

RULES BOOKLET

CARLETON CONDOMINIUM CORPORATION

274

JULY 2015

PARKING RULES

1. Each unit is assigned one or more parking spaces. Additional parking can be rented from the corporation, if available. No resident shall park any place other than their assigned space(s) or the reserved space(s) rented space(s).
2. Visitors' parking spaces are for the use of nonresident visitors only. Residents are responsible for ensuring that their visitors are parked in the designated visitor parking spots and have registered their vehicle(s) appropriately with the parking authority, when applicable. Violators will be ticketed and/or towed.
3. All vehicles (including motorcycles, scooters, ebikes etc..) must be parked within the painted boundary lines which designate the parking spot, must not cause damage to the parking area and must not impede other residents' use and enjoyment of the parking area.
4. Major repairs of any type, to vehicles, are not permitted on corporation property. Residents will be liable for any damage occurred through their failure to comply with this rule.
5. Violation of any of the above rules may result in ticketing and or removal from the property at the resident's risk and expense. These violations will be dealt with at the discretion of the Board of Directors.
6. Storage sheds can be purchased and installed behind a resident's parking space.

To ensure a consistent appearance throughout the property, only the following sheds are permitted:

- Suncast Sierra Model : BMS6300D (6' x 3')
- Rubbermaid Model: FG5L1000SDONX (3' 11" x 2'1" x 5'11")

GARBAGE RULES

1. All residents must package their garbage securely and place in the designated garbage area.
2. Large items are to be placed on Woodfield Drive, adjacent to the fire hydrant, in front of 201 Woodfield Drive. Make sure the hydrant is not blocked. City of Ottawa at 3-1-1 may be consulted for pick up day.
3. No hazardous waste or renovation/construction material may be disposed of in the designated garbage area, nor shall it be stored on condominium property. Such waste should be disposed of by the resident via the appropriate waste disposal service.

LANDSCAPING RULES

1. Lawn care is provided by the corporation, for common use areas.
2. Residents are encouraged to maintain and landscape the garden areas. Reimbursement up to a maximum of \$50 per unit per year is available upon submission of receipts to Deerpark.
3. In the event that a garden area landscape improvement is overrun with weeds, the board reserves the right to return the garden area to its original state.
4. No resident is permitted to remove any shrub or tree from corporation property. Action to remove trees and shrubs must be approved by the board.
5. Residents are not allowed to plant any tree or large shrub without permission from the board.
6. No changes to the existing grade are permitted.
7. The patio areas are a common area for shared use of all abutting residents. Please be respectful of your neighbours.

PET RULES

1. When outside the resident's unit, a dog must be on a leash at all times, accompanied and controlled by a responsible person.
2. Dogs are not allowed to roam freely anywhere on the property.
3. It is incumbent upon each resident to ensure that their pets, or their guests' pets, do not defoul or damage any of the corporation property.
4. It is incumbent upon each resident to keep the noise level of their pets, or their guests' pets, to an acceptable level, at all times.
5. The board reserves the right to apply restrictions to any resident's pet deemed to be a nuisance animal.
6. In accordance with the City of Ottawa by-law, all pets owners must "Stoop and Scoop" ;

Animal Care and Control By-law No. 2003-77

- 37 Every owner of a dog shall immediately remove any feces left by the dog in the City:
- (a) on a highway or roadway,
 - (b) in a public park,
 - (c) on any public property other than a public park, or
 - (d) on any private property other than the property of,
 - (i) the owner of the dog, or
 - (ii) the person having care, custody or control of the dog.
- 38 Every owner of a dog shall dispose of any feces removed pursuant to Section 37 on his or her premises.
- 39 Every owner of a dog shall remove from his or her premises, in a timely manner, feces left by such dog, so as not to disturb the enjoyment, comfort, convenience of any person in the vicinity of the premises.

BBQ RULES

1. Propane fuelled BBQs are not permitted on the balconies.
2. Propane fuelled BBQs can only be used on the property in accordance with the Technical Standards and Safety Authority (TSSA) regulations as follows;
 - barbeques are approved for outdoor use only
 - propane cylinders must be safely stored and transported
 - propane cylinders are not to be stored inside any structure
 - always transport and store cylinders in an upright position
 - barbeques must be kept clear of all combustible materials as listed on the barbeque rating plate or certified instructions or must be a minimum of one metre (three feet) from combustible materials
 - propane cylinder relief valves must be at least one metre (three feet) horizontally from any building opening below it (including doors and windows); three metres (10 feet) horizontally from the air intake of any appliance or air-moving equipment; and three metres (10 feet) from any source of ignition
 - carefully inspect your barbeque to ensure that the burner is free of obstructions, rust or debris
 - replace any damaged parts with the appropriate replacement parts
 - test all gas connections for leaks with a 50/50 solution of water and dish soap
 - do not leave the barbeque unattended when in use

In accordance with the Propane Storage and Handling Code (CAN/CSA-B149.2-05) Propane tanks must be stored in the storage area behind the garbage hut. Keys are available from the board by contacting Deerpark.

For residents wishing to BBQ on their balcony Ottawa Fire Services recommends the use of electric barbeques bearing the Canadian Standards Association (CSA) approval. Electric barbeques are a safe alternative to propane and charcoal barbeques.

OTHER RULES

1. Any modifications to the common elements must be formally requested [in writing] through Deerpark and approved by the board of directors.
2. Condominium fees are due the 1st day of each month and are payable to CCC 274 c/o Deerpark Management. Late payments are subject to an additional charge.
3. Should any legal action against a resident be required, all legal fees will be billed back to the owner.
4. Residents are entitled to a \$75.00 reimbursement for chimney cleaning, annually.