

OTTAWA-CARLETON STANDARD CONDOMINIUM
CORPORATION NO. 846
(the "Corporation")

CONDOMINIUM RULES

BE IT RESOLVED that the Corporation enact the following Rules respecting the use of the common elements and Units 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.

The following Rules shall be observed by the owners and the term "owner" shall include the owner, his or her family, guests, agents or any other person occupying the Unit with the owner's approval.

1. Toilets, drains 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.
2. No sign (permanent or temporary), 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 without the prior written consent of the Board.
3. 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. This provision shall not prohibit the operation of direct line natural gas barbecues on the exclusive use common elements. However, in accordance with these Rules and with applicable laws and regulations, the storage of propane tanks in Units or on the exclusive use common element balconies or terrace areas is prohibited.
4. No stores of liquid gas or propane (including propane barbecue tanks), explosives, or other flammable materials, firearms, ammunition or any other combustible or offensive goods, provisions or materials shall be kept on the Property.
5. Nothing shall be placed on the outside of window sills or projections. No awnings, shades or shutters shall be erected over or outside of the windows, doors, balconies or terraces, without the prior written consent of the Board, and such additional approval as may be required by the Act.
6. The balconies and terraces are to be kept as clear as reasonably possible from storage items to ensure that each balcony and terrace area continues to be functional for the purposes intended and for safety of the occupants in the event of the need for fire egress.
7. Water shall not be left running unless in actual attended use.
8. No owner shall place, leave or permit to be placed or left in or upon the common elements, including those of which he or she has the exclusive use, any debris, refuse or garbage. Owners must maintain strict sanitary conditions at all times.
9. No owner shall 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.

No noise, caused by any instrument or other device, or otherwise, that in the opinion of the Board may disturb the comfort of the other owners, shall be permitted.

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10. Nothing shall be thrown out of the windows or doors of the building or off of balconies.
11. No owner shall overload existing electrical circuits.
12. No auction sale shall be held on the property.
13. The sidewalks, entries, passageways, walkways, driveways and private roads 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 or parking areas.
14. No vehicle shall be driven on any part of the common elements other than on a roadway, driveway or parking space. No vehicle shall be parked on any part of the common elements except in a designated parking space.

No repairs or adjustments to motor vehicles may be carried out on the common elements or in the parking Units.
15. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers, flower beds, or planters.
16. No building or structure or tent shall be erected, placed, located, kept or maintained on the common elements or within a parking unit.
17. No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door or balcony.
18. No hanging or drying of clothes is allowed on the common elements.
19. The balconies, terraces and parking spaces shall not be used for storage and each balcony terrace area, and parking unit shall be kept clean by the Unit owner having the right to use it.
20. No animal, livestock or fowl (other than a pet) shall be kept or allowed in any Unit. No pet(s) shall be kept or tied upon the common elements and, when on the common elements, all pets shall be on a leash. No pet that is deemed by the Board or Manager, in its absolute discretion, to be a nuisance shall be kept by any owner in any Unit. Such owner shall, within two (2) 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. No breeding of pets for sale shall be carried out in or about any Unit, or on the common elements. The municipal stoop and scoop by-law will apply.
21. No part of the common elements, including any part of which the owner has the exclusive use, shall be used for the erection, placing or maintenance of clothes lines, incinerators, garbage disposal equipment, fences or other barriers, hedges, gardens or other vegetation (except in appropriately sized containers) unless such are authorized by the Corporation in accordance with the Act.
22. Owners shall ensure that all garbage is placed in plastic garbage bags and deposited in the designated garbage area for collection.
23. No satellite dish, television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit or any portion of the common elements, except by the Corporation in conjunction with a common television cable system, and no cable shall be strung on the outside of the building.
24. No Unit owner shall make any change to the common elements without the prior written consent thereto of the Board, and subject to the Act, the Declaration and the By-laws of the Corporation.

25. No owner shall do anything or permit anything to be done that is contrary to any statute or municipal by-law or any rules, regulations or ordinances passed under any statute or municipal by-law.
26. Any loss, costs or damages incurred by the Corporation by reason of a breach of any Rule(s) 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 shall be added to the owner's common expenses and may be recovered by the Corporation against such owner in the same manner as common expenses.
27. No restriction, condition, obligation or provision contained in any Rule(s) 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.
28. Each of these 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 be deemed to impair or affect in any manner the validity, enforceability, or effect of the remaining part of that Rule (if appropriate) or of the Rules and, in such event, the other part of the Rule (if appropriate) or the other Rules shall continue in full force and effect as if such invalid Rule or part of a Rule had never been included.

SCHEDULE G
CERTIFICATE OF ARCHITECT

FORM 2

(Under clause 8(1)(e) or (h) of the Condominium Act, 1998)

RE UNITS 1-12, 1230 WYNDHURST COURT, OAKVILLE, ONT.

I, Douglas Hardie, certify that each building on the Property has been constructed in accordance with the regulations made under the Condominium Act, 1998, with respect to the following matters:

- 1. The exterior building envelope, including roofing assembly, exterior wall cladding, doors and windows, caulking and sealants, is weather resistant if required by the construction documents and has been completed in general conformity with the construction documents.
- 2. Except as otherwise specified in the regulations, floor assemblies are constructed to the sub-floor.
- 3. Except as otherwise specified in the regulations, walls and ceilings of the common elements, excluding interior structural walls and columns in a Unit, are completed to the drywall (including taping and sanding), plaster or other final covering.
- 4. All underground garages have walls and floor assemblies in place.
OR
 There are no underground garages.
OR
- 5. All elevating devices as defined in the *Elevating Devices Act* are licensed under that Act if it requires a license, except for elevating devices contained wholly in a Unit and designed for use only within the Unit.
OR
 There are no elevating devices as defined in the *Elevating Devices Act*, except for elevating devices contained wholly in a unit and designed for use only within the unit.
- 6. All installations with respect to the provision of water and sewage services are in place.
- 7. All installations with respect to the provision of heat and ventilation are in place and heat and ventilation can be provided.
- 8. All installations with respect to the provision of air conditioning are in place.
OR
 There are no installations with respect to the provision of air conditioning.
- 9. All installations with respect to the provision of electricity are in place.
- 10. All indoor and outdoor swimming pools are roughed in to the extent that they are ready to receive finishes, equipment and accessories.
OR
 There are no indoor and outdoor swimming pools.
- 11. Except as otherwise specified in the regulations, the boundaries of the units are completed to the drywall (not including taping and sanding), plaster or other final covering, and perimeter doors are in place.

Dated this 09th day of JULY, 2010.



 Douglas Hardie, Architect