

MIDDLESEX CONDOMINIUM CORPORATION
NO. 215 and 216
RULES & REGULATIONS

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 to prevent unreasonable interference with the use and enjoyment of the Common Elements and of other units. These Rules will replace all existing Rules.

These rules are designed to make living at 1, 5, 9 & 15 Jacksway Cr. more comfortable and pleasant. Essentially, they are reminders of specific practices designed to achieve harmonious living among all neighbours. Conformance to these regulations by all of us - owners, tenants, guests, children, and even pets - is the responsibility of the individual residents. Violations of these rules should be called to the attention of the appropriate Board member or the property management office. It is important that you recognize that the Rules, which have been established for 1, 5, 9 & 15 Jacksway Cr., are in addition to the By-laws and the Declaration, made pursuant to the Condominium Act.

A. **GENERAL:**

1. 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.
2. No unit shall be used for professional purposes, such as an office for a doctor, dentist, chiropractor, lawyer, or real estate office.
3. The use of the covering of the interior surfaces of all windows whether by drapes, shades or other items visible on the exterior of the building, shall be of a neutral colour.
4. No auction or garage type sale shall be held on the property.
5. Any loss, cost or damage incurred by the corporation by reason of a breach of any rule 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.

B. **BOARD OF DIRECTORS:**

1. No signs, billboards, notices or other advertising matter of any kind shall be placed on any part of a unit, common element or bulletin boards without the written consent of the Board first being obtained.
2. Soliciting is not permitted unless it is undertaken by an owner, and only with permission of the Board.
3. No major plumbing or electrical alterations within any unit or within any partition, bearing or party wall shall be made without the prior written consent of the Board.

C. **COMMON ELEMENTS**

1. Any parts of the common elements, designed for passage, shall be used for that purpose only and must not be obstructed by bicycles, playground equipment, baby carriages, parcels, shopping carts, or other objects. Hallways shall be kept clear of threshold rugs, boots, shoes, newspapers, etc Bicycles must be kept either secured in a proper fashion to the outside racks provided or inside the owner's / residents unit. Bicycles left chained to trees, sign posts, balcony railings, or other common element areas will be removed at the owner's expense.
2. 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.
3. It is the responsibility of the owner to maintain heating and air conditioning equipment in good working order. No unit owner shall permit such a device to leak condensation or to make a noise that may unreasonably disturb or interfere with the rights of, comfort, or the convenience of other occupants of the building. Any repairs, installation or replacement of equipment must be approved by the Board.
4. No portion of any unit required by the Declaration, the By-Laws or the Act to be maintained by the Corporation shall be painted, decorated, or otherwise affected by anyone other than the Corporation except as the Corporation may direct.
5. Owners may put appropriate seasonal wreaths on the door. If, in the opinion of the Board, the item is not appropriate or in keeping with the decor of the complex, the Board will so advise the owner and ask for its removal. Any door knockers presently installed on the en try doors are in keeping with the decor of the buildings, and have Board approval to be left in place. New owners will be advised that permission must first be obtained from the Board before anything is installed or put on the door.
6. No television antenna, dish, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit, except in connection with a common television cable system.
7. 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. No one shall plant any flowers, shrubs, plants or trees without the approval of the Board.
8. Each owner shall keep clean the balcony/patio to which he/she has the exclusive use and possession.
9. No electrical or telephone installations shall be erected on or fastened to any unit, or the outside of the building, except as approved by the Board.
10. 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, nor shall he directly carry or place same in any area except as designated by the Corporation.

D. **SELLING/LEASING**

1. Tenants in rented units are residents of 1, 5, 9 & 15 Jacksway Cr., and as such, will abide by the House Rules and the By-Laws as set forth in this document.

2. Ordinary signs offering a unit FOR SALE shall be placed in a window as designated. These signs shall not exceed a maximum of 24" wide x 24" high and must first meet with Board approval.
3. It is the owner's responsibility to provide a real estate agent with a set of Rules & Regulations - House Rules.

E. **PARKING**

1. No private passenger automobile, which is not being used from day to day or which is undergoing repairs of any nature, shall be parked or located upon the common elements or any part thereof, and all automobiles may be parked only in locations properly paved and provided for them.
2. Residents and their guests are permitted to park their personal vehicles in the areas provided for them.
3. No parking area is to be used by other members of a Car Pool.
4. No vehicle in the parking area, shall display a FOR SALE sign thereon.
5. No owner shall park any vehicle in any area of the common elements of the Corporation (including any part thereof, of which any owner may have exclusive use) that:
 - i) is not in proper operating order (roadworthy)
 - ii) is not properly licensed and registered with the Ontario Ministry of Transportation
6. Commercial vehicles, trailers, boats, snowmobiles, mechanical toboggans, machinery, equipment, or other like items, materials and equipment, are not to be stored or parked on any part of the common elements other than a recreational vehicle, which can remain for a 24 hour period, for the purpose of loading and/ or unloading.

F. **BALCONIES/PATIOS**

1. No awnings or shades shall be erected over and outside of the windows or balconies/patios without the prior written consent of the Board nor shall any garments, rugs, or other articles be hung or placed on the window sills, railings, and other external parts of the unit.
2. Nothing may be thrown, poured, washed or shaken from the balcony / patio or windows. Cigarettes and matches are particularly dangerous and must not be flipped over the railing. Any damage caused by one owner to another owner's apartment becomes the financial liability of the owner causing such damage.
3. The cooking and broiling of foods is not permitted on balconies.
4. Balconies/patios are for seasonal furniture only. They must not be used for storage purposes.
5. 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 (balcony/patio).

G. **NOISE/DISTURBANCE**

1. Condominium living requires a great deal of cooperation and consideration of our neighbours, in order to make the 1, 5, 9 & 15 Jacksway Cr. community an enjoyable place in which to live. 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, mayor

does disturb the comfort or quiet enjoyment of the property of other owners, their families, guests, visitors, servants, and persons having business with them.

2. Persons using the fire exit stairs should consider unit owners who are located close to the stairwells. Because the stairs were built as a fire exit, no padding or insulation can be used to deaden the noise. Running up and down these stairways will not be tolerated.

3. Unit doors which open into the common hallways must be kept closed at all times. If left open the noise from inside the unit filters into the hallways and subsequently into other units. Unit doors which are open to common hallways are in violation of the fire code.

H. **FIRE**

1. In case of fire, dial 911.

2. Owners should be familiar with fire extinguishers and alarms located on each floor.

3. Notify your neighbours if possible.

4. Exit from building by stairwells - NEVER BY ELEVATOR. If hallways are smoke-filled, close your unit door and go directly to your balcony.

I. **SAFETY**

1. No part of the common elements shall be used for the erection, placing or maintenance of clotheslines, incinerators, garbage disposal equipment, recreation or athletic equipment, fences or other barriers, hedges, gardens or other vegetation or for the disposal of rubbish, garbage or waste, without the prior written consent of the Board.

2. Owners shall not overload existing electrical circuits.

3. No stores of coal or any combustible, inflammable or offensive goods, provisions or materials shall be kept in any unit or basement storage area.

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 unit, building, or on property kept therein, or on the common elements, 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. Water shall not be left running unless in actual use.

J. **GARBAGE & RECYCLING**

1. All waste thrown down the garbage chute must be in bags to prevent free-falling of waste.

2. The chute should not be used before 8:00 a.m. or after 10:00 p.m. Please be sure to turn off the light and close the door in this room.

3. All cans and bottles, juice containers and glass jars must be rinsed before being deposited in the RECYCLING CONTAINERS provided for these items.

K. **CHILDREN**

1. Owners are responsible for the acts and behaviour of children whether in the owner's apartment or in any of the common elements.
2. Children are not permitted to play on, or in hallways, walkways, stairs, lobbies, elevators, or parking areas. Interference with the operation of the elevators is forbidden.

L. **GUESTS**

1. Owners, either absent or present, are responsible for the acts and behaviour of their guests while in their apartment or on any part of the cooperative property.

M. **EXTENDED ABSENCE OF RESIDENT**

1. Residents should notify the Board when planning to be away from 1, 5, 9 & 15 Jacksway Cr. for an extended period of time.
2. Prior to an annual general meeting, a proxy should be signed and given to a Board member, along with any other information pertaining to your unit, before leaving.

N. **MOVING**

Moving into or out of the condominium will be between 9:00 a.m. and 9:00 p.m., excluding Sunday. Household furniture and effects shall not be taken into or removed from any unit except at such times and in such manner as may have been previously consented to and approved by the Board or the Manager, nor shall any heavy furniture be moved over floors or the halls, landings, or stairs, so as to mark them. The elevator must not be locked into the OFF position for the moving of said furniture.

O. **PETS**

1. Owners may have not more than one (1) cat or dog. Owners are responsible for the control of subject pets in relation to any noise they may make. Dogs must be leashed at all time when they are on any common element, and the owner is responsible for the restraint and control of pets at all times. Pet owners are responsible for cleaning up after them immediately.
2. Any municipal by-law as it relates to pets will be strictly enforced by the corporation.
3. 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 Manager requesting the removal of such pet, permanently remove such pet from the property.

P. **STORM DOORS**

1. The installation of storm doors to the balcony / patio area must be approved by the board of directors. They must be cream in colour, and tri-lite in style.

Q. AIR CONDITIONERS

1. Window style air conditioners may be installed in any window providing that the structural frame used to support the unit is made of metal and painted cream.
2. At no time can any wall or siding be cut for the purpose of installing an air conditioner.
3. Any spacers must be of clear glass or plexi-glass. 4. All installations must be done in a professional manner.

R. PLUMBING

1. The toilets 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.