

RULES AND REGULATIONS

All 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. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of any unit or the common elements without the prior written consent of the Board.
2. No awnings or shades shall be erected over and outside of the windows of the units 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 unit, building, or on property kept therein, or on the common elements, or obstruct or interfere with the rights of others 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.
4. Nothing shall be placed on any patio or patio screen or be affixed thereto so as to project beyond the outer surface thereof nor shall any cloth or clothing be hung or dried on patio screens. Only seasonal furniture is allowed on patios, if any.
5. Water shall not be left running unless in actual use.
6. The owner shall not place, leave or permit to be placed or left in or upon the common elements, save and except the garbage room, including those of which he has exclusive use, any debris, refuse or garbage. All debris, refuse and garbage shall be in properly tied polyethylene or plastic garbage bags not exceeding twenty pounds in weight.

Where such debris, refuse or garbage consists of packing cardboard cartons or crates, these items must be removed from the building at the owners expense.
7. No owner shall make any noise after 11:00 p.m. on any day. 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.
8. Nothing shall be thrown out of the windows or doors of any unit or of the building.
9. Owners shall not overload existing electrical circuits.
10. No auction sale shall be held on the property except a garage sale may be held once each year with the prior written consent of the Board.

11. No stores of coal or any combustible or offensive goods, provisions or material shall be kept on the property save and except that the owners and occupants of Units 1 to 16 on Level 4 may store a reasonable quantity of wood for use in the fireplace, if any, in their respective units.
12. The sidewalks, entries, 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.
13. No trail bikes, dirt bikes, go-carts or snowmobiles shall be driven on the common elements.

No person shall, without entering into a written agreement with the Corporation, or the Manager of the Corporation, use any outside parking space for any purpose whatsoever, save and except for the parking of vehicles in parking spaces as provided herein and as provided in Schedule "F" of the Declaration, and no motor vehicle shall be parked on the common elements except in the owner's exclusive use parking space.
14. Except for the purposes of delivery or maintenance and repair to the building, no motor vehicle, recreational vehicle, bus, motor home, or trailer shall be parked on any part of the common elements, except as permitted pursuant to Rule 13 above.
15. No building, structure, shed or tent shall be erected and no trailer or recreational vehicle (including motor homes), either with or without living, sleeping or eating accommodation, shall be placed, located, kept or maintained on the common elements.
16. Notwithstanding any definition or provision in any by-law of the City of Hamilton, no unit shall be used in whole or in part for any commercial or professional purposes involving the attendance of the public at such unit. Without limiting the generality of the foregoing, no unit or part thereof shall be used as an office by a doctor, dentist, chiropractor, drugless practitioner, lawyer or other professional person.
17. When an owner, or an agent of an owner, rents a unit to a tenant, the owner or the agent of the owner shall deliver to the tenant copies of the Declaration, all By-Laws and the Rules of the Corporation and shall obtain from the tenant a written covenant that the tenant will comply with the Declaration, By-Laws and Rules of the Corporation and will require all guests, invitees and family members of the tenant to likewise so comply. The owner, or the agent of the owner, shall also deliver a written statement to the property manager for the Corporation which shall include the complete names and telephone numbers of all tenants, and the complete addresses and telephone numbers of the owner and the agent for the owner.

18. (a) All objects must be removed from the common elements, including exclusive use common elements when not in use, and stored within each owner's unit.
18. (b) All bicycles must be registered with Management and stored in a designated bicycle rack.
19. No clotheslines of any type may be placed on any part of the common elements including exclusive use common elements.
20. Patio screens and fencing on common elements, including exclusive use common elements, shall not be changed in any manner whatsoever without the prior written consent of the Board.
21. No unit owner or tenant, guest, invitee, occupant or family member shall barbecue, with any type of barbecuing instrument, on the sundeck.
22. Each owner is to use his best efforts to prevent his children and other children from playing in the roadways and thoroughfare common element areas.
23. The speed limit for all vehicles of any nature whatsoever on all roadways located within the common elements is ten kilometers per hour and all vehicular traffic must not travel at a speed greater than ten kilometers per hour.
24. No portion of any unit required by the Declaration, the By-Laws of the Corporation or the Act to be maintained by the Corporation shall be painted, decorated or otherwise affected by anyone other than the Corporation, or except as the Corporation may direct. No doors providing ingress to or egress from any unit shall be changed, painted or altered in any way without the prior written consent of the Board.
25. Nothing shall be placed on the outside of window sills or projections. No owner shall install a window air conditioning unit of any kind.
26. Any loss, cost or damage incurred by the Corporation by reason of a breach of any Rules in force from time to time by any owner, his family, guests, servants or agents or any 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.
27. The hours of use of the sundeck shall be from 7:30 a.m. to 9:00 p.m. No parties shall be held on the sundeck nor shall there be more than 55 people thereon at any one time. Excessive noise on the sundeck shall be prohibited.
28. No stores of any flammable liquids, (e.g. gas), gas powered equipment, propane tanks (full or empty) or any other combustible or offensive goods, materials or provisions shall be kept in the storage locker rooms or the individual lockers. No one shall harm, mutilate, destroy or alter any of the storage lockers on the property. No one shall litter any of the storage rooms located on the property.

29. Owners, their families, guests and visitors 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 the owners, their families, guests, visitors and persons having business with them.
30. No hanging or drying of clothes shall be permitted on any part of the common elements including those parts of the common elements over which the owner has exclusive use.
31. No one shall harm, mutilate, destroy, alter or litter any of the landscape work on the property, including grass, trees, shrubs, hedges, flowers or flower beds.
32. No repairs shall be made to any motor vehicle of any kind on any part of the common elements including the designated parking spaces or those portions of the common element of which any owner shall have the exclusive use.
33. No motor vehicle, motorized bicycle, motorcycle, trailer, or snowmobile shall be parked on any part of the common elements other than the designated parking space. Unit owners and occupants shall not park any vehicle in any area designated for guest parking without the prior written permission of the Board.
34. Any debris, refuse or garbage that cannot safely and easily be inserted into the garbage chute, either by reason of size or nature of the item being disposed of, shall be directly carried or placed in the central garbage depository, and in no event shall such debris, refuse or garbage be left outside any unit on the common elements or in the garbage chute room.
35. When a pet is on the common elements it must be kept under the strict control of the owner or occupant. Such pets shall be kept on a leash when such pet is on the common elements. The owner or occupant who keeps any pet shall be responsible for the immediate removal of any excrement from such pet which is left on the common elements. If excrement is left on the common elements, the Corporation will clean it up and all costs incurred from the clean up will be charged back to the unit responsible.
36. No pet that is deemed by the Board or manager, in their absolute discretion, to be a danger, nuisance or which unreasonably interferes with the use of the common elements or other units or both shall be kept or permitted to be kept in any unit or in any part of the common elements.

37. All owners or occupants shall advise the Management Company of the desire to use the elevator for the purpose of moving furnishings, etc. one week in advance in order for arrangements to be made for the installation of the protection pads. All owners or occupants shall ensure that the elevator is used for the purpose of moving furnishings between the hours of 10am-4pm and 6pm-9pm. The elevator door cannot be held open for an extended period of time as this will damage the mechanics of the elevator. Damage resulting from the doors being held open in this fashion will result in the Corporation repairing the door and all costs incurred will be charged back to the unit that caused the damage.
38. No children under the age of eighteen (18) shall be allowed access to the roof deck unless accompanied by a parent or guardian, or other adult who is an owner.