

## **RULES AND REGULATIONS**

The affairs of the Condominium Corporation are managed by an elected Board of Directors which normally hires a professional property management firm to handle the day to day operations. A General Meeting of all unit owners is held annually to discuss important matters pertaining to the Condominium Corporation and to elect new Directors.

The Board of Directors is responsible for formulating and enforcing reasonable rules and regulations to which all residents and non-resident owners are bound.

### **Resolution passed by the Directors at a Board meeting held on November 20, 1996.**

**BE IT RESOLVED** that the Condominium Corporation enact the following Rules and Regulations respecting the use of the common element and units to promote the safety, security and welfare of the owners and of the property or to prevent unreasonable interference with the use and enjoyment of the common element and of the other units.

The following Rules and Regulations shall be observed by the owners and the term "owner(s)" shall include the owner, his family, guests, agents or other occupants of his unit.

Any loss, cost or damages incurred by the Condominium Corporation by reason of a breach of any Rules and Regulations in force by any owner, his family, guests, agents or other occupants of his unit, shall be borne by such owner and may be recovered by the Condominium Corporation against such owner in the same manner as common expenses.

### **VEHICLES AND PARKING**

1. No vehicle shall be driven on any part of the common element other than on a driveway or on Timberland Terrace and on Place des Visions.
2. The speed limit on Timberland Terrace and on Place des Visions is 10 kilometres per hour.
3. No one shall park a vehicle on any part of the common element other than his own garage or driveway. Parking on Timberland Terrace and Place des Visions is prohibited by fire regulations.
4. Driveways shall only be used to park one operable vehicle weighing less than 3/4 ton.
5. A protective pad must be placed under the kick stand of any motorcycle parked in a driveway.
6. No repairs, lubrication or oil change shall be made to any vehicle in a driveway.
7. Vehicles must be moved from driveways to enable snow removal equipment to complete their work.
8. Owners shall remove vehicles from driveways if those areas are required for the completion of Corporation work.

## **PETS**

9. Municipal By-Laws regarding pets shall be observed. Questions on pets should be directed to the Cumberland By-Law Enforcement office at 830-6246
10. No animal which, in the opinion of the Board of Directors, is deemed to be a nuisance may be kept on the property. Any resident who keeps a pet which is deemed to be a nuisance shall, upon written notice, permanently remove the pet from the property within 48 hours.

## **GARBAGE**

11. Garbage is removed by the Municipality each Monday. Garbage and recyclable material should be placed on the designated garbage pads between 6:00 P.M. Sunday and 7:00 A.M. Monday.
12. Garbage shall be contained in properly sealed refuse bags or other secured containers.
13. Recyclable materials shall be placed in blue boxes at curbside, separated from other garbage.

## **NOISE**

14. The Township of Cumberland Noise By-Laws shall apply. Residents with noise complaints should contact Township By-Law Enforcement Office at 830-6206.
15. No one shall create, or permit the creation of, any noise or nuisance which, in the sole discretion of the Board, may disturb the quiet enjoyment of the property by other owners or occupants, their families, guests, or visitors.

## **INSURANCE**

16. 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 result in the cancellation or threat of cancellation of any policy of insurance arranged by the Condominium 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 Condominium 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.
17. Should the occupation or use of a unit result in an increase of premium payable by the Condominium Corporation for any policy of insurance, then the owner of such unit shall be liable to the Condominium 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.
18. The Board shall determine which insurance claims are advanced to the Insurer. Where an insurance claim against the Corporation's property insurance policy is made in respect to damage to a unit or exclusive-use common element, the owner of the particular unit, or the owner entitled to the exclusive-use of the particular common element (as the case may be), will be responsible for paying the deductible portion of the claim. If the cost of the repairs and the resulting damage is less than the deductible, the unit owner is responsible for the cost of such repairs and the resulting damages.

### **EXTERIOR CHANGES**

19. Exterior changes may only be made with the prior written consent of the Board.
20. No owner may landscape any part of the common element, including rear yards, without the prior written consent of the Board.
21. No building, structure, shed or tent shall be erected by an owner on any unit or on the common element without the prior written consent of the Board.
22. No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on, or fastened to, any unit or the common element without the prior written consent of the Board.

### **YARD SALES**

23. Owners shall not conduct or permit to be conducted any auctions or yard sales or garage sales on any part of the property without the prior written consent of the Board.

### **AIR CONDITIONERS**

24. Water cooled air conditioners are prohibited. Owners may install any other type of air conditioner provided that the location, method of installation and additional materials used shall be subject to the prior written consent of the Board.

### **CLOTHES LINES**

25. No clothes lines shall be erected nor shall clothes be allowed to dry outside of a unit or on the common element.

### **GENERAL**

26. Water apparatus and plumbing fixtures shall not be used for purposes other than those for which they were constructed. Any damage caused by misuse or from unreasonable use shall be borne by the owner of the unit.
27. Water shall not be left running unless in actual use.
28. Any repairs to the units or to the common element shall be made only during reasonable hours.
29. Owners shall not make major structural alterations to the unit without the prior written consent of the Board. Owners who are contemplating making unit renovations must ensure that they obtain the appropriate Municipal building permits.
30. The roadways and driveways used in common by the owners shall not be obstructed by any of the owners or used by them for purposes other than for ingress and egress to and from their respective units.
31. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the common element including grass, trees, shrubs, hedges, flowers, flower beds and curbing.
32. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the common element without the prior written consent of the Board. Signs for the sale and rental of properties and political election signs are exempted.
33. No goods or chattels may be left or stored on the common element except as specifically authorized by the Declaration, By-Laws and Rules and Regulations of the Board.

34. Owners shall have fireplaces and chimneys cleaned annually.
35. No stores of combustible or offensive goods shall be kept on the property, other than for use in the fireplace.
36. No sports may be played on the common element if such sports are likely to cause damage to the common element, to individual units or to parked automobiles.
37. **ENACTED MARCH 14, 2000:**  
**Unit owners may change their own front doors at their own cost. If front doors are changed, the unit owner and all future unit owners will be responsible for the maintenance of the changed doors.**

38. Rule re smoke detector inspection rescinded as per October 2000 board minutes

**39. ENACTED JULY 20, 2000:**

Unit owners have the right to enclose their rear yards, under the following conditions:

- a. Absolutely no condominium monies are to be expensed for the proposed new fences.
- b. All fences must be of a "good neighbour" design, using pressure treated lumber only which may not be painted or stained in any way. A minimum of eight sono tubes must be used and the fence ends are not to be attached to the units. Galvanized post covers must cover the bottoms of the posts to protect them from grass trimmers.
- c. Work must be carried out by a licensed contractor.
- d. Work is to be inspected, in stages, by the Property Manager.
- e. Owners who undertake this work must install, at their own expense, two new side fences, sixteen feet in length and six feet high.
- f. The end fence must be four feet high and have a gate located in the middle.