

SCHEDULE "A"

RULES AND REGULATIONS

1.01 Enactment of Rules. The Board may make rules respecting the use of common elements and units or any of them to promote the safety, security or 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. Any rule made shall be effective thirty (30) days after notice thereof has been given to each owner unless the Board is in receipt of a requisition in writing, pursuant to Section 19 of the Act, requiring a meeting of owners to consider the rules.

The owners may at any time after a rule becomes effective amend or repeal a rule at a meeting of owners duly called for that purpose.

1.02 Rules for Use of Units. The following Rules shall be observed by each owner and the term "owner" shall include the owner or any other person occupying the unit with the owner's approval:

- (a) No owner shall do, or permit anything to be done in his unit or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any building, or on property kept therein, 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 having jurisdiction over the property or with any insurance policy carried by the Corporation or any owner, or conflict with any of the rules and ordinances of the Board of Health having jurisdiction or with any applicable statute or municipal By-law.
- (b) Owners, their families, guests, visitors and servants shall not create or permit the creation of or continuance of any noise or nuisance which, in the opinion of the Board or the Manager, may or does disturb the comfort or quiet enjoyment of the property by other owners, their families, guests, visitors, servants and persons having business with them.
- (c) No animal, livestock or fowl other than a pet shall be kept on the property and no pet that is deemed by the Board, in its absolute discretion, to be a nuisance shall be kept by any owner of any unit or any other part of the property. Any owner who keeps a pet on the property or any part thereof shall within two (2) weeks of receipt of a written notice from the Board or the Manager requesting the removal of such pet, permanently remove such pet from the property.
- (d) No auction sale by unit owners shall be held on the property.
- (e) No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property.
- (f) Any loss, cost or damages incurred by the Corporation by reason of a breach of any rules, in force from time to time, by any owner, his family, guests, servants, agents or occupants of his unit shall be born by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.

1.03 Rules for Use of Common Elements.

- (a) The common elements, save and except the parts of the common elements designated for exclusive use by an owner, shall not be obstructed by any owner, his family, guests,

tenants, servants, agents or visitors or used by any of them for any purpose other than for ingress and egress to and from their respective units or for such purposes as the Board may direct.

- (b) No owner shall place, leave or permit to be placed or left in or upon the common elements, any goods, things, debris, refuse or garbage.
- (c) No one shall harm, mutilate, destroy, alter or litter or allow pets to litter any of the landscaping work on the property, including but not limited to grass, trees, shrubs, hedges, flowers or flower beds.
- (d) No house, tent, truck, boat, boat trailer, camper van trailer, equipment, machinery or any other vehicle, other than a passenger automobile not exceeding six (6) feet in height, shall be parked, placed, located, kept or maintained on any part of the common elements.
- (e) No repairs or adjustments to motor vehicles or automobiles or the washing thereof may be carried out on the common elements by owners.
- (f) No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to the outside of any unit.
- (g) No building or structure or tent shall be erected and no trailer either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained except on the exclusive use common elements allocated to the owner.
- (h) Any loss, cost or damages incurred by the Corporation by reason of a breach of any rules in force from time to time by any owner, his family guests, servants, agents or occupants of his unit shall be borne by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.
- (i) No debris, garbage or refuse shall be left or placed in or upon the common elements other than on the garbage site provided for that purpose and all garbage shall be placed in suitable and properly closed containers before being placed on the garbage site.
- (j) The Management Company shall be advised with respect to, and shall have the right to control the times and manner of, any major moves of household effects into or out of the units.