

**RULES GOVERNING USE OF COMMON ELEMENTS  
AND UNITS PASSED AT A MEETING OF  
THE BOARD OF DIRECTORS OF SIMCOE CONDOMINIUM  
CORPORATION NO. 181 HELD ON May 17<sup>th</sup>, 1998**

The following rules and regulations shall be observed by the owners, and the term "owner" shall include the owner, or any person occupying the Unit with the Owner's approval.

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 sign, advertising, 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.
3. No awnings or shades shall be erected over the outside of the windows or balconies without the prior written consent of the Board. The back of all window coverings must be a white or off-white colour, and shall be installed and maintained at all times for all Units.
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 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.
5. Nothing shall be placed on the outside of the windowsills or projections.
6. Water shall not be left running unless in actual use.
7. 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, except on days designated by the Board or the Manager as garbage pickup days, nor shall he directly carry or place same in any area designated by the Corporation as a central garbage.

Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags not exceeding 25 pounds per bag in weight. Where such debris, refuse, or garbage consists of packing cartons or crates, the owner shall arrange with the Manager for a pickup thereof and such packing cartons or crates shall not, in any event, be left outside the Unit.

8. Owners, their family, 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, 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.
9. Nothing shall be thrown out of the windows or doors of the buildings.
10. Owners shall not overload existing electrical circuits.
11. No auction sale shall be held on the property.

12. No stores of coal, or any combustible or offensive goods, provisions, or materials shall be kept on the property.
13. The sidewalks, entry, 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.
14. No mops, brooms, dusters, rags, or bedding shall be shaken or beaten from the window, door, or those parts of the common elements over which the owners has exclusive use. Only seasonal furniture is allowed on balconies. No hanging or drying of clothes is allowed on balconies and balconies shall not be used for storage.
15. Only a motor vehicle, being a private passenger automobile, station wagon, passenger van, or motorcycle may be parked on any part of the common elements, and only in designated parking areas. No repairs may be made to such motor vehicles on the common elements.
16. No television antenna, aerial, tower, or similar structure, and apparatus; thereto, shall be erected on, or fastened to any Unit, except in connection with a common television cable system.
17. No one shall harm, mutilate, destroy, alter, or litter any of the landscaping work on the common elements, including grass, trees, shrubs, hedges, flowers, or flowerbeds.
18. 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.
19. Household furniture and effects shall not be taken in or removed from any Unit, except at such times and in such a 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 of the halls, landings, or stairs, so as to mark them.
20. Any loss, cost or damages incurred by the Corporation by reasons 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.
21. Balconies or terraces shall not be used for storage of any kind, including inter alia, bicycles.
22. A minimum temperature of 50 degrees Fahrenheit will be maintained in each residential unit at all times.
23. Rugs or carpets shall cover 65% of all floor areas, excluding bathrooms and kitchens. Any additional hard surface wood flooring shall be installed on an acceptable sound absorbing material, such as cork, or other material approved by the Board.
24. No barbecue may be used on any parts of the units, exclusive common elements (except ground floor patios) or common elements, unless specifically designated by the Board or otherwise permitted in the Declaration, By-Laws, or Rules and Regulations.
25. No carpets shall be permitted to be installed on the balconies.
26. The locker spaces shall be used for storage purposes only. No combustibles, hazardous or contaminated products, nor any other material, which may cause damage to the property, may be stored in the locker space.