

invitee thereof All such deductibles to be paid by any owner or owners from time to time are deemed to be additional contributions toward the common expenses and recoverable as such from such owner or owners, or recoverable by any other procedure the Corporation elects.

14. RULES AND REGULATIONS

14.1 Rules And Regulations. The rules and regulations attached hereto as Schedule "A" shall be observed by the owners and occupants of the units. The Board may amend such rules or may make such further and other rules as required to promote the safety, security, or 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 the units.

14.2 Effective Date. Any rule made by the Board shall be effective thirty (30) days after notice thereof has been given to each owner unless the Board is in receipt of a requisition in writing requiring a meeting of the owners to consider the rules.

14.3 Amendments By Owners. The owners may at any time after a rule becomes effective amend or repeal a rule at a meeting of the owners duly called for that purpose.

15. MISCELLANEOUS

15.1 Invalidity. The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.

15.2 Gender. The use of the masculine gender in this by-law shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires.

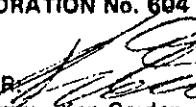
15.3 Waiver. No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

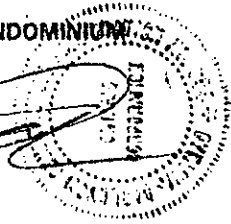
15.4 Headings. The headings in the body of this by-law form no part thereof but shall be deemed to be inserted for convenience of reference only.

Ottawa-Carleton Condominium Corporation No. 604 hereby enacts the foregoing by-law having been duly approved by the Directors of the Corporation and confirmed without variation by the Declarant which owns 100% of the units, pursuant to the provisions of the Condominium Act, R S O 1990, C. 26, as amended.

DATED at the Township of Rideau, this 7<sup>th</sup> day of December, 1998.

OTTAWA-CARLETON CONDOMINIUM CORPORATION No. 604

PER:   
Name: Ken Gordon  
Title: President



SCHEDULE "A"

RULES AND REGULATIONS

The following rules and regulations shall be observed by the owners. The term "owner" shall include the owner or any other person occupying the unit with the owner's approval, the term "property" shall include the units and the common elements comprising the Corporation, and the term "common elements" shall include all exclusive use common elements unless otherwise specifically provided herein. Failure of the Board or manager to enforce any rule or regulation on any occasion or occasions shall not be construed as a change in the rules or as permission to continue or repeat a breach of such rule or regulation. Any loss, cost or damages incurred by the Corporation by reason of a breach of any rules and regulations in force from time to time by any owner, the owner's family, guests, servants, agents or occupants of that unit, shall be borne by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.

1. GENERAL

(a) Use of the common elements and units shall be subject to the Rules which the Board may make to promote the safety, security or 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.

(b) Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit owners and occupants, their families, guests, visitors, servants or agents.

(c) Only domestic pets or animals shall be allowed or kept in or about any unit or the common elements. Without limiting the generality of the foregoing, owners are prohibited from keeping in any unit or in any other part of the property dogs which are trained as attack or security dogs. Permitted pets or animals shall not be allowed to create a disturbance. Any pets or animals making disturbing noises or behaving objectionably are liable to be removed from the property. Any pet or animal which, in the opinion of the Board, constitutes a nuisance, shall not be allowed or kept in or about any unit or the common elements or any part thereof. Any owner who keeps a pet or animal on the property or any part thereof in violation of this rule shall, within two (2) weeks of receipt of a written notice from the Board or the manager requesting the removal of such pet or animal, permanently remove such pet or animal from the property.

(d) Pet owners are required to "stoop and scoop" on the property. Pet owners should also ensure that the eventual disposal (including disposal of cat litter) is performed in a sanitary manner.

(e) No owner or occupant shall create or permit the creation of or continuation of any noise or nuisance which, in the sole discretion of the Board, may or does disturb the comfort or quiet enjoyment of the property by other owners or occupants or their families, guests, visitors, servants and persons having business with them.

(f) Any repairs to the units or common elements shall be made only during reasonable hours,

(g) Owners shall permit entry into their units by persons duly authorized by the Board in writing for the purpose of spraying for pest control. Owners shall advise the Board as soon as possible of any pests in their unit.

**2. SECURITY**

No owner or occupant shall place or cause to be placed on the access doors to any unit, additional or alternate locks, without the prior written approval of the Board. All door locks and keys must be compatible with the lock systems on the property.

**3. SAFETY**

Owners and occupants shall not overload existing electrical circuits.

(a) No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property including firecrackers or other fireworks.

(b) Owners or occupants of dwelling units shall not tamper with nor cause the fire alarms, the smoke detectors or heat sensors to unnecessarily activate.

**4. COMMON ELEMENTS**

(a) No one shall harm, mutilate, destroy, alter or litter the common elements or any of the landscaping work on the property including grass, trees, shrubs, hedges, flowers and flower beds.

(b) No building, shed, structure or tent shall be erected, placed, located, kept or maintained on the common elements and no trailer, either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained on the common elements.

(c) No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements whatsoever except where authorized by the Board.

(d) The sidewalks, walkways and roadways which are part of the common elements shall not be obstructed by any of the owners or occupants or used by them for any purpose other than for ingress and egress to and from the buildings, a unit or some other part of the common elements.

(e) No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window or door.

(f) No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit.

(g) No goods and chattels may be left or stored on the common elements including exclusive use common elements except as specifically authorized by the Declaration, by-laws and rules and regulations of the Board.

(h) No clothesline shall be erected nor shall clothes be allowed to dry outside of a unit.

(i) No owner may substantially alter the landscaping of the front or rear yard of the unit without obtaining the written consent of the Board.

**5. DWELLING UNITS**

(a) No owner or occupant shall make any major plumbing, electrical, mechanical, structural or television cable alteration in or to the unit without the prior consent of the Board.

(b) No window shall be covered except with curtains, drapery, vertical or horizontal blind, wooden shutters or similar window coverings.

(c) 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 have caused it.

(d) No owner shall do, or permit anything to be done in that owner's 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 result in the cancellation or threat of cancellation of any policy of insurance arranged by the Corporation; or obstruct or interfere with the rights of other owners; or do anything which is, on a reasonable standard, bound to 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 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.

(e) Should the occupation or use of a unit result in an increase of premium payable by the Corporation for any policy or policies of insurance, then the owner of such unit shall be liable to the Corporation for the increased premium payable which shall be charged back to the owner as additional contributions towards common expenses and shall be recoverable as such.

(f) No owner shall construct any object, article, item or thing on the Property nor shall any owner repair same on the Property except within the owner's dwelling unit.

**6. MOTOR VEHICLES, PARKING AND PARKING SPACES**

(a) No parking space shall be used for any purpose other than to park one operable passenger vehicle that is either a private passenger automobile, station wagon, compact van or jeep or motorcycle or one light truck, one ton or less. No trailer or camper with or without eating or sleeping accommodation and no commercial vehicles shall be parked or stored on the property.

(b) No repairs, lubrication or oil change shall be made to any motor vehicle on any part of the common elements.

(c) No motor vehicle shall be driven on any part of common elements at a speed in excess of the posted speed.

(d) No owner or occupant shall park a motor vehicle on any part of the common elements.

**7. GARBAGE DISPOSAL**

The owner shall not place, leave or permit to be placed or left in or upon the common elements any debris, refuse or garbage. Such debris, refuse or garbage shall be contained in properly sealed refuse bags and properly secured containers equipped with a locking lid to prevent mess, odours and disintegration, and shall be placed on the garbage areas designated for reception of garbage by the Board from time to time. Newspapers, magazines, bottles, tin cans and such other items or objects as the Board may determine shall be placed in bins specifically designated for that purpose, if any. Such debris, refuse or garbage secured in the manner set out above, shall only be placed on the garbage area after 9:00 p.m. the night before garbage pick-up and before 7:00 a.m. the day of garbage pick-up. Garbage containers shall be removed from the garbage area as soon as possible after garbage pick-up occurs, but in any event no later than 10:00 p. m. on that day.

**8. ADDITIONAL RULES AND ENFORCEMENT**

The rules shall be reasonable and consistent with the Act, the declaration and by-laws and the owners may at any time after a rule becomes effective amend or repeal a rule at a meeting of owners duly called for that purpose.