

Rules and Regulations

The following rules and regulations shall be observed by the owners and the term "Owner" shall include the registered Owner or any other person who is occupying the unit with the Owner's approval.

1. The water closets and other water apparatus shall not be used for purposes other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damages resulting to them from misuse or from unusual or unreasonable use shall be borne by the Owner who, or whose family, guests, visitors, servants or agents shall cause it. All plumbing fixtures and water apparatus within a unit are to be repaired and maintained by the Owner of the unit.
2. No sign, advertisement or notice shall be inscribed, painted or affixed on any part of the inside or outside of the buildings or common elements whatsoever, without the prior written consent of the Board.
3. No sign offering a unit for sale shall be affixed anywhere on the exterior of the building or placed in a window by an Owner.
4. 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 thereon or therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws of By-laws of the City of Ottawa relating to fires or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any Owner or conflict with any of the rules of the Board of Health or with any Statute or municipality by-law. This provision shall not prohibit the operation of fireplaces in the units.
5. Water shall not be left running unless in actual use.
6. The Owner shall not place, leave or permit to be placed or left in or upon the common elements, including exclusive use common elements, any debris, refuse or garbage. Such debris, refuse or garbage shall be contained in properly sealed refuse bags and shall be disposed of as directed by the Manager. Where such debris, refuse or garbage consists of packing cartons or crates, the Owner shall arrange with the Manager for the manner of disposal thereof and shall dispose of them in the manner directed by the Manager. Such packing cartons or crates shall not in any event be left outside the unit.
7. Owners, their families or guests, visitors and servants shall not create or permit the creation of or continuation of any noise or nuisance which, in the opinion of the Manager or Board, 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.
8. Nothing shall be thrown out of the doors or windows of the units or the building by the Owners.

9. Owners shall not overload existing electrical circuits.
10. No auction sale shall be held in the units or on the property.
11. No noise, caused by any instrument or other device, or otherwise, which in the opinion of the Manager or Board may disturb the comfort of other Owners, shall be permitted.
12. The sidewalks, entry, hallways, walkways and driveway ramps used in common by the Owners shall not be obstructed by any of the Owners or used by them for any other purpose than as ingress and egress to and from their respective units or parking areas.
13. No mops, brooms, dust cloths, rugs or bedding shall be shaken or beaten from any window, door or exclusive common elements.
14. No motor vehicle shall be driven on any part of the common elements other than on a driveway or parking space.
15. No television antenna, aerial tower or similar structure and appurtenances thereto shall be erected upon or fastened to any unit or exclusive use area, except as a connection to a common television cable or master antenna system.
16. No one shall alter, damage or destroy any part of the common elements.
17. No building or structure shall be created or tent erected and no trailer either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained on the common elements, including exclusive use common elements.
18. No Owner shall have an office for conducting business in his unit or conduct any business enterprise whatsoever from his unit.
19. Any loss, cost or damages incurred by the Corporation by reason of a breach of any rules or regulations in force from time to time by an Owner, his family, guests, servants, agents, tenants 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.
20. No animal, livestock, reptile or fowl other than a cat, tropical fish, canary, budgerigar, or "guide dog" as defined in The Blind Persons Rights Act, 1980, shall be kept or allowed upon the common elements (including those parts thereof of which the Owner has the exclusive use), or in any unit provided that such cat is not permitted to run free upon the common elements. Notwithstanding the preceding, any cat, canary, budgerigar, or tropical fish that are deemed by the Board or Manager in its absolute discretion to be a nuisance, shall not be kept by any Owner on any part of the common elements or in any unit.
21. No stores of coal or any combustible materials or offensive goods, provisions or materials shall be kept in the unit or on the property.