



## **SCHEDULE "A"**

### **Rules and Regulations**

### **Carleton Condominium Corporation No. 42**

The following rules and regulations shall be observed by the owners and the term "owner" shall include the owner or any other person 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 damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors, servants, clerks, or agents shall cause it.
- 2 No sign, advertisement, or notice, other than the usual signs offering a unit for sale or rent or one poster advertising for an election with dimensions not exceeding two feet by three feet, shall be inscribed, painted, affixed, or placed 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 awnings or shades shall be erected over and outside of the windows or balconies without the prior written consent of the Board.
- 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 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 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 or with any statute or municipal by-law.
- 5 Nothing shall be placed on the outside of window sills or projections, except for air conditioners, which are governed by Rule #23, or flower boxes placed on the window ledges on the ground floor level.
- 6 Water shall not be left running unless in actual use.
- 7 The owner/tenant shall not place, leave, or permit to be placed or left in or upon common elements, including those of which he has the exclusive use, any debris, refuse, or garbage except in an area designated by the Corporation as a central garbage depository on garbage pick-up days. Such debris, refuse, or garbage shall be contained in properly tied polyethylene or plastic bags.
- 8 Owners, their families, guest, visitors, and servants shall not create or permit the creation of or continuation 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.

- 9 Nothing shall be thrown out of the windows or doors of the buildings.
- 10 No animal, livestock, or fowl, other than a pet, shall be kept on the property and no pet that is deemed, by the Board or manager, in its absolute discretion, to be a nuisance, shall be kept by any owner of any unit or in any other part of the property. Any owner who keeps a pet on the property or any part thereof shall, within two 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.

As amended by a majority vote of registered owners at the Annual General Meeting held on October 15, 1980 to include the following under Rule and Regulation 10A of Schedule "A" of the By-law No. 2

10a "Any pet kept on the property must be on a leash and owners must pick up and properly dispose of the pet's droppings."

- 11 Owners shall not overload existing electrical circuits.
- 12 No auction sale shall be held on the property.
- 13 No stores of coal or any combustible or offensive goods, provisions, or materials shall be kept on the property.
- 14 No noise, caused by any instrument or other device, or otherwise, which, in the opinion of the Board may be calculated to disturb the comfort of the owners, shall be permitted.
- 15 The sidewalks, entry, passageways, walkways, and driveways used in common by the owners shall not be obstructed by any of the owners or used by them for any purpose other than for ingress and egress to and from their respective units.
- 16 No mops, brooms, dusters, rugs, or bedding shall be shaken or beaten from any window, door, or those parts of the common elements over which the owner has exclusive use. Clothes lines are not permitted.

**Resolution passed by the Directors at a Board of Directors meeting held on the 12th day of October, 1996.**

BE IT RESOLVED that the Corporation revise the following rules respecting the use of the common elements and designated parking spaces to promote the safety, security or welfare of the owners and of the property or to prevent unreasonable interference with the use and enjoyment of the common elements and of other units. Rule 17 and 18.

- 17 No motor vehicle, other than a private passenger automobile, station wagon, or commercial vehicle, other than a one-half ton pick-up truck with uncovered rear end and sills not exceeding four feet in height, shall be parked on the Corporation property nor shall any repairs be made to such vehicle..
- 18 No motor vehicle, trailer, boat, snowmobile, mechanical toboggan, machinery, or equipment of any kind shall be parked on any part of Corporation property.
- 19 No television antenna, aerial, tower, or similar structure and appurtenances thereto shall be erected on or fastened to any unit except for in connection with common television cable systems or amateur radio league antenna(e) and aerials that meet with the approval of the Board of Directors. The antenna shall be of the

vertical type, similar in design to the CUSHCRAFT ATV-5, having no horizontal projections exceeding twenty-four (24) inches in length. The vertical height shall not exceed twenty-five (25) feet above the roof level. The owner shall supply the Board of Directors with written proof of liability insurance coverage on the antenna and supporting structure.

- 20 No one shall harm, mutilate, destroy, alter, or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers, or flower beds.
- 21 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 on the common elements.
- 22 Any loss, cost, or damages incurred by the Corporation by reason of breach of any rules and regulations 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.
- 23 To ensure that the proposed air conditioner does not disturb your neighbours, is aesthetically pleasing, and is safely installed, the following conditions must be met:
  - a. Types of air conditioners and conditions of installation
    - I. TYPE A - Window Mounted
      - 1) only one air conditioner per side of your housing is permitted;
      - 2) any gaps remaining after removal of the normally installed window panes and installation of the air conditioner must be filled with clear, transparent glass or Plexiglas;
      - 3) all support braces must be mounted on the window sill or inside of the housing unit; and
      - 4) if the air conditioner is permanently installed, and will be protected over the winter, it can be covered only with clear plastic material the same colour as the exterior.
    - II. TYPE B - Central, with external air-cooled heat exchangers

The heat exchangers must be shielded from view from common use areas to the satisfaction of the Corporation.
    - TYPE C - Central, with internal water-cooled heat exchangers

Owners must pay a fee to cover the cost of water used, to be set at the discretion of the Board of Directors.
  - b. It is the responsibility of the owner to ensure compliance with the above conditions and that the level of noise not exceed 55 dB during the daytime (0600 - 2100 hours) and 48 dB during the night time when measured at a distance of 4.6 metres (15 feet) from the air conditioner.
- 24 Individual owners will be permitted, on request to the Board, to install fireplaces, providing, in the request to the Board, the owner agrees that:
  - a. the fireplace will be installed at his expense;
  - b. the flue will run through the interior of the unit and the opening sealed where the flue passes through the roof; and
  - c. the inspection of the Fire Department and its written approval will be obtained.
- 25 Each owner shall maintain, in living condition, the grass on any portion of the common elements of which the said owner has exclusive use, provided however, that the Corporation shall cut said grass.

26 Patios and the inner surfaces of windows and of doors of which any owner has exclusive use shall be maintained by the owner having exclusive use thereof.

27 **PARKING RULES**

**Cancelled September 2008**

**Parking Rules 27 and 27a have been replaced by Parking Rule #32**

*The Carleton Condominium Board of Directors passed a resolution to amend the Rules and Regulations. (November 2001) The new rule #28 requires owners to provide the following. In accordance with The Condominium Act "Bill 38 " Part IV Corporation Bylaws and Rules Section/art 58 (1) The board may, by resolution, make amend or repeal rules, not contrary to the Act or to the declaration.*

28 **Amendment to Rules and Regulations Schedule "A" Regulation #28 Owner Information Required.**

All owners must provide the following information to Carleton Condominium Corporation No. 42 . This rule will become effective for the Twenty-eighth Annual General Meeting (Owner Information Sheet for the year 2001-2002)

**OWNER:** Unit Number - Name, Address, and Telephone Number.

**TENANT DATA:** Tenant Name and Telephone Number.

Note: Tenants and Bylaws Disclosure Form must be completed.

**MORTGAGE DATA:** Company Name address.

**VEHICLE DATA:** License Number - Make - Post Number

Note: If you have tenants provide their vehicle License number.

**\*\*New owners are required to provide this information promptly upon possession of their unit.**

The Carleton Condominium Corporation Owners voted on a resolution to amend the Rules and Regulations. (Annual General Meeting April 4, 2002) **Rule and Regulation Number 29**

29 Parking lots shall not be used as a play area or for sport activities.

*BE IT RESOLVED that The Carleton Condominium Board of Directors passed a resolution to amend the Rules and Regulations on March 11, 2003. The new rule #30 and #31 requires owners to provide the following. In accordance with The Condominium Act "Bill 38 " Part IV Corporation Bylaws and Rules Section/art 58 (1) The board may, by resolution, make amend or repeal rules, not contrary to the Act or to the declaration.*

30 **RULE AND REGULATION # 30**

Any changes/addition to the common areas must have Board approval. Examples are the installation of satellite dishes, air conditioners, decks/patios and eaves troughing. A homeowner must submit a fully detailed letter requesting such authority. No change/additions are to take place until written authorization with specifications from the Board has been received.

Violation of this Rule and Regulation will result in By-Law being applied.

31 **RULE AND REGULATION # 31 HAS BEEN CANCELLED BY RESOLUTION PASSED BY THE BOARD OF DIRECTORS FOR CCC#42 AS OF 06 APRIL 2004.**

*": When an occupant violates any of the By-laws or Rules and Regulations of the Corporation, a registered letter advising the owner will be sent without charge. The fees for the second, third and fourth notification are twenty-five(25), fifty(50), and one hundred dollars respectively. "30 days notice is given to homeowners ."*

**32. RULE AND REGULATION #32: VISITORS' PARKING**

The spaces designated as visitors' parking shall be used ONLY for the parking of motor vehicles by VISITORS to the units at CCC42 and shall not be used by the Owners/Tenants living in a CCC42 Unit.

The Board of Directors may issue a violation notice or tow the vehicle of any Owner/Tenant found to be parked in visitor's parking space in contravention of this visitors parking rule and regulation.

Any violation notice issued and/or costs incurred by the Corporation in the enforcement of this rule and regulation shall be the responsibility of the unit Owner and may be collected from such Owner in the same manner as common expenses.

Visitors and Guests to Units at CCC42 are entitled to use the visitors parking at any time except for OVERNIGHT PARKING unless registered with CCC42 Parking Control Director for overnight parking permit.

To obtain an overnight parking permit, which will have an expiration date, Owner/Tenants are required to complete a parking permit form. This permit is available from the Parking Control Director, and if he/she is not available, permit can be obtained by contacting any other Board Member.

Overnight parking permits will be issued upon registration with an expiration date. Overnight parking permit must be placed visibly in your vehicle. Overnight parking permit does not guarantee a parking spot but authorizes the registered vehicle to be parked overnight until the permit expires in spaces designated as visitors' parking on CCC42 property.

Parking Control Director reserves the right to limit expiration date and allocation based on space availability at time permit is registered. Overnight parking permits will only be issued to Owners/Tenants, which contact and arrange to register with Parking Control Director or other Board Member between the hours of 9:00 a/m. and 10:30 p.m.

Long-term parking is not permitted in visitor parking spots at any time. Owners requiring extra parking will be directed to contact the Corporation Treasurer.