

SIMCOE CONDOMINIUM CORPORATION NO. 44
2 ALBERT STREET, BARRIE

RULES & REGULATIONS

The following rules shall be observed by the owner's and the term "owner" shall include the owner or any other person occupying the unit with the owner's approval.

- 1- Any loss, cost or damages incurred by the Corporation by reason of a breach of any rules & 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.
- 2- No person is to be admitted into the building unless the individual or individuals are known to the unit occupant.
- 3- Moving hours are Monday to Friday, 9:00 am to 5:00 pm. Times must be arranged with the Property Manager. A \$70.00 damage/cleanup deposit is required (refundable if no repairs or clean-up required). The elevator must be released for general use once every 15 min. Saturday moves may be considered, contact Management.
- 4- Any major repairs to individual units, after being approved by the Board of Directors and Management, shall not extend beyond a reasonable time period as determined by the Board and Management. Residents are responsible for clean up of common areas and proper disposal of debris, after contractors. The hours are from 9:00 am to 6:00 pm Monday to Saturday. Renovation debris must be removed from the property as the building waste unit can not be used for this purpose.
- 5- All requests or suggestions by residents are to be in written form to the attention of the Directors and/or Management.
- 6- Lost security keys will be replaced at a cost of \$50.00 per key.
- 7- No kitchen or bathroom exhaust fans shall be installed in any unit.
- 8- No stores of combustible or offensive goods shall be kept in the units or on common elements.
- 9- Only artificial Christmas trees shall be allowed in the building.
- 10- Drapes visible from the outside of the building shall be of neutral colour. (No flags or blanket coverings).

- 11- No auction sale shall be held in the units or on the common elements including assigned parking spaces.
- 12- No painting of common elements will be permitted by any individual owner/resident unless prior permission has been received by the Board and Management.
- 13- Owners shall not overload existing electrical circuits in their units, or leave water running when not in use.
- 14- No noise, caused by any instrument or other device, or other wise, which in the opinion of the Board may be calculated to disturb the comfort of the other owners, shall be permitted.
- 15- Water beds are not permitted in any unit.
- 16- No bicycles, rollerblades, skateboards, skates or any other recreational devices, are permitted in the lobby, on the elevator, or in the common areas. Bicycles may be locked in the ring located in your parking space.
- 17- All common areas of the building have been designated "smoke free" areas.
- 18- No decorative items e.g.: pots, plant or umbrella stands may be placed in the common hallways due to Fire Code Regulations.

7TH FLOOR PARTY ROOM USAGE

- 1- a) Reservation for the exclusive use of the Recreation Room (7th floor) must be made with the Property Manager. There is damage and cleaning deposit of \$75.00 which will be returned if no repair or cleaning is required. Casual use by owners/tenants is permitted but the room must be left as found.
 - b) All activities including clean up must cease by 12:00 midnight.
 - c) Persons under the age of 16 must be accompanied by an adult.
 - d) No access to the roof will be permitted from the recreation room or sun deck.

WASTE DISPOSAL

- 1- The Corporation supports recycling. The bins in the garbage room are for items as marked on the containers, such as glass bottles, tins, two-litre pop bottles and newspapers etc. Do not dispose of plastic bags in recyclable bins, please use marked container for plastic bags.

- 2- No one shall leave debris in the halls, laundry room, garbage chute rooms or any other common area including parking spaces.
- 3- All garbage is to be secured in sealed plastic bags and put down the garbage chute. Larger items are to be put in the garbage room. Cardboard boxes MUST be broken down to fit into the recyclable bins.
- 4- No garbage is to be thrown down the garbage chutes before 6:00am or after 10:00 pm.
- 5- Packing cartons are to be broken down, tied and placed in the garbage room for disposal. They are not to be kept in the main storage rooms in accordance with Fire Regulations.
- 6- If bulky garbage items require an extra dumpster lift by the Corporation, pick up charges will be levied against the owner.

AIR CONDITIONER USAGE

- 1- A fee of \$50.00 per year, per unit, for a second air conditioner shall be levied against the owner and shall be billed by the Corporation.

STORAGE/LOCKER ROOM USAGE

- 1- Furniture may not be stored in any of the four storage areas. Patio furniture may be left in the basement storage area. All boxes must be identified with a unit number.
*NOTE: No storage of any combustible items e.g. paint or solvents.

PARKING AND VEHICLE USAGE

- 1- Only private passenger motor vehicles shall be parked in any area.
- 2- No servicing, washing, or repairing shall be done to any motor vehicle, trailer, boat, snowmobile or equipment of any kind on the common elements or on any parking area.
- 3- All parking spots are "exclusive use" common elements and shall not be used by anyone not living in the building unless with Board and Management authorization. Parking spaces can only be rented to other residents of 2 Albert Street.
- 4- All vehicles parked by guests in the building's parking lot must be identified with a permit issued by the resident who they are visiting and the permit

must identify the apartment number they are visiting along with the duration of the visit. If visitors are staying longer than 72 hours, approval must be received from the Board and Management. Permits are available in the laundry room and inside the side door.

PETS

- 1- No dogs, livestock, fowl or exotic pets shall be kept upon the common elements, including those parts thereof of which any owner has the exclusive use. When on the common elements, all allowable pets must be under leash or confined. No pet that is deemed by the Board or Manager in its absolute discretion to be a nuisance shall be kept by any owner upon the common elements. Such owners shall within two (92) weeks of receipt of a written notice from the Board or Manager requesting removal of the pet, permanently remove such a pet from the property.

*The NO DOGS ALLOWED Regulation (except guide dogs) is indeed enforceable on all residents of the Condominium Corporation.

This means that the dogs which are currently identified as existing in the Corporation, and currently pets of residents will be allowed to remain until the resident/owner vacates the unit or until the dog expires. However NO new dogs will be allowed to occupy the unit from this date forward. Any dog discovered on the property will result in a direction to the resident/owner of SCC#44 within 14 days of the notice.

Failure to comply will compel the Condominium Corporation to legally enforce the Corporation By-Law and Rule, and it should be noted that costs of enforcement are chargeable to the unit owner and collectable in the same manner as assessment fees.

If you are a non-resident owner, you are responsible to prohibit any tenant of your unit from possessing a dog.

LAUDRY ROOM USAGE

- 1- Washers and dryers are to be left clean. Filters are to be cleaned after each dryer use. Windows in the laundry room must be closed and locked before leaving.
- 2- Washers and dryers are not permitted in any unit.

PATIO/BALCONY USAGE

- 1- No patio umbrellas are allowed on the balconies. No awnings or shades shall be erected over and outside of windows or balconies.

- 2- **No rugs, etc shall be shaken from windows, doors or balconies and no items to be thrown over the balconies.**
- 3- **No hanging or drying of clothes is permitted on the balconies.**
- 4- **Only electric or gas barbeques are permitted on the balconies. No charcoal shall be allowed.**
- 5- **Winterizing of balconies/patios by lifting and storing all indoor/outdoor carpeting and rugs to prevent deterioration of concrete and properly storing/securing of seasonal items. Space between balcony slab and panel tiling should be cleaned of leaves and papers. Air Conditioners should be winterized to prevent heat loss.**

***AS ENACTED BY THE BOARD OF DIRECTORS
MAY 2010***

SIMCOE CONDOMINIUM CORPORATION NO. 44

BY-LAW NO. 7

(being a By-Law relating to a Non-Smoking Policy)

WHEREAS pursuant to Sections 56(1)(j) and 56(1)(i) of the *Condominium Act, 1998*, (hereinafter referred to as the "Act") the Board of Directors of the Corporation has the authority to pass a by-law relating to maintenance of the units and common elements and management of the property;

AND WHEREAS the Board of Directors of the Corporation deems it appropriate to pass a by-law relating to a Non-Smoking Policy.

NOW THEREFORE BE IT ENACTED as By-Law No. 7 of Simcoe Condominium Corporation No. 44 (hereinafter referred to as the "Corporation") as follows:

1. Smoking prohibition: Due to the irritation and known health risks of exposure to second-hand tobacco smoke, increased risk of fire and increased maintenance and cleaning costs, ALL forms of smoking are prohibited on the condominium property (except as specifically excepted in Section 6 and Section 9), including:
 - a. Inside all condominium units;
 - b. On any part of the condominium that is a common element or exclusive use common element.
2. Definition of smoking: "Smoking" shall include the inhaling, exhaling, burning or carrying of lighted tobacco, cannabis (marijuana), marijuana derivatives and similar synthetic preparations.
3. Definition of Business Invitee. The term "business invitee" shall include but is not limited to any contractor, tradesperson, agent, household worker, or other person hired by the tenant or resident to provide a service or product.
4. Uniform application of policy: This by-law takes effect upon approval by the members of the Corporation and when a copy is registered pursuant to Section 56(1) of the Act, and applies to all persons, including but not limited to owners, tenants, invitees, business invitees, occupants and visitors.
5. Penalties for violations of policy: Determinations of violations of the policy and any discipline as a result will be in the sole absolute discretion of the Board of Directors acting reasonably. The Board may delegate its responsibilities to a committee in accordance with the declaration, by-laws and rules of the Corporation. Discipline may include courtesy warnings for first offences while subsequent or continued violations may result in fines or court proceedings.
6. Human rights and reasonable accommodation: The Board of Directors shall make reasonable accommodation, pursuant to sections 2 (1), 11 (1) (a) and 17 (1) and (2) of the *Ontario Human Rights Code* (the "Code"), as amended from time to time, and the whole of the Code for an owner, tenant or occupant who has proven by medical evidence that he or she is physically and/or mentally disabled and is unable to control his or her addiction to nicotine, or requires the smoking of Cannabis for medicinal purposes. Whether the owner, tenant or occupant has proven the disability will be determined in the sole and absolute discretion of the Board of Directors, acting reasonably. The accommodation will be made based on all of the circumstances.
7. Time limit for reasonable accommodation: Reasonable accommodation granted pursuant to section 6 of the policy may be for a fixed period of time at which time the owner, tenant or occupant is free to re-apply to the Board of Directors for further reasonable accommodation to be made.
8. Other accommodation: In addition to accommodation made under section 6 of the policy, reasonable accommodation may be made by the Board of Directors if an owner or occupant proves that to prohibit smoking would result in other discrimination prohibited by the Code. The Board of Directors, in its sole discretion, will determine whether or not the resident has proven that the prohibition of smoking would be discriminatory pursuant to the Code.

SIMCOE CONDOMINIUM CORPORATION NO. 44
(Albert Terrace)

GENERAL INFORMATION FOR NEW OWNERS

IN CASE OF EMERGENCY CONTACT: The Property Manager:
Ball & Montgomery Management Services Inc.
40 Miller Drive
(705)722-3886 Fax (705)722-9643
Barrie, Ontario
L4M 4S4

MOVES:

- To be arranged through the Management, Monday to Friday 9:00 a.m. to 5:00 p.m.
- NO MOVES ARE PERMITTED ON WEEK ENDS OR HOLIDAYS.**
- There is a \$75.00 deposit fee for the elevator key, which is refundable if no cleaning or repairs are required.
- The elevator is to be left **FREE** for a period of ten minutes, every hour on the hour, for the convenience of the other homeowners.
- Moving boxes must be broken down and flattened, then placed in garbage room. Charges may be levied if excess garbage results from the move.

COMMON ELEMENT FEES:

Post-dated cheques for common element fees are made payable to SIMCOE CONDOMINIUM CORPORATION NO. 44, from the first month due until August 1st, following these cheques are to be deposited through the office door mail slot.

REQUESTS & SUGGESTIONS:

All requests or suggestions are to be in writing to the Manager's attention and placed through the office door slot.

UNITS FOR RENTAL:

When a unit is rented it becomes the owner's obligation to supply such renter with the "House Rules" and to inform the Management of the tenants name or names. The new tenant should sign for the security key and give a description and license number or their vehicle to Management. The owner is responsible for handling all complaints, repairs or problems his renter may have.

PARKING:

All overnight guests **must** have a VISITOR'S PARKING PERMISSION form fully completed, and readily in view in the front window of their vehicles, to avoid being towed away at the owner's risk and expense. Forms are available from any Board Member.

Additional *permanent* parking spaces, other than the allotted spaces already recorded, can be obtained by contacting the Management for rates, space available, etc.

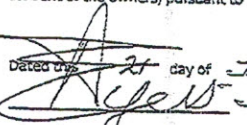
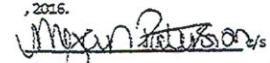
WE THANK YOU FOR YOUR CO-OPERATION AND WELCOME YOU TO ALBERT TERRACE

9. Traditional or cultural smoking activity: The Board of Directors may make reasonable accommodation in the case where an owner, tenant or occupant intends to use tobacco in relation to a traditional aboriginal cultural activity, or smoking is intended to be done by a prescribed group for a prescribed purpose. In making the accommodation the Board of Directors will only do so in writing and may prescribe in writing when the permission is granted for, the duration of the permission and where smoking will be permitted.

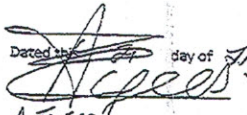

10. Smoking prohibited in enclosed common areas: Pursuant to the *Smoke-Free Ontario Act*, and despite anything contained in this by-law, smoking is not permitted in enclosed common areas of the condominium, including but not limited to hallways and stairways, the common rooms, electrical and mechanical rooms, the elevator, the garage and any common areas other than a Patio or Balcony.

11. Notice in the status certificates: Notice of the no-smoking by-law shall be contained within all status certificates provided by the Corporation.

The foregoing By-law No. 7 is hereby passed by the Directors of the Corporation (subject to the required consent of the owners) pursuant to the Act at a meeting of directors duly called and held.

Dated this 21 day of JANUARY, 2016.

A. EBERS, President

M. PATERSON, Secretary TREASURER

The foregoing By-law No. 7 is hereby consented to by owners who own a majority of the units of the Corporation at a meeting of the owners duly called and held on this 21 day of JANUARY, 2016 in accordance with the requirements of the Act.

Dated this 21 day of JANUARY, 2016.

A. EBERS, President

M. PATERSON, Secretary TREASURER

