f) No load bearing structural component shall be altered in any way
- g) Owners shall provide copies of the permits from the electrical contractors and/or plumbers if changes are made to the electrical system and/or plumbing system.

#### 38. PART A: GROUND LEVEL FLOWER BEDS

A unit owner may construct ground level flowerbeds on the exclusive use common elements at the front and rear of their units subject to the conditions, which follow. End unit owners may also install ground level flowerbeds on the side of their unit, which may not exceed 24" from the foundation. A ground level flowerbed is considered to be one that is at the same level as the grass and is generally planted around trees or in the topsoil following removal of the grass.

- a) The unit owner shall request the Corporation's written consent prior to the installation.
- b) The installation and maintenance shall be at the owner's expense.
- b) The unit Flowerbeds at the front of the unit shall not extend more than one (1) metre beyond the end of the asphalt walkway;
- c) Flower beds must be kept weeded and maintained in a neat manner at all times; and
- d) All annual flowers shall be removed at the conclusion of the growing season; and
- e) No climbing bush, flower or vine shall be planted in the proximity of any part of the building or fences which results in such plant adhering to the building or fence unit owner shall request the Corporation's written consent prior to the installation; and
- f) No planting around base of trees
- g) Vegetable gardens are permitted in back within exclusive use area and on side, provided plants/vegetables do not grow above fence and the total size of the garden does not exceed 1/3 of the back area.

#### PART B: WOODEN PLANTERS

A unit owner may construct wooden (timber) planters on the exclusive use common elements at the front and rear of their units subject to the conditions that follow. A framed flower bed (wooden planter) is considered to be one constructed of lumber and built above ground level and filled with topsoil or planting soil:

- a) The installation and maintenance shall be at the Owner's expense;
  - b) The unit owner shall request the Corporation's written consent prior to the installation. The approval of the adjacent unit owner will be requested by the Board of Directors and the Board's approval for the planter will be conditional upon the agreement of the adjacent unit owner;
  - c) Except as specifically noted herein, planters at the front of the unit shall not extend beyond the front of the unit's garage. A planter may extend beyond the garage only if the height is reduced to 6 inches (150 mm). In no cases may the planter extend more than one (1) metre beyond the front of the asphalt walkway;
  - d) Wooden Flower Planters shall be constructed of cedar or pressure treated timber. Individual timber members shall be either 4" X 4", 6" x 6" or 4" X 6". No other sizes of timber shall be permitted;
  - e) Planters may be stained or unstained. If stained the proposed colour of the stain must be approved by the board of Directors
  - f) Planters shall have a maximum height of 12 inches (300 mm) above the existing ground level. This height shall not be exceeded by any part of the planter at any location
  - g) All top surfaced of the planter must be horizontally level;
  - h) Plant material must be maintained in a neat condition and the planter must be weeded at all times;
  - i) All annual flowers shall be removed at the conclusion of the growing season;
  - j) No climbing bush, flower or vine shall be planted adhering to the building or fence
39. A unit owner may install metal basket hangers and flower baskets on the wooden post on the exclusive use common elements located at the front of their unit subject to the following conditions:
- a) The unit owner requests the Corporation's written consent prior to the installation.
  - b) The installation and maintenance is at the owner's expense; and
  - c) Flower basket hangers be black in colour and secured with appropriately sized wood screws; and
  - d) The basket hangers be installed between 64 inches and 88 inches from the top of the concrete footing for the post; and
  - e) All hanging pots be removed at the end of the growing season and stored within the owner's unit.
40. A unit owner may install free standing flower pots, which are in good repair,
- a) The unit owner requests the Corporation's written consent prior to the installation.
  - b) The installation and maintenance is at the owner's expense; and
  - c) All pots be removed at the end of the growing season and stored within the owner's unit.
41. A unit owner may install a hose holder at the rear of their unit subject to the following conditions:

- a) The unit owner shall request the Corporation's written consent prior to the installation
- b) The installation and maintenance shall be at the unit owner's expense; and
- c) The hose holder shall be attached by wood screws to the bottom trim board of the unit; and where insufficient clearance exists the hose holder shall be attached to the deck or fence as close to the unit as possible; and
- d) Hoses shall be stored within the owner's unit during the winter months.