

CONDOMINIUM RULES RESPECTING PARKING

[Date of Board Resolution 2016]

Introduction

The following parking rules respecting the use of the common elements and units are made to promote the safety, security and 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.

Carleton Condominium Corporation No. 503 (the "Corporation") may pass additional parking rules or amend or delete the existing rules from time to time in accordance with the *Condominium Act, 1998* (the "Act").

Definitions

"Owner" shall include owners, their families, visitors, agents, tenants and occupants of any unit.

Any other words and phrases which are defined in the Act (as amended from time to time), Regulations thereunder or any successor thereto, shall have ascribed to them the meanings set out in the Act.

1. General

- 1.1 Any losses, costs or damages incurred by the Corporation by reason of a breach of any parking rules in force from time to time by any owner, his or her family, guests, servants, agents, tenants or occupants of his or her unit shall be borne by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses. Without limiting the generality of the foregoing, such losses, costs or damages shall include, but shall not necessarily be limited to, the following:
 - (a) all legal costs incurred by the Corporation to enforce, or attempting to enforce, these parking rules; and
 - (b) an administration fee in the amount of \$50.00, payable to the Corporation, for any breach of these parking rules that continues after an initial notice has been sent, and further administration fees of \$50.00 per month for each month during which the breach of the rules continues.
- 1.2 No restriction, condition, obligation or provision contained in any rule or rules of the Corporation shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.
- 1.3 Each of these parking rules shall be deemed independent and severable, and the invalidity or unenforceability, in whole or in part, of any one or more of these rules shall not impair or affect in any manner the validity, enforceability, or effect of the remaining part of that parking rule (if appropriate) or of the parking rules. In such event, the other part of the parking rule (if appropriate) or the other parking rules shall continue in full force and effect as if such invalid parking rule or part of a rule had never been included herein.
- 1.4 If a parking rule is inconsistent with the provisions of the Declaration or By-Laws of the Corporation, the provisions of the Declaration and By-Laws shall prevail and the parking rule shall be deemed to be amended accordingly.

2. Parking

- 2.1 Vehicle and parking compliance is a serious matter. The Corporation's Board of Directors (the "Board") reserves the right to ticket or tow any vehicle owned by an owner, resident, guest, tenant or other person, found to be in non-compliance with any of the following parking rules. The Board also reserves the right to ticket or tow any vehicle in chronic non-compliance of any of the parking rules, following 2 written notices to the vehicle owner. Costs incurred for towing in any instance are the responsibility of the vehicle owner.

- 2.2 A Parking Committee, with input from owners/residents, will develop policy and regulatory proposals for approval of the Board.
- 2.3 Parking Committee membership will be solicited, when required, at CCC 503 annual general meetings.
- 2.4 Parking in fire lanes is forbidden under city of Ottawa 1985 By-Law No. 2003-499. Offending vehicles will be ticketed and towed without warning. Any CCC 503 resident may report unauthorized parking in fire lanes to the City of Ottawa By-Law Enforcement Office by calling 311.
- 2.5 The rental of reserved parking spaces can be arranged by contacting the CCC 503 property manager, Deerpark Management, at 613-745-2389.
- 2.6 Renters of reserved parking spaces are responsible for control of unauthorized vehicles in their spaces. During working hours renters should call the Ottawa By-Law Enforcement Office at 311.
- 2.7 Occasional visitors requiring visitor parking in excess of 3 consecutive nights (72 hours) require authorization and must contact Deerpark Management.
- 2.8 Occasional visitors requiring visitor parking in excess of 12 consecutive or non-consecutive nights in a 30 day period will be required to rent a reserved parking space, with a minimum rental of one month, through Deerpark Management.
- 2.9 Regular visitors (i.e., not occasional visitors) parking in visitor parking spaces in excess of 12 consecutive or non-consecutive nights in a 30 day period will be required to rent a reserved parking space through Deerpark Management.
- 2.10 No motor vehicle, other than a private passenger automobile, motorcycle, station wagon, van or pick-up truck, shall be parked on any part of the property (including any part thereof of which any owner may have the exclusive use), and no motor vehicle shall be parked on any part of the property other than on a driveway or parking space.
- 2.11 Vehicles parked on any part of the property shall fit wholly within the driveway or parking space with no overhang of either the painted markings or roadway and shall not restrict the ingress or egress of persons using neighbouring parking spaces.
- 2.12 No person shall bring or keep within the property any boat, truck, recreational vehicle (other than a four-wheeled van), mobile home or trailer, or any vehicle too large to fit in one parking space (including limousines), without the prior permission of the Board. Special arrangements can be made for necessary overnight parking to outfit a boat or camper for a trip by contacting Deerpark Management for permission, at least 4 days prior to the date required. Permission for such parking will not exceed 2 consecutive overnight periods.
- 2.13 No person shall bring or keep within the property any vehicle of more than 3,000 kilograms curb weight, irrespective of whether or not such vehicle otherwise complies with the provision of this article.
- 2.14 No substantial repairs or adjustments to motor vehicles may be carried out on the property. Minor repairs necessary to permit removal of a vehicle are allowed. Changing a tire or battery is permitted. Changing of oil or other fluids is expressly prohibited.
- 2.15 Designated parking spaces are not to be used for storage or any purpose other than the parking of motor vehicles. For example, tires, containers, signs, or furniture shall not be stored in a designated parking space. Items improperly stored in parking spaces will be removed, tagged and placed into safekeeping for a period of 4 weeks. If not retrieved by the owner, the items will be disposed of. All storage, disposal and administrative costs for said items will be the responsibility of the owner.

- 2.16 A protective pad shall be placed beneath the kickstand of all motorcycles when parked in a parking space.
- 2.17 No vehicle shall be parked at any time in designated fire lanes or other areas designated as “No Parking” zones.
- 2.18 The designated user of a parking space shall keep the space clean and free of materials or any condition likely to cause a nuisance, hazard or damage to the property, or any risk of fire.
- 2.19 Only road-worthy, plated and insured motor vehicles shall be kept on the property. Parking spaces are designed for operating vehicles; any cars, trucks or other vehicles deemed to be abandoned or unsightly by the Board are not permitted on the property. All vehicles on the property must be in a proper state of repair and in proper operating condition. Without limiting the generality of the foregoing, vehicles must not leak oil or other fluids.
- 2.20 Any vehicle which is not in compliance with these rules may be ticketed and/or towed at the risk and expense of the owner of the vehicle.
- 2.21 Certain commercial vehicles will be allowed to park on the common element parking areas, provided the owner/resident has petitioned to the Board in writing and written permission from the Board has been granted. Commercial vehicles which will be allowable will have a 2 axle/4 tire maximum and can include such vehicles as a taxi cab, car for hire, a vehicle displaying commercial lettering or advertisements or which are patently and primarily used for commercial trade or business purposes (i.e. vehicles having ladder racks, ladders, winches, tool storage compartments, or other apparatus or equipment not customary to standard four wheel passenger automobiles) whether marked or unmarked. Such commercial vehicles receiving written permission will only be allowed to park in their driveway or rented parking space and shall meet all other parking regulations.
- 2.22 As required by weather conditions, during the winter season, all vehicles must be moved by vehicle owners to allow for snow removal operations.
- 2.23 Only one vehicle is to be parked in any parking space. Double parking of vehicles in the driveway attached to a unit is permitted end-to-end if space permits. Side-by-side double parking of vehicles in the driveway attached to a unit is not permitted.
- 2.24 Owners are responsible for any parking violations by visitors to the unit.
- 2.25 Visitor parking may not be used by residents of the property except for short periods to allow access by delivery, utility or contractor vehicles. If required for longer periods, Deerpark Management shall be notified of the requirement.
- 2.26 Recognizing that extraordinary circumstances may need to be considered from time to time, residents are encouraged to communicate special parking needs, in advance, to Deerpark Management. Deerpark Management, in consultation with the Board, may make reasonable temporary exceptions to these rules to address special needs as long as the intent and spirit of the rules are preserved.
- 2.27 All previous rules of the corporation respecting parking are hereby repealed.

NOTE: Any separate rules of a parking authority hired by the Corporation to enforce the parking rules must be part of these rules or separately passed as rules of the Corporation in accordance with the requirements of the Act.

**CARLTON CONDOMINIUM CORPORATION 503
PARKING RULES SUMMARY**

1. Parking is a serious concern. CCC 503 parking rules promote the safety, security and welfare of all owners/residents and to prevent unreasonable interference with the use and enjoyment of the common elements.
2. The CCC 503 Parking Committee, with input from owners/residents, will develop parking policy for approval of the CCC 503 Board of Directors (the "Board"). Parking Committee membership, when required, will be solicited at CCC 503 annual general meetings.
3. The Board reserves the right to ticket or tow any vehicle in chronic non-compliance of the parking rules following 2 written notices to the vehicle owner. Costs incurred for towing are the responsibility of the vehicle owner.
4. Parking in fire lanes is forbidden under city of Ottawa By-Law No. 2003-499. Offending vehicles will be ticketed and towed without warning. Any resident may report unauthorized parking in a fire lane by calling the City of Ottawa By-Law Enforcement Office at 311.
5. Only road-worthy, plated and insured motor vehicles are allowed on the property.
6. Parking of large vehicles (e.g., trucks in excess 3,000 kilograms empty weight, oversized vans, recreational vehicles of all types, boats, snowmobiles and trailers) is not permitted anywhere on the CCC 503 property.
7. Vehicles parked on any part of the property shall fit wholly within the driveway or parking space with no overhang of either the painted markings or roadway, and shall not restrict the ingress or egress of persons using neighbouring parking spaces.
8. Boats, trucks, recreational vehicles (other than four-wheeled vans), mobile homes or trailers, or any vehicles too large to fit in one parking space (including limousines), are not permitted on the property without prior permission of the Board. Special arrangements can be made for necessary overnight parking to outfit a boat or camper for a trip by contacting the CCC 503 property manager, Deerpark Management (613-745-2389), at least 4 days prior to the date of parking. Permission for such parking will not exceed 2 consecutive overnight periods.
9. No substantial repairs or adjustments to motor vehicles may be carried out on the property. Minor repairs necessary to permit removal of a vehicle are permitted. Changing a tire or battery is permitted. Changing oil or other fluids is expressly prohibited.
10. Certain commercial vehicles will be allowed to park in parking areas, provided that the owner/resident has petitioned the Board in writing and written permission from the Board has been granted. Such commercial vehicles will only be allowed to park in the owner/resident's driveway or a reserved parking space and shall meet all other parking regulations.
11. Control of unauthorized vehicles and individual driveways is the responsibility of the owner/resident.
12. The rental of reserved parking spaces can be arranged by contacting Deerpark Management.
13. Renters of reserved parking spaces are responsible for control of unauthorized vehicles in their spaces. During working hours renters should report unauthorized vehicles by calling the City of Ottawa By-Law Enforcement Office at 311.
14. Visitor parking is for occasional visitors only. Residents should use visitor parking spaces in exceptional circumstances only (e.g., a delivery truck temporarily blocking a driveway).
15. Occasional visitors requiring visitor parking in excess of 3 consecutive nights (72 hours) require authorization from Deerpark Management.
16. Occasional visitors requiring parking in excess of 12 consecutive or non-consecutive nights in a 30 day period will be required to rent a reserved parking space, with a minimum rental of one month, through Deerpark Management.
17. Regular visitors (i.e., not occasional visitors) parking in excess of 12 consecutive or non-consecutive nights in a 30 day period will be required to rent a reserved parking space through Deerpark Management.
18. As required by weather conditions, all vehicles must be moved by vehicle owners to allow for snow removal operations.
19. Residents are encouraged to communicate special parking needs, in advance, to Deerpark Management. Deerpark Management, in consultation with the Board, may make reasonable temporary exceptions to the parking rules to address special needs, as long as the intent and spirit of the rules are preserved.