

SIMCOE CONDOMINIUM CORPORATION #68

RULES AND REGULATIONS

PROVISIONS REGARDING THE USE OF THE UNITS AND COMMON ELEMENTS

Be it resolved that the Corporation enact the following Rules & Regulations respecting the use of the common elements and the units to promote the safety, security and welfare of the residents and to prevent unreasonable interference with the use and enjoyment of the common elements and the units.

1. The water closets 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 owner shall do, or permit to 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.

3. Nothing shall be placed on the outside of window sills or projections. No awning or shade shall be erected over or outside of the windows or balconies without the prior written consent of the Board.

4. Water shall not be left running unless in actual use.

5. The owner shall not place, leave or permit to be placed or left in or upon the common elements any debris, refuse or garbage, except on days designated by the Board or the manager as garbage pick-up days when he shall directly carry or place same in an 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 (25) pounds per bag in weight. Where such debris, refuse or garbage consists of packing cartons or crates, the owner shall compress and tie same in accordance with the recycling by-law of the City of Barrie and shall not leave them outside the building or unit except on pick-up days.

6. 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 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.

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

8. Owners shall not overload existing electrical circuits.

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

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

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

12. The sidewalks, entry, passageways 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. There shall be no mats or shoes in the hallways, items left there will be removed and put into storage.

13. No motor vehicle, camper van, trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind other than a private passenger automobile or station wagon shall be parked on any part of the common elements including the designated parking spaces nor shall any repairs be made to any motor vehicle of any kind on any part of the common elements and no motor vehicle of any kind shall be driven on any part of the common elements other than on a driveway or parking space.

14. No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit or on to any portion of the common elements, except by the Corporation in connection with a common television cable system.

15. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including trees, grass, shrubs, hedges, flowers or flower beds.

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

17. All bicycles, tricycles, barbecues, toys, etc., must be removed from the common areas when not in use and kept within the confines of the unit.

18. 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.

19. There is a NO SMOKING rule in effect in all common areas of the building.

20. No pets or animals of any kind are allowed in the building.

HOUSE RULES

THREE COMMON ROOMS, Exercise, Games & Roof Lounge

1. These rooms have been re-keyed to common key that by law may not be duplicated. Each owner and spouse will be given one key each, with the stipulation that they not lend the key to anyone.

These rooms close at 11:00 PM on week nights and 12:00 PM on Friday, Saturday & Sunday nights. If a special event is taking place special arrangements should be made with the Treasurer of the Seniors Club.

ROOF LOUNGE

1. Charges: For light activity up to 10 persons -
Non-refundable deposit \$15.00 cash
From 11 to 50 persons - additional \$1.00 per person
Refundable deposit \$100.00 cheque

Make cheques payable to Simcoe Condominium Corporation #68, Seniors Club and give both deposits to the club Treasurer.

2. No smoking at any time.
3. No music louder than soft chamber music or dinner music.
4. As carpets are not suitable for dancing it is not allowed.

5. To reserve Roof Lounge enter date of function and who reserved on the calendar on the bulletin board at the main door, first come first served.

6. Use of the billiard room during private functions is the responsibility of the host, who may permit its use. The host is responsible to see that the rules are obeyed and is liable for any damage done.

7. Make sure that guests know where to park.

8. Noise must be kept down and room vacated at 12:00 PM.

BILLIARD ROOM

This room has a special key, separate from the common rooms, that by law may not be duplicated. Keys must be obtained from the Property Manager.

1. No food, drinks or smoking.

2. No billiards after 11:00 PM.

PARKING

1. No parking on the ramp in front of the garbage room door. This may be used for loading or unloading only.

2. Residents may only park in the Visitors Parking area as a convenience stop only, for periods not to exceed 60 minutes. Overnight parking is prohibited.

3. Overnight parking in the Visitors Parking requires that a parking permit be obtained from one of the Board members. The permit will be left inside the car, visible through the front window. Failure to obtain this permit will mean the car can be ticketed and towed away.

4. No cars to be driven or parked on the brick walk at the front entrance.

5. Visitors may park, with a permit, in the Visitors Parking area for a period of ten (10) days. If it is intended to exceed this limit special arrangements must be made with the Property Manager.

GARBAGE DISPOSAL

1. No loose or unwrapped garbage may be put down the garbage chutes.
2. No boxes or other dry garbage may be left at the front door.
3. No large items may be left at the front door. Call the property manager to make special arrangements for pick-up.

COMMON ROOMS

Maintenance, Mechanical, Locker, Storage; These rooms are keyed to a common key. Each owner & spouse will be given one key each.

RECYCLING

There are Blue Bins in the basement Mechanical Room for this purpose. Everyone has received copies of the City of Barrie Recycling program and is asked to adhere to their guidelines.

BARBECUING

Barbecuing shall not be permitted anywhere on the premises.

MISCELLANEOUS

1. Under no circumstances should any resident allow admittance to anyone who is not known to them.
2. Water cooled air conditions are not allowed as the cost of water is a common expense shared by all owners.
3. Personal lawn chairs may be left on the roof lounge area.
4. Children are not permitted to roam in the common areas, must be under adult supervision by a resident.
5. Bicycles must be stored in the basement lockers to prevent oil and dirt stains on the carpets.
6. Keys for the elevator may be obtained from members of the Board. Pads for the elevator are stored in the janitors room labeled "Storage" in the main floor lobby.
7. Artificial Christmas trees are strongly recommended as they are fire resistant and do not shed.

OCTOBER, 1999

GB Young

PRESIDENT

M. H. H. H.

SECRETARY

SIMCOE CONDOMINIUM CORPORATION NO. 68

POLICY INFORMATION STATEMENT

Simcoe Condominium Corporation No. 68 wishes existing and prospective owners and mortgagees to know of its views and policies with respect to the following matters:

1. The Corporation's by-laws require that **postdated cheques** be provided for common expense payments. It is, therefore, expected that each owner will provide to the Corporation with postdated cheques dated the first of each month for all monthly payments in any fiscal year. The Corporation's **fiscal year end is January 31st**.
2. Any cheques for payment of common element expenses which are late or NSF or where payment is stopped or where the cheque is otherwise not honored, may result in bank charges to the Corporation. Under the Condominium Act, upon such default, your Corporation is entitled, in collecting the amount in default, to charge its reasonable costs together with interest owing. Any late or defaulted payment will, therefore, result in extra costs to the unit owner.
3. Other important information contained in the Corporation's documents:
 - a) The Declaration and Rules of the Corporation **prohibit the occupation of the units or common elements by pets** of any kind. This "**No Pets**" restriction will be strictly enforced.
 - b) Utilities:
 - i) The water supply is on a bulk meter and is paid for by the corporation out of the common expense budget;
 - ii) The electricity supply is individually metered at the unit and is billed directly to the unit owner by the utility;
 - iii) Rogers Cable, Tier 3 (Ultimate) programming for up to four outlets, is paid for by the corporation out the common expense budget. Additional programming upgrades are the responsibility of the unit owner and will be billed directly to the owner by Rogers Cable.
4. The Declaration of the Corporation is a document which is, after the Condominium Act, the document which is the most important of all condominium documentation.

The Condominium Act, 1998 which came into force May 5, 2001 automatically amends our existing Declaration which was created and registered on November 1, 1990 and amended on June 9, 1999.

Therefore, upon examining the Declaration and By-Laws, do not assume that the terms contained therein are exactly as stated. In fact, certain of the terms in these documents were automatically amended when the Condominium Act, 1998 came into force May 5, 2001.

Since some of these automatic revisions are a matter of interpretation, it is difficult to state exactly which things will be considered as having been amended. In short, when examining our Declaration and By-Laws, please examine same together with applicable provisions of the Condominium Act, 1998 and related Ontario Regulations.

Board of Directors of
Simcoe Condominium Corporation No. 68

February 6, 2003

