

SCHEDULE "A"

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:

1. The water closet 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 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 inside or 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 or balconies without the prior written consent of the board.
4. No owner shall do, or permit anything to be done on 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 window sills or projections.
6. Water shall not be left running unless in actual use.
7. The owner shall not place, leave or permit to be placed or left in or upon the common elements including those of which he has the exclusive use, any debris, refuse or garbage except on days designated by the board or the manager as garbage pick-up days nor shall he directly

carry or place same in any area designated by the corporation as a central garbage depository.

Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags not exceeding twenty-five pounds per bag in weight. Where such debris, refuse or garbage consists of packing cartons or crates, the owner shall arrange with the manager for a pick-up thereof and such packing cartons or crates shall not in any event be left outside the unit.

8. Owners, their families, guests, visitors and servants shall not 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.

9. Nothing shall be thrown out of the windows or doors of the buildings.

10. No animals, 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 any 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 the removal of such pet, permanently remove such pet from the property.

11. Owners shall not overload existing electrical circuits.

12. No auction sale shall be held on the property.

13. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property.

14. No noise, caused by any instrument or other device, or otherwise, which in the opinion of the board may be calculated to disturb the comfort of the other owners shall be permitted.

15. 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 and egress to and

from their respective units.

16. 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 balconys. No hanging or drying of clothes is allowed on balconies and balconies shall not be used for storage.

17. No motor vehicle other than a private passenger automobile, station wagon or commercial vehicle other than a three-quarter ton pickup truck shall be parked on any part of the common elements (including any part thereof, of which any owner may have the 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 driveway or parking space.

18. No motor vehicle, trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements other than on a designated parking space.

19. No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit, except for in connection with a common television cable system.

20. 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.

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

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. Each owner shall whether or not he is granted any exclusive right or license to use:

- (a) in respect of lower units keep and maintain all portions of all lawns, streets, patios, fences, and other landscaping in or upon that part of the common elements to which the owner is entitled to exclusive use in neat, trim, clean and well cared for state consistent with good and proper lawn, fence, and landscaping care and shall keep all patios, walkways and sidewalks within or upon such common elements free and clear of any obstruction and dirt, snow, ice and refuse of any kind;
- (b) in respect of upper units, keep and maintain in a state of good repair all carpeting in or upon the part of the common elements to which the owner is entitled to exclusive use and keep same free from obstruction, dirt, snow, ice refuse of any kind and if necessary whether through wear and tear or otherwise howsoever to replace such carpeting or any portion thereof as the need arises, which replacement, if and when necessary shall be accompanied by the owner re-dampproofing such part of the common elements prior to replacing such carpeting.

The corporation and its servants and agents shall, notwithstanding any grant of any right, licence or privilege or exclusive use of any common elements to any owner, have and enjoy free and uninterrupted right at any and all times and from time to time to enter upon, pass and repass over, and occupy any and all parts of such common elements for the purpose of carrying out any of the duties or functions of the corporation.

24. No animals, livestock, fowl or pet of any kind shall be kept on or allowed to run at large over any part of the common elements.

25. Furniture moving shall be limited to the times established by the manager and he may in his sole discretion establish a schedule of permitted moving times so as to cause the least disturbance to other owners in the Condominium.

26. Wood Stoves:

*Amended 2005*

(a) No wood burning apparatus of any kind shall be installed without written approval of the Board and all building permits, approvals and government and insurance authorization being first obtained.

(b) No woodburning apparatus shall be operated until after all inspections required by government authorities and the board have been satisfactorily completed.

- (c) All woodburning apparatus, chimneys, protective shields and accessories shall be operated and maintained in accordance with the manufacturers instructions and in a prudent and careful manner.
- (d) Owners shall submit such reports with respect to maintenance and cleaning of woodburning apparatus, chimneys and equipment as the board may require from time to time.
- (e) The board or its designate may require inspections from time to time and may direct that certain improvements, additions, maintenance or other matters with respect to woodburning apparatus be undertaken by the owner at the owner's expense.
- (f) Unless authorized by the Board, no owner shall operate a woodburning apparatus until the matters aforesaid have been attended to and if an owner fails to do so the board may, in its sole discretion, remove the woodburning apparatus from the unit or have the deficiency remedied and may charge the expense of doing so to the owner and collect same as an unpaid assessment.
- (g) No owner shall permit a woodburning apparatus to be operated by or in the presence of children without a responsible adult being present.