

CCC # 76 Rules and Regulations

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:

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| 1. | The water closets, sinks, drains shall not be used for purposes other than those for which they are constructed and no sweepings, grease, 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, with dimensions not exceeding two feet by three feet shall be inscribed, painted, affixed or placed on any part of the 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 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 windowsills or projections, save and except air-conditioning units as per Rule and Regulation #6 and # 7. |
| 6. | Installation of a central air-conditioning system is permitted subject to the following: a) The unit owner shall obtain the consent of the Board of Directors to install a central air-conditioning system. The consent shall be obtained by submitting a written request containing the make and model (including number) of the central air-conditioning system to be installed, the name of the installer if other than the owner, and an estimated date of installation. b) The consent of the Board is subject to the owner and Board agreeing to and signing as such the letter of agreement attached to this schedule as Appendix I. c) The central air conditioning system installed, including any exterior compressor unit or other fixtures which form part of the central air conditioning system, become part of the owner's and future owner's unit, and is therefore subject to Article VI of the Carleton Condominiums Corporation No. 76's declaration. |
| 7. | Mounting materials used for installing air-conditioners must be of a suitable material, painted in matching colours of that of trim, and any material used to fill in window openings must be of a glass material subject to the approval of the Board. |
| 8. | Water shall not be left running unless in actual use. |
| 9. | The owner shall follow all Municipal guidelines and regulations regarding garbage collection, recycling and leaf and yard waste. |

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| 10. | Owners, their families, guests, visitors and servants shall not create or permit the creation 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. |
| 11. | Nothing shall be thrown out of the windows or doors of the buildings |
| 12. | 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 an 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 removal of such a pet, permanently remove such pet from the property. All owners shall respect Municipal bylaws regarding pet ownership, including rules regarding leashing and control of pets. |
| 13. | Owners shall not overload existing electrical circuits. |
| 14. | No auction sale shall be held on the property. |
| 15. | No stores of any combustible or offensive goods, provisions or materials shall be kept on the property, save and except as provided in Fireplace By-law #4. |
| 16. | 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 or egress to and from their respective units. |
| 17. | 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. Only seasonal furniture is allowed on patios. Clotheslines are permitted only within enclosed yards, and must not exceed the height of the fence. Only a retractable or umbrella-type line is permitted. |
| 18. | No motor vehicle other than a private passenger automobile, station wagon, van or one-half ton pick-up truck with uncovered rear end sills, not exceeding four feet in height, shall be parked on any part of the common elements (including any part thereof, of which any owner may have exclusive use) nor shall any repairs be made to such motor vehicle on the common elements and no motor vehicle shall be driven on any part of the common elements other than on a roadway, driveway or designated parking space. |
| 19. | No motor vehicle, trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements. No building or structure, or tent, shall be erected. No trailer, either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained on the common elements. |
| 20. | No television antenna, aerial, tower or similar structure and appurtenances thereto, shall be erected on or fastened to any unit, in connection with a common television cable system. |
| 21. | 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 and storage shed. |

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| 22. | 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, 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. | <p>All visitor vehicles shall be parked in the designated Visitor Parking area, not in the roadway or on lawn areas.</p> <ul style="list-style-type: none"> a) All vehicles parking overnight in the designated Visitor Parking area must be registered with the Corporation. Call and leave your name, your Unit #, and the licence number of the visitor's vehicle. b) Maximum parking in the designated Visitor Parking area will be 24 hours unless otherwise authorized by the Corporation. c) Any vehicle parked in a Fire Route will be ticketed and/or removed by the Ottawa Police in accordance with City of Ottawa Fire Route By-Laws. d) Any vehicle parked on the lawns, sidewalks, or any other common area will be removed without warning (exclusive use driveway excluded). e) Any derelict vehicle will be removed, after an initial warning, at the cost of the owner. f) Residents may park in the designated Visitor Parking area if their own driveway is being used by a visitor, provided authorization is received from the Corporation. Otherwise, vehicles belonging to residents and parked in the designated Visitor Parking area will be ticketed and/or removed at the owner's expense. |
| 24. | <p>Installation of a Satellite Dish is permitted subject to the following:</p> <p>Installation of a satellite dish constitutes a modification to the common elements. Consequently, it is necessary to complete Schedule 1 of the Modification to Common Elements bylaw as required under the Ontario Condominium Act (1998). The form should be returned to our property manager. The owner of the unit will subsequently receive a written approval to install the dish in accordance with the following specifications:</p> <p>Number: A maximum of one dish per unit</p> <p>Size: Maximum 90 centimetres in diameter (approximately 3 feet)</p> <p>Location: At the back of the unit only on the fence, or, on a tripod or pole in the backyard. It is NOT to be installed on the roof or the siding/brick.</p> <p>Repairs: If the dish must be removed for any repairs to the common elements, the owner of the unit is responsible for any removal and/or re-installation of the dish.</p> <p>Maintenance: All maintenance of the satellite dish and unit or common element damage is the owner's responsibility.</p> |

CARLETON PARKING MANAGEMENT
TELEPHONE: 720-5021

Dear Resident:

Illegal and improper parking is a constant irritant to all residents, as well as your guest. It is also a factor in your condominiums safety. Your safety and well being are uppermost in the minds of your condominiums management. City by-laws governing the use of fire lanes are also primarily concerned with making your condominiums safe and readily accessible in case of emergencies.

With these considerations in mind, the management of your condominium has placed all matters pertaining to parking under the supervision of **CARLETON PARKING MANAGEMENT (CPM)**. In this regard, the following parking policies have been reviewed by your management and will be enforced by **CPM**.

All visitors' vehicles must be parked in designated visitor parking areas. Guests staying between the hours of 2:00 a.m. to 7:00 a.m. **must register** their vehicles with **CPM**. **JUST CALL US**. Be sure to give the address, license plate no. and the amount of evening the vehicle will be in visitor parking. Please be sure to advise your guests of this policy. Registrations are taken twenty-four hours a day seven days a week. **No vehicle may be registered for more than three (3) days in a seven (7) day period without making arrangements with your property management office.**

**DO NOT CALL YOUR MANAGEMENT OFFICE FOR REGISTRATIONS
OF THREE (3) DAYS OR LESS IN A SEVEN (7) DAY PERIOD
CALL CARLETON PARKING MANAGEMENT
AT 720-5021**

Parking privileges will be revoked for any persons vehicle that has received a parking ticket and has not paid said ticket within the time allotted and their vehicle will be towed from the property each and every time Carleton Parking Management patrols until the ticket/tickets have been paid.

VEHICLES WILL BE TICKETED AND TOWED FOR THE FOLLOWING OFFENCES:

- A: failed to register vehicle in visitor parking between 2 a.m. and 7 a.m.
- B: portion of vehicle parked on lawn area.
- C: vehicle occupying more than one parking space.
- D: vehicle parked on roadway.
- E: portion of vehicle obstructing roadway.
- F: parking a vehicle with an expired **VALIDATION** sticker or no license plates.
- G: performing mechanical work on a vehicle.
- H: obstructing work crew EX. (Snow removal, paving, line painting, sweeping etc).
- I: parking in a space reserved for the physically disabled without a permit.
- J: unauthorized parking in a reserved parking space.
- K: **RESIDENT** or any unauthorized vehicle parked in visitor parking (this applies day or night).

When a vehicle is illegally parked in your assigned parking space, if you wish said vehicle to be removed it is your responsibility to notify your local **POLICE** force or city **BY-LAW OFFICE**.

**REGISTRATIONS FOR VEHICLES PARKED BETWEEN 2:00 A.M. AND 7:A.M.
CALL 720-5021**

THIS POLICY IS NOW IN EFFECT!!!