

SIMCOE

CONDOMINIUM

CORPORATION

NO. 143

RULES &

REGULATIONS

SIMCOE CONDOMINIUM CORPORATION NO. 143
GENERAL RULES & REGULATIONS

MADE AND PASSED BY THE BOARD OF DIRECTORS ON THE 27th DAY OF FEBRUARY, 1991

The following rules made pursuant to the Condominium Act, R.S.O. 1980, c. 84, as amended (the "Act") shall be observed by all owners and any other person(s) occupying the unit with the owner's approval, including, without limitation, members of the owner's family, his tenants, guests and invites.

Any losses, costs 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, or by his family, guests, servants, agents or occupants of his unit, shall be borne and/or for by such owner and may be recovered by the Corporation against such owner.

General Regulations

1. No owner of any unit 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 fire insurance premiums on any building, or on property kept therein, and no owner shall do or permit anything to be done in his unit or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the regulations of the City Fire Department, or with any insurance policy carried by the Corporation or conflict with any of the rules and ordinances of the local board of health, or with any municipal by-law or any provincial or federal statute or regulation.
2. Owners and their families, guests, visitors, servants and agents shall not create or permit the creation or continuance 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 units or common elements by other owners or their respective families, guests, visitors, servants and persons having business with them.

Residential Units

1. Each residential unit shall be occupied and used only as a private single family residence and for no other purpose.
2. No immoral, improper, offensive or unlawful use shall be made of any residential unit or of the Condominium property. All municipal and other zoning ordinances, laws, rules and regulations of all government regulatory agencies having jurisdiction shall be strictly observed.
3. The filming of any movie for commercial purposes in any residential unit or on the common elements is prohibited except when authorized by written consent from the Board.
4. No auction sales or events to which the general public is invited shall be allowed in any unit or on the common elements.
5. Each owner shall install, maintain and repair a smoke or similar fire detection device in his unit, provided that such device is approved by the Underwriters' Laboratories of Canada.
6. At all times and, specifically, when an owner's unit is vacant, the owner shall ensure that the interior room temperature within the unit shall be kept at not less than 10 degrees Celsius, i.e. to prevent or diminish the possibility of the freezing of pipes and damage to the common elements and other units.
7. The following rules shall apply to the installation and maintenance of any washing machine installed in a residential unit:
 - (a) each washing machine shall be equipped with nylon reinforced hoses for the supply of hot and cold water designated for at least a minimum burst pressure of 1,000 P.S.I. and a rubber compound to withstand 180 degrees Fahrenheit;

- (b) after using any washing machine, each owner, his tenant, guest, servant or agent shall immediately turn off the taps to both the hot and cold water supply; and
 - (c) each washing machine shall be installed in such a manner so as to permit the easy and convenient shut off of taps thereto, it being the purpose and intent of this rule to reduce or eliminate the considerable inconvenience and costs incurred as a result of flooding caused by the bursting of inadequate and poorly installed washing machine hoses.
8. No owner shall permit an infestation of pests, insects, vermin or other rodents to exist at any time in his residential unit or adjacent common elements. Owners shall immediately report to the Building Manager all incidents of pests, insects, vermin or rodents and all owners shall fully cooperate with the Building manager to provide access to each residential unit for the purpose of conducting a spraying program to eliminate any incident of pests, insects, vermin or rodents within the buildings.
 9. No awnings, shades, screens, enclosures or structures whatsoever shall be erected over the outside of any window or on any balcony or terrace without the prior written consent of the Board.
 10. No outside painting shall be done to the exterior of the buildings, railings, doors, windows or any part of the property.
 11. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the building or common elements whatsoever without the prior written consent of the Board unless as specifically contemplated in the Declaration.
 12. Water shall not be left running unless in actual use.
 13. 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 or other substance shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who has, or whose family, guests, visitors, servants or agents have caused such damage.
 14. Nothing shall be thrown out of windows or doors of the building.
 15. Owners shall not overload existing electrical circuits in their units.
 16. No storage of any combustible or offensive goods, provisions or materials shall be kept in any unit or the common elements.
 17. No mops, brooms, dusters, rugs or bedding shall be shaken from any external window, door or those parts of the common elements over which the owner has exclusive use.
 18. No television antenna, aerial, satellite dish, tower or similar structure and similar appurtenances thereto shall be erected on or fastened to any unit, except in connection with a common television cable system supplying service to the building.
 19. No articles, fixtures or doormats shall be placed at individual doorways leading into any residential unit or in the hallways. No one shall obstruct or permit the obstruction of any entry, passageway, hallway or stairwell which is part of the common elements and any such entry, passageway, hallway or stairwell shall be used only as a means of ingress or egress to and from the building and the residential unit or some other part of the common elements. No one shall place or leave, or permit to be placed or left, anything in the corridor outside a unit or in the stairwells.
 20. Only seasonal furniture and potted plants are permitted to be kept on the balconies or terraces.
 21. No major electrical appliances, except a stove, refrigerator, washing machine, clothes dryer, dishwasher or other common household electrical

appliances, and any electrical appliances originally provided by the Declarant, shall be installed or used in any unit without the prior written consent of the Board.

22. Bicycles, when not in use, shall be stored in areas designated by management and are not permitted to be stored in any residential unit.
23. Fireplaces and chimneys should be inspected at least once a year by an inspector from your gas supplier. Owners are required to provide the Corporation with a certificate of inspection on an annual basis.

Garbage Disposal

1. All garbage is to be put in sealed garbage bags and placed in the garbage bin which bin shall be covered and enclosed. Garbage shall be removed from the bin once per week.
2. No burning cigarettes, cigars and other flammable material shall be put in the garbage bin.

Security: Controlled Access to Units

1. No one shall change any lock or locks in a residential unit or the common elements or place any additional lock on any door in or to any residential unit or the common elements, without first obtaining the written approval of the Board.
2. Prior to leaving the unit for any extended period of time, each resident shall arrange to stop delivery of newspapers and any deliveries. Newspapers and other items delivered to a unit and not picked up after reasonable time may be removed by the Property Manager.
3. The Board of Directors shall have the authority from time to time to restrict the number of building access keys to unit owners and set policies regarding replacement of such keys from time to time. Each owner shall abide by such policies as set by the Board of Directors from time to time.

Moving

Upon moving from a residential unit, the owner or occupant vacating the premises shall surrender all of the common element keys in his possession or control to the Manager and so as to ensure that same shall be passed on to new residents (only) of the residential unit. Purchasers or tenants acquiring a residential unit must register with the Manager prior to moving in date at which time arrangements will be made for the delivery of the common element keys (if in the possession of the management).

Tenancies

1. Owners shall ensure that their tenants strictly comply with the provisions governing the use and occupation and leasing of residential units set forth in the Declaration. If an owner fails to obtain the application, statement and covenant from his tenant as required pursuant to the Declaration, or fails to ensure his own compliance and that of his tenants with the requirements of the Condominium Act, the Declaration and the rules, any person or persons intending to reside in the residential unit and common elements shall be considered to be an unauthorized person and entry to the building or any part of the common elements including the recreational amenities may be expressly denied by the Manager until the person(s) and the owner have fully complied with the Act, the Declaration and the Rules.

2. Within 20 days of ceasing to rent his residential and/or parking unit (or within 20 days of his being advised that his tenant has vacated or abandoned such unit(s), as the case may be) the owner shall notify the Manager in writing that the unit is no longer rented and shall be personally responsible to the Corporation for the return of any keys, or access initially provided to such tenant and for any additional costs incurred by the Corporation by reason of the owner's failure to comply with this rule.

Pets

1. No animal, livestock, fowl, whether four legged or not or pet other than a caged bird or fish shall be kept on the property by any owner or occupant in any unit or in any part of the property.
2. No animal, livestock, fowl, whether four legged or not or pet other than those two mentioned shall be permitted to be in or about any unit or the common elements at any time.
3. Any owner or occupant who keeps any animal, livestock, fowl, whether four legged or not or pet other than a fish or caged bird on the property or any part thereof contrary to these rules (or any of them) shall within two (2) weeks of receipt of a written notice from the Board or the Manager requesting the removal of such pet or animal, permanently remove such pet from the property.

Parking

1. Each owner or resident shall provide the Corporation with the licence numbers of all motor vehicles driven by residents of that particular space. The registry of such numbers shall be used only for the conduct of Corporation business.
2. No space owner or occupant shall enclose or cause or permit to be enclosed, any parking space in any manner whatsoever.
3. No motor vehicle, other than a private passenger automobile, motorcycle, station wagon or family van shall be parked in any parking space.
4. Save as expressly provided for in the Declaration, no parking space shall be leased to or occupied by any person other than a resident of the building.
5. Parking is prohibited in the driveway and in parking spaces other than parking spaces specifically designated for the resident's use.
6. In the event of the mechanical breakdown of a motor vehicle, the owner of such vehicle shall push the vehicle out of any right-of-way and notify the Manager of the breakdown and remove the motor vehicle as soon as a tow truck can be obtained.
7. No repairs other than minor emergency repairs may be made to any motor vehicle parked or left standing in any parking space or upon the common elements.
8. No car washing shall be permitted except in such area as may be specifically designated for that purpose.
9. No owner shall plug in or cause to be plugged into any electrical service, any in-car or block heater.
10. Except for his private passenger automobile, no owner or occupant shall store or leave in his parking space any other object, including tires, bicycles, firewood, cans, bottles or containers.

12. No owner shall lease his parking space unless he complies with the requirements of the Declaration, By-laws, Rules and Regulations from time to time of the Corporation.
13. No owner or occupant shall place, leave, park or permit to be placed, left or parked in or upon the common elements or a parking space any private passenger automobile which, in the opinion of the Board or the Manager, may pose a security or safety risk, either caused by its length of unattended stay, its physical condition or its potential damage to the property. Upon two (2) weeks' written notice by the Board or the Manager, the owner of such vehicle shall be required to attend to his vehicle as the circumstances require and as directed by the Board or the Manager.
14. No person shall park a motor vehicle in contravention of these Rules in default of which such person shall be liable to be fined or to have his motor vehicle towed from the property under City By-laws in which event the Corporation and its agents shall not be liable for any damage, costs or expenses howsoever caused in respect of any motor vehicle so removed from the property.
15. The visitor parking spaces are for legitimate transient guests only. Occupants or owners vehicles or vehicles on loan to owners or occupants will be towed without notice at the owners risk and expense. Any guest vehicle parked longer than 48 hours will be towed unless its presence has been made known to the Manager.

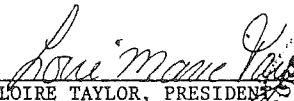
Additional Rules & Enforcement

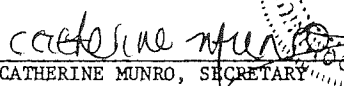
In accordance with Section 29 of the Condominium Act, the Board of Directors may pass further rules respecting the use of the common elements and units or any of them to promote the safety, security or welfare of the owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units.

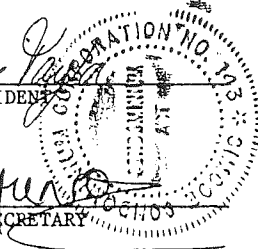
The rules shall be reasonable and consistent with the Act, the Declaration and By-laws and the owners may at any time after a rule becomes effective amend or repeal a rule at a meeting or owners duly called for that purpose.

The proposed Declarant has a duty, until registration of the Declaration and Description, to effect compliance by occupiers of proposed units with the rules proposed by the Declarant and every person in occupation of a proposed unit has a right to the compliance by every other occupant of a proposed unit with the rules in accordance with Section 31 of the Act.

Made and PASSED by the Board of Directors this 27th day of February, 1991.


LOIRE TAYLOR, PRESIDENT


CATHERINE MUNRO, SECRETARY



ADDENDUM "B"

**RULES RESPECTING THE USE OF COMMON ELEMENTS AND UNITS ON
SIMCOE CONDOMINIUM PLAN NO.143
166 OWEN STREET AND 131 CLAPPERTON STREET IN BARRIE**

THE FOLLOWING ARE AMENDMENTS TO THE RULES WHICH WERE MADE AND PASSED BY THE BOARD OF DIRECTORS SUBSEQUENT TO THE PASSING OF THE RULES ON SEPTEMBER 27, 1991 (copy attached).

ON THE 15TH DAY OF APRIL 1999

Rule 7 under the heading "Residential Units" was revoked and was replaced by a new Rule 7 as follows:

7. The following Rules shall apply to the installation and maintenance of any washing machine installed in a residential unit:
- a) each washing machine shall be equipped with reinforced hoses for the supply of hot and cold water as specified by the corporation from time to time and each dryer shall be equipped with either a ULC approved rigid metal duct or flexible metal duct;
 - b) after using any washing machine every owner shall immediately turn off the taps to both the hot and cold water supply; and
 - c) each washing machine shall be installed in such a manner so as to permit the easy and convenient shut off of taps thereto, it being the purpose and intent of this Rule to reduce or eliminate the considerable inconvenience and costs incurred as a result of flooding caused by the bursting of inadequate and poorly installed washing machine hoses.
 - d) each washing machine and dryer shall be installed and levelled in such a way as to eliminate unreasonable noise and vibration that may penetrate into other units.

ON THE 22ND DAY OF JANUARY 2000

Rule 23 under the heading "Residential Units" was revoked and is replaced by a new Rule 23 as follows:

23. Flues for gas fireplaces shall be inspected and, if required, cleaned, at least once a year by the owner and fireplace burners, equipment and the flue shall be inspected, cleaned and serviced (including a test for gas leaks and carbon monoxide levels) not less than every second year by a qualified inspector of gas appliances. Owners are required to provide the Corporation biennially with a certificate or invoice verifying such inspection and service has been conducted.