

CCC 520 has adopted a Single Family Rule. This rule should be especially kept in mind, when rentals are being arranged.

While this is covered in the Declaration (Article III, "Units", 3.2(a) which states that "All residential units shall be occupied only for the purpose of a single family dwelling and for no other purpose..." the Corporation has further defined the meaning of "single family." The information is below.

This rule was sent to all owners as a proposal. It was accepted by all unit owners and was effective March 21, 2018.

CARLETON CONDOMINIUM CORPORATION NO. 520

SINGLE FAMILY RULE Effective 21 March 2018

re: Updated definition of "single family"

Please be advised that the Single Family Rule is now in effect, as of March 21, 2018. There was one clarification only (see last paragraph)

This new definition will be added to the Rules and Regulations of CCC520 respecting the use of the common elements and the units. It is intended to enhance the safety, security and property value of 499 Sunnyside at the same time as promoting the use and enjoyment of our building.

The expanded definition of "family" now incorporates many types of "family". Any other use or habitation of Units has never been in-line with our Declaration and that does not change with the implementation of this Rule.

The new addition to the Rules and Regulations is as follows,

Updated definition: "family" means:

A social unit consisting of parent(s) and their children, whether natural or adopted and includes other relatives if living with the primary group;

A person who is single and living alone;

Two persons who are married to one another or are living together in a conjugal relationship;

One or two persons who own the unit (in which case the owner(s) may also occupy the unit with no more than one person who is not related to the owner(s);

Note: family, as defined above, can also include one person who is living in the unit in order to provide health care or assistance to a member of the family.

The Board of Directors
CCC 520