

YORK CONDOMINIUM CORPORATION NO. 81
(the "Corporation")

RULES AND REGULATIONS ("RULES")

TABLE OF CONTENTS

INTRODUCTION.....	1
A. DEFINITIONS AND INTERPRETATION	1
B. GENERAL	2
C. QUIET ENJOYMENT	4
D. UNITS AND COMMON ELEMENTS	5
E. BALCONIES AND PATIOS	8
F. SECURITY.....	9
G. SAFETY.....	11
H. ELEVATORS, MOVING AND DELIVERIES.....	12
I. RENOVATIONS.....	14
J. OWNER'S CONTRACTORS, TRADE OR SERVICE PERSONNEL	15
K. WASTE MANAGEMENT.....	15
L. TENANCIES	16
M. NO PETS/ANIMALS	17
N. PARKING.....	18
O. VISITOR PARKING.....	20
P. BICYCLE STORAGE.....	21

Q.	RECREATIONAL FACILITIES.....	22
R.	EXERCISE ROOM.....	23
S.	PARTY ROOM	24
T.	RECREATION ROOM	27
U.	LOBBY LOUNGE.....	27
V.	BARBECUE AND BARBECUE ENCLOSURE.....	28
W.	BILLIARDS ROOM	28
X.	LAUNDRY ROOM.....	29
Y.	HOBBY ROOM.....	30

Rules passed on July 18, 2015

INTRODUCTION

The following rules (“Rules”) made pursuant to the *Condominium Act, 1998*, S.O. 1998, c. 19, and the regulations made there under, as amended, shall be observed by all present and future Owners and any other persons occupying the unit, including, without limitation, family members, household members, Residents, tenants, and by all guests, invitees, licensees and employees.

A. DEFINITIONS AND INTERPRETATION

1. “Act” means the *Condominium Act, 1998*, S.O. 1998, c.19 and all regulations there under and any amendments to said Act and regulations and any successor legislation;
2. “Board of Directors” or “Board” means the board of directors of the Corporation;
3. “Owner” means “owner” as defined in the Act;
4. “Property Manager” or “Property Management” or “Manager” or “Management” means the individual or company appointed by the Corporation to manage the property and assets of the Corporation, or any agent or employee thereof;
5. “Resident” means anyone who is a resident in any residential unit in the Corporation, for any length of time, and includes, but is not limited to, an Owner residing in a unit, temporary guests or anyone who is permitted to reside in a residential unit for any period of time by the Owner or tenant of the unit;

Unless otherwise specified, the terms used herein shall have ascribed the definitions contained in the Act.

These Rules shall be read with all changes in gender and number required by the context. The headings in these Rules form no part of the Rules and have been inserted for convenience of reference only.

B. GENERAL

1. Use of the common elements and units shall be subject to these Rules and any additional rules which the Board may make from time to time to promote the safety, security and welfare of the Owners, and of the property and assets of the Corporation or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements, units and assets of the Corporation.
2. Each Owner and Resident of the Corporation shall be responsible for the acts and/or omissions of their respective family members, tenants, guests, invitees, licensees, customers, employees and agents.
3. Any losses, costs or damages incurred by the Corporation (including, without limitation, legal costs) by reason of a breach of the Act, or the Declaration, By-laws and Rules or by reason of any litigation against the Corporation without obtaining a judgment against the Corporation, by any Owner and/or Resident, or by the respective family members, tenants, guests, invitees, employees or agents of the Owner and/or Resident or any of the foregoing shall be borne and paid for by such Owner of the unit and shall be deemed to be additional contributions towards the common expenses payable by such Owner and shall be recoverable as such.
4. No one shall do or permit anything to be done in a unit, or bring or keep anything therein which will in any way increase the risk of fire or the insurance premiums on the building, or on property kept therein, and no one shall do or permit anything to be done in a unit or obstruct or interfere with the rights of other Owners and/or Residents, or in any way injure or annoy them, or conflict with the regulations of the applicable municipal fire department, or with any insurance policy carried by the Corporation or conflict with any of the rules and ordinances of the applicable local board of health, or with any municipal by-law or any provincial or federal statute or regulation.
5. No one shall injure, harass, threaten, annoy, or initiate any defamatory, threatening, hateful or discriminatory statement or action, or participate in any illegal activity or harmful conduct toward any Owner, Resident, Board Member, Manager, employee of the Corporation or the Manager, or contractor retained by the Corporation. Harassment consists of any verbal or written statement, action, or behavior which is intimidating, threatening, violent or which causes physical or psychological harm, fear, humiliation or embarrassment, objectively determined on a reasonable basis, including any statement, action or behavior which a person knows or reasonably ought to know would be unwelcomed and

offensive, including, without limitation, any verbal abuse, insulting comment, joke, gesture, conduct or touching or which would constitute workplace harassment or sexual harassment as set out in the *Human Rights Act*.

6. No one on the property shall act in a manner that is unmanageable, rude, disruptive, aggressive, abusive or anti-social in nature.
7. All Owners and Residents shall comply with the Workplace Violence, Harassment and Discrimination Policy, which may be amended or modified from time to time by the Board.
8. No one shall use, store, or permit the prolonged storage of garbage or degradable matter, an accumulation of excessive paper or any item in any unit or on the common elements which may, in the sole and absolute discretion of the Board, overload the structure or constitute a fire, health or safety hazard (the "Hazard"). If an Owner and/or Resident creates a Hazard and does not rectify and/or remedy the Hazard to a standard that is approved by the Board within a reasonable time, then the Corporation shall be permitted to enter the unit and/or exclusive use common elements appurtenant to the unit upon reasonable notice (or forthwith, in the case of an emergency) and rectify and/or remedy the Hazard. In such event, the Owner shall reimburse the Corporation in full for the costs of rectifying and/or remedying the Hazard including, but not limited to, any clean-up costs and legal costs and same shall be recovered by the Corporation in the same manner as common expenses, or in any other lawful manner.
9. No one shall interfere with, hinder or impede the Board or the Manager from carrying out the Corporation's duties and obligations under the Act, the Declaration or By-laws of the Corporation, or any agreement to which the Corporation is a party.
10. Prior to moving in and at any other time when requested by Management, all Residents must deliver to Management a completed Resident Information Form or, in the case of tenants, a Tenant Information Form and Tenant's Acknowledgement and Undertaking, as set out in Section L. Tenancies of these Rules.

C. QUIET ENJOYMENT

1. No one shall create or permit the creation or continuation of any noise, odor or other nuisance which, in the opinion of the Board or the Manager, does or may disturb, annoy or interfere with the comfort or quiet enjoyment of the units or common elements by other Owners and/or Residents. No one shall obstruct or interfere with the rights of any Owner.
2. No noise (including music from an instrument or other source) or odor which is an annoyance, nuisance or disruption to other Owners or Residents shall be permitted to be transmitted from one unit to another or from one balcony, patio or terrace to another or to the common elements. If the Board determines that any noise or odor is being transmitted to another unit or balcony, terrace or patio or the common elements and that such noise or odor is an annoyance or a nuisance or disruptive, then the Owner and/or Resident of such unit shall at his/her expense take such steps as shall be necessary to abate such noise or odor to the satisfaction of the Board. If the Owner and/or Resident of such unit fails to abate the noise or odor, the Board may take such steps as it deems necessary to abate the noise or odor and the Owner shall be liable to the Corporation for all expenses incurred in abating the noise or odor (including legal fees).
3. No solicitation, canvassing or delivery of flyers is allowed in the building except for the distribution of election materials by candidates and their authorized representatives for election to the House of Commons, legislative assembly or an office in municipal government or school board, or candidates running for election to the Corporation's Board.
4. No one shall permit smoke, including second-hand smoke, to interfere with Residents in other units or balconies, terraces or patios or in the common elements. If the Board determines, in its sole and exclusive discretion, that smoke is being transmitted to another unit or balcony, terrace or patio or the common elements, the Board may require the Owner of the unit from which the smoke emanates to take whatever steps are required to rectify the problem to the satisfaction of the Board. Without limiting the generality of the foregoing, these steps could include the Owner installing, at his/her own cost, adequate ventilation in his/her unit or the common elements, if necessary, to stop the smoke penetration, in which case, the Owner shall be required to enter into an alteration agreement with the Corporation. If the Owner of such unit fails to abate the smoke, the Board may take such steps as it deems necessary to abate the smoke and the Owner shall be liable to the Corporation for all expenses thereby incurred in abating the smoke.

5. Any repairs and/or renovations to units or exclusive use common elements, which creates noise by hammering, drilling, etc., are permitted only during the hours of 9:00 a.m. to 6:00 p.m. Monday to Friday and Saturday 10:00 a.m. to 5:00 p.m., except in the event of an emergency, in which case the Owner or Resident must notify Management as soon as practical in the circumstances.
6. No trick-or-treating on Halloween is permitted.

D. UNITS AND COMMON ELEMENTS

1. Each unit shall be occupied for such purposes as provided for in the Corporation's Declaration and these Rules and in accordance with all municipal by-laws. No commercial use shall be permitted in or with respect to any residential unit, including, without limitation, the carrying on of a business or the operation of a business or professional office.
2. Each residential unit shall be occupied and used only as a private single family residence.
3. No immoral, improper, offensive or unlawful use shall be made of any unit, the common elements or any other part of the Corporation's property. All federal and provincial laws and regulations, municipal by-laws and other ordinances, and all rules, regulations and codes of all quasi-governmental authorities having jurisdiction shall be strictly observed and complied with.
4. The filming of any movie for commercial purposes in any unit or on the common elements is prohibited except when authorized by written consent of the Board.
5. No one shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his/her unit or adjacent common elements. Owners and/or Residents shall immediately report to the Manager all incidents of pests, insects, vermin or rodents and shall fully cooperate with the Manager to provide access to each unit for the purpose of inspecting the unit to ascertain the presence of any pests, insects or vermin and conducting a spraying program or any other program to eliminate any incident of pests, insects, vermin or rodents within the building. Residents shall prepare the unit in accordance with instructions provided by Management to facilitate the pest elimination in the unit.
6. No awnings, screens, enclosures or structures whatsoever shall be erected over the outside of any window of a residential unit, or on any balcony, terrace or

patio without the prior written consent of the Board. All shades or other window coverings shall be white or off-white on the outside and all draperies shall be lined in white or off-white to present a uniform appearance to the exterior of the building.

7. No outside painting shall be done other than by the Corporation to the exterior of the building, railings, doors, windows, balconies or any other part of the property, unless otherwise permitted in the Declaration.
8. No sign, billboard, advertisement or notice of any kind 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.
9. No television antenna, aerial, satellite dish, tower or similar structure and similar appurtenances thereto shall be erected on or fastened to any unit or to any exclusive use common element appurtenant to a unit, or any other part of the common elements except when authorized by written consent of the Board.
10. No articles, fixtures or doormats shall be placed at individual doorways leading into any unit. 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 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 corridors or in the stairwells.
11. No portable dishwashers are permitted to be used in any residential unit or on the common elements. No clothes washing machines or clothes dryers shall be installed or used in any residential unit.
12. No garborators shall be installed in any unit.
13. No decorations, door knockers or doorbells are permitted to be affixed, placed or hanged on any unit door or door frame.
14. No one shall harm, mutilate, destroy, alter or litter any of the common elements of the Corporation, including, but not limited to, grass, trees, shrubs, hedges, flowers and landscaping on the property, nor plant new plants, shrubs or trees on the common elements, without the prior consent of the Board.
15. The Owner of a unit shall be responsible for any costs incurred to repair damage to the unit or the common elements that may have been caused by the Owner or

- the Resident of the Owner's unit, or any person, thing or animal for whom or for which the Owner and/or Resident is responsible, howsoever caused.
16. All persons shall wear proper attire (shoes, shirts and cover-ups) when using the common hallways, entrances or elevators.
 17. Smoking is prohibited in or upon the common elements and the parking garage.
 18. No auction sales or events to which the general public is invited shall be allowed in any residential unit or on the common elements. No real estate open houses shall be permitted on the property.
 19. Firecrackers or other fireworks are not permitted in any unit or on the common elements.
 20. No hotel, boarding or lodging house, transient use, time-sharing or dormitory use shall be permitted with respect to any unit.
 21. No building, structure or tent shall be erected, placed, located, kept or maintained on the common elements, and no trailer, either with or without living, sleeping or eating accommodations, shall be placed, located, kept or maintained on the common elements.
 22. Children are not permitted to run, play, ride bicycles or use roller-skates in the corridors, elevators, parking garage and common elements.
 23. No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door, balcony or patio.
 24. No one shall install anything on the interior of the unit doors which may hamper the Corporation in the maintenance or repair of the common elements.
 25. No one shall install anything on the walls of a unit that may encroach on the common elements, without the prior approval of the Board.
 26. All stored articles must be placed within individual lockers and no storage is permitted on top of lockers.
 27. Lockers shall not be used as workshops or any purpose other than storage.
 28. Anyone wishing to display the Canadian flag within the unit but visible from the outside, or on any exclusive use common elements appurtenant to the unit, may do so only in compliance with the Government of Canada's flag protocol,

standards and rules, and with the prior written consent of the Board. Any flag not in compliance with the said protocol, standards and rules may be removed by Management. Except as aforesaid, Owners and Residents are not permitted to fly any flag on the property.

29. No one shall be entitled to post signs or notices anywhere on the property.
30. Only artificial Christmas trees are permitted on the property.
31. No one shall congregate in the lobby and/or adjacent common elements. No one shall use the lobby and/or common elements for any purpose which may interfere with the use and enjoyment of the property by Owners and/or Residents, including, but not limited to, canvassing, loitering, lounging or entertaining.
32. No one shall conduct business on the common elements, including the recreational facilities.

E. BALCONIES AND PATIOS

Also see UNITS and COMMON ELEMENTS

1. With respect to balconies and patios, no one shall:
 - (a) hang or dry clothes;
 - (b) install any satellite dish, antenna or other telecommunications equipment (affixed or otherwise);
 - (c) install any lights (including, but not limited to, seasonal decorations);
 - (d) install any hanging or rail mounted planters;
 - (e) store any bicycles, equipment, furniture, goods, materials or other items except for seasonal furniture;
2. Only seasonal furniture is allowed on balconies and patios. All such items shall be safely secured in order to prevent such items from being blown off the balcony or patio by high winds.

3. Nothing shall be placed on the outside of window sills or projections or upon any balcony or patio railing.
4. Balconies and patios shall not be used for barbecuing. No barbecues or propane tanks are permitted in any unit or on the common elements.
5. No mops, brooms, dusters, rugs or bedding shall be shaken from any balcony or patio.
6. No one shall do or permit anything to be done on a balcony or patio which does or may unreasonably disturb, annoy or interfere with the comfort and/or quiet enjoyment of the units and/or common elements by other Residents.
7. If portable or window air-conditioning units are installed, owner(s) must contact Property Management in order to get the correct procedure for installation.
8. No one shall install carpet, tile or other floor covering on any balcony or patio, unless the Owner has received the prior written consent of the Board.
9. Nothing shall be thrown from the balconies, including, without limitation, cigarette butts and ashes.
10. Anyone using water on their balcony shall ensure the water does not leak on to any other balcony or patio or other common element.

F. SECURITY

1. All suspicious persons in the building or on the property, or incidents of unauthorized entry to the building or other suspicious activity, or any emergency concerning any elevator or any situation otherwise affecting the safety and security of the building and its Residents, must be reported immediately to security, (when on duty) or the building staff.
2. No one shall change any lock or locks in a 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 and, if such approval is given, such lock must be compatible with the master lock system on the property and a copy of each new key must be delivered to the Property Manager.

3. Prior to leaving a residential unit for any extended period of time, each Owner and/or Resident shall arrange to stop delivery of newspapers and any other deliveries and inform the Manager that the Owner and/or Resident is on vacation or away from the residential unit for an extended period of time. Newspapers and other items delivered to a residential unit not picked up after a reasonable time may be removed by the Manager. Each owner must ensure that the property management office has emergency contact information.
4. If guests are given permission to occupy a residential unit during an Owner's and/or Resident's absence, the Manager shall be notified in writing of the name of such guests, dates of occupancy and their automobile license numbers. No guests will be admitted to the property or permitted to occupy any residential unit unless such information is so provided.
5. The Board shall have the authority from time to time to restrict the number of building access cards/keys/fobs to residential unit Owners and/or Residents and set policies (including fees) regarding replacement of such access cards/keys/fobs from time to time. Each residential unit Owner and/or Resident shall abide by such policies, as set out by the Board or Manager from time to time.
6. Under no circumstances shall access cards/keys/fobs for the building or the common elements or amenities be made available to anyone other than an Owner or Resident. Building access doors shall not be left unlocked or wedged open for any reason.
7. Owners shall provide a copy of the keys to their units to the Manager.
8. Owners and Residents shall not permit entry to the building (by holding doors open) for anybody you do not personally recognize as a current resident or who cannot produce suitable identification. (Owners and Residents should be prepared to produce identification on request by security, when on duty and or the building staff and management).
9. Owners and/or Residents shall promptly report to Management in the event that building access cards/keys/fobs are lost, misplaced or stolen.

G. SAFETY

1. No storage of any combustible or offensive goods, provisions or materials shall be kept in any unit or any exclusive use area appurtenant to the unit or the common elements.
2. No one shall overload existing electrical circuits in their units. No one shall alter in any way the amperage of the existing circuit breakers in any unit unless otherwise permitted in the Declaration. No one shall make any major plumbing, electrical, mechanical or structural installation or alteration without prior written consent of the Board.
3. No propane tanks or outdoor heaters shall be permitted to be used or stored in the units or the common elements.
4. Water shall not be left running unless in actual use.
5. The toilets, sinks, showers, bath tubs and other parts of the plumbing system shall not be used for purposes other than those for which they are constructed, and no sweepings, garbage, rubbish, rags, oils/cooking oils or other substances shall be thrown therein. The cost of repairing any damage (whether to the Owner's unit, the common elements or any other unit) resulting from misuse or from unusual or unreasonable use shall be borne by the Owner of the unit in which the plumbing system was misused or used unusually or unreasonably.
6. Nothing shall be thrown out of windows or doors of the building, or from the balconies.
7. Each Owner shall install, maintain and repair a smoke or similar fire detection device and a carbon monoxide detection device in his/her unit, and all batteries for such devices shall be changed on a regular basis.
8. No one shall disconnect any fire alarm, smoke detector, carbon monoxide detector, annunciation speakers or automatic door closers in the building.
9. Residents leaving the unit unoccupied for a period of one week or longer shall turn off the water supply to the unit, using the shut-off valves located within the unit.

H. ELEVATORS, MOVING AND DELIVERIES

1. All Owners and/or Residents shall enter into the Corporation's form of Elevator Reservation Agreement (which is attached as Schedule "C") prior to moving furniture, equipment and/or any other items into or out of the building or from floor to floor. Elevators cannot be booked for moving in unless the Resident has delivered to Management either a completed Resident Information Form, or Tenant Information Form attached as Schedule "A", together with the executed Tenant Undertaking and Acknowledgement attached as Schedule "B" hereto.
2. Furniture, equipment, renovation materials and any other freight shall be moved into or out of the building and from floor to floor only by the elevator designated for such purpose (the "service elevator") by the Board. The service elevator shall be used for the delivery of any goods, equipment, renovation materials or home furnishings where pads to protect the elevators should be installed.
3. The time and date for moving or delivery shall be fixed in advance by arrangement and reservation with the Manager. Elevator reservations for moving in or out must be made at least two (2) weeks in advance. The reservation shall be for a period not exceeding four (4) hours unless authorized by the Manager. Elevator reservations are accepted on a "first come, first served" basis. An elevator reservation agreement shall be signed when reserving the service elevator.
4. Except with prior written authorization of the Board or Manager, moving and deliveries shall be permitted only between the hours of 8:30 a.m. and 8:00 p.m., Monday to Saturday inclusive and shall not take place on Sundays or public holidays.
5. A security/damage deposit in such amounts as determined by the Board from time to time, payable to the Corporation by money order or certified cheque shall be given to the Manager when making the reservation and signing the Elevator Reservation Agreement.
6. It shall be the responsibility of the Owner and/or Resident reserving the service elevator to notify the Manager or superintendent and to request an inspection of the service elevator and adjacent common elements immediately prior to using the elevator. Upon completion of moving into or out of the building or the delivery, the Owner and/or Resident reserving the service elevator shall forthwith request an immediate re-inspection of the service elevator and adjacent common elements. Any damage noted during the re-inspection and not noted on

the initial inspection shall be deemed to be the responsibility of the Owner and/or Resident who reserved the service elevator and the Owner of the residential unit in which the Resident resides and may be recovered by the Corporation from the Owner of the unit in the same manner as common expenses. The cost of repairs, which shall include the cost of any extra cleaning, shall be assessed by the Manager as soon as possible following the moving or damage and the parties responsible shall be advised.

7. Owners and/or Residents shall be liable for the full cost of repairs to any damage to the service elevators and any part of the common elements caused by the moving of furniture or equipment into or out of the unit or the delivery of goods, equipment and home furnishings or equipment into or out of the unit. The Corporation shall have the right to withhold all or part of the security/damage deposit as it deems necessary for payment of any damages sustained. If the cost of repairs is less than the amount of the security/damage deposit, the balance shall be returned to the Owner and/or Resident who paid the deposit. If the cost of repairs exceeds the amount of the security deposit, the full cost of repairs less the amount of security/damage deposit shall be promptly paid upon receipt of an invoice therefore, failing which, the same may be recovered by the Corporation from the Owner of the unit in the same manner as common expenses.
8. During the term of the reservation and while any exterior doors are in an open condition, the Owner and/or Resident reserving the service elevator shall take reasonable precautions to prevent unauthorized entry into the building.
9. Corridors and elevator lobbies shall not be obstructed prior to, during or after the term of the reservation. All furniture and boxes shall be taken directly from the service elevator to the unit or from the unit to the service elevator. Nothing shall be placed or left in the hallway.
10. Upon the sale of the unit, the Owner must hand over all access cards/keys/fobs to the new Owners. Residents moving out must hand over all access cards/keys/fobs to the Owner of the unit. The Corporation shall have the right to withhold any security deposit in its possession until same have been surrendered.
11. New Owners, Residents or tenants of a residential unit shall register with the property Manager prior to the move in date at which time arrangements will be made to activate access cards/keys/fobs and any garage access devices.

12. Use the "door open" button on the elevator panel to hold the elevator door open, as other methods, such as placing objects to hold the door open, may damage the elevator.
13. No one shall jump in the elevators – jumping can trigger the elevator brakes and jam the elevator between floors.

I. RENOVATIONS

1. No one shall carry out any change, addition, alteration or improvement (i.e. renovation) to the common elements or any structural change in a unit, including, without limiting the generality of the foregoing, to any boundary wall, load bearing wall, floor, door, window, toilet, bathtub, washbasin, sink, heating, air-conditioning, plumbing, electrical, mechanical, structural or telecommunication installations, unless the Owner has received the prior written consent of the Board and entered into an Alteration Agreement, as provided by the Board from time to time.
2. Owners replacing carpeted areas with hardwood surface flooring, such as, for example and without limitation, hardwood, engineered hardwood, laminates, tile or natural stone, must install an approved sound control underlay that meets or exceeds the criteria set out below. Before installation, the Owner must provide to Management satisfactory proof that the proposed sound underlay meets or exceeds the criteria below.
 - (a) Approved Sound Control Underlay Criteria:
 - (i) 55 impact isolation class, as tested by an accredited laboratory or field tested according to a recognized ASTM TESTING METHOD when tested under wood flooring on an 8 inch concrete slab with no drop ceiling below. Underlay suppliers that only provide a single impact isolation rating will be asked to provide the method of test for approval;
 - (ii) will not be affected by moisture, water or humidity changes;
 - (iii) will not wick or hold any spilled water, such as fibrous or felted materials, for example;

- (iv) will not compression set, such as products from foam or foam beads, for example;
 - (v) will not support mould or mildew;
 - (vi) will not harden with age, such as cork, for example;
 - (vii) will not release volatile organic compounds, such as formaldehyde, for example.
3. All plumbing and electrical work in a unit must be carried out by a licensed tradesperson and insurance certificate must be provided to the Manager prior to the commencement of the work.

J. OWNER'S CONTRACTORS, TRADE OR SERVICE PERSONNEL

1. No contractor, trade or service personnel shall enter the property to perform any work or service in or about any unit (including exclusive use common elements) that may or will affect the common elements in any way unless such persons are:
- (a) employed directly by the Corporation; or
 - (b) employed by an Owner in circumstances where the intended performance of work and/or services has first been approved, in writing, by the Corporation and the Owner and the Corporation have entered into an Alteration Agreement.
2. No trade or service personnel shall be allowed to enter a unit unless the Resident has delivered a signed "Request for Service" form to Management or it is an emergency situation; namely a fire or flood.

K. WASTE MANAGEMENT

1. Loose garbage shall not be deposited down the garbage chute. Garbage bags must be properly tied and placed down the Garbage Chute. No garbage is to be left on the floor in the garbage room or placed on the carpet outside the garbage chute room.

2. All cardboard items must be broken down and placed in the Recycle Container located at the back of the building. All other recycle items including newspapers, magazines, plastic, glass, etc. must be placed in the Recycle Container located at the back of the building.
3. All organic garbage; food items, etc. must be put be in the required plastic bags, tied and placed in the Organic Container at the rear of the building.
4. No Organic items (food, etc.) or Recycle items must be thrown down the garbage chute or left on the floor in the garbage chute room or left in the corridor on the carpet outside the garbage chute room.
5. No flammable materials and/or liquids may be placed down the garbage chute.
6. Appliances, furniture, rugs or carpeting and all renovation or construction debris and materials shall not be placed down the garbage chute and/or in the designated large object area, if applicable. All Residents must reserve the service elevator and remove these items from the property at their own expense. Renovation and construction debris must be hauled away from the property on a daily basis by the Owner or the Owner's contractor.
7. No paint, chemicals, burning cigarettes, cigars, ashes or other potential fire hazards shall be thrown down the garbage chute.
8. No garbage shall be placed in the garbage chute between the hours of 9:00 p.m. and 8:00 a.m.

L. TENANCIES

1. All tenancies for units shall be in writing.
2. No unit shall be occupied under a lease unless, prior to the tenant being permitted to occupy the unit, the Owner shall have delivered to the Corporation a completed Tenant Information Form attached hereto as Schedule A and a duly executed Tenant's Undertaking and Acknowledgement attached hereto as Schedule B and an executed copy of the application/offer to lease and the lease itself. The foregoing documentation shall be supplied promptly and without charge to the Corporation.

3. In the event that the Owner of a unit fails to provide the foregoing documentation prior to the commencement date of the tenancy, and fails to comply with Section 83 of the Act, any person or persons intending to reside in or occupy the Owner's unit shall be deemed a trespasser by the Corporation until and unless such person or persons and the Owner comply with the Rules and the Act.
4. Within seven (7) days of ceasing to rent a unit (or within seven (7) days of being advised that the tenant has vacated or abandoned the unit, as the case may be), the Owner shall notify the Corporation in writing that the unit is no longer rented.
5. No Owner of a unit shall allow a tenant to sublet the unit to another tenant.
6. A lease or tenancy shall be for an initial term of not less than twelve (12) months.
7. During the period of occupancy of a residential unit by a tenant, the Owner shall have no right of use of any part of the common elements (including the Recreational Facilities and any amenities).
8. The Owner shall supply to Management, the Owner's current address and telephone number during the period of occupancy by a tenant.
9. All Owners shall be responsible for any damage or additional maintenance to the common elements caused by their tenants and all costs of enforcing the Declaration, By-laws, Rules and the Act against their tenants, and any costs incurred to defend unsuccessful litigation commenced by a tenant against the Corporation, and will be assessed and charged therefor in the same manner as common expenses.
10. Upon entering into a lease of a unit, the Owner shall provide the tenant with a copy of the Corporation's Declaration, By-laws and Rules.
11. No hotel, boarding or lodging house, transient use, time-sharing or dormitory use shall be permitted with respect to any unit.

M. NO PETS/ANIMALS/BIRDS/REPTILES

1. No animal, livestock, bird, reptile or fowl of any kind shall be kept in any part of any unit or the common elements.

2. Visitors are not permitted to bring any pets or animals of any kind into any unit or any part of the common elements, including, without limitation, hallways, elevators, lobbies, pathways, lawns, balconies or underground garage.
3. No feeding of birds or wild or feral animals is permitted anywhere on the property.

N. PARKING

1. For the purpose of these rules, the term "motor vehicle" shall be restricted to a licensed and insured private passenger automobile, station wagon or mini-van, as customarily understood. No motor vehicle parked in the underground garage shall exceed a height of 1.85 meters.
2. Each Owner and/or Resident shall provide the Corporation with the license numbers of all motor vehicles driven by Residents of that particular unit. The registry of such numbers shall be used only to conduct the Corporation's business.
3. All moving vans and delivery vehicles are required to register with the Manager and provide the following information:
 - (a) driver's name
 - (b) driver's company
 - (c) license plate number
 - (d) name of Resident and unit for delivery
 - (e) arrival and departure time.
4. No one (other than the Corporation) shall install, or cause or permit to be installed, a garage door or enclosure of any kind on a parking space, nor shall anyone enclose, or cause or permit to be enclosed, any parking space in any manner whatsoever.
5. No vehicle, equipment or machinery other than an operational motor vehicle shall be parked in any parking space. All vehicles must have current insurance, current stickers and must be roadworthy.

6. No parking space shall be used for storage.
7. Parking is prohibited in the following areas:
 - (a) fire routes
 - (b) entranceways, traffic lanes, delivery and service areas and any other part of the common elements.
8. No one shall park in a parking space to which another Owner has the exclusive use without that Owner's consent.
9. Parked motor vehicles must not encroach on driveways or adjacent parking spaces.
10. Drivers shall turn on the headlights when entering or driving within the parking garage.
11. 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.
12. No repairs shall be made to any motor vehicle that is parked or left standing in any parking space or upon the common elements.
13. No car washing shall be permitted anywhere on the property.
14. No one shall plug in or cause to be plugged into any electrical outlet, any electrical scooter, electrical vehicle or any in-car or block heater without the consent of the Board.
15. No Owner shall be entitled to grant to any other person any licence to use or right to occupy any parking space to which the Owner has the exclusive use. Such rights of exclusive use are not transferable or assignable by an Owner.
16. No motor vehicles shall be driven on any part of the common elements at a speed in excess of the posted speed.
17. No one shall place, leave, park or permit to be placed, left or parked in or upon the common elements or a parking space any motor vehicle that does not have current license plates or any motor vehicle 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.

18. No one shall park more than one (1) vehicle in any single parking space
19. No one shall park any snowmobile, truck, trailer, cart, wagon, boat, houseboat or bicycle in any parking space.
20. Any motor vehicle and/or any other vehicle, equipment or machinery which is improperly parked and/or in breach of these Rules shall be tagged and/or towed from the property at the sole cost and expense of the owner of the vehicle, and the Corporation, its directors, officers, employees, agents and/or Management shall not be liable for any damages, costs or expenses caused to the Owner or Resident or his/her motor vehicle.
21. Owners and Residents are not permitted to park in any visitor parking spaces.
22. All parking spaces shall be subject to a right of access, over, along and upon the parking spaces at all times when necessary in favor of the Corporation, its servants, agents, and employees for the purposes of ingress and egress from mechanical, electrical and service areas and equipment and for garage sweeping and repairs.
23. The Owner shall maintain his/her exclusive use parking space in a clean and tidy condition, including the prompt elimination of oil and grease spills.

O. VISITOR PARKING

1. Visitors' vehicles shall be parked in the parking spaces which are marked for "Visitors".
2. Parking in the visitor parking spaces is prohibited between the hours of 2:00 a.m. and 6:00 a.m., except as registered with the Parking Enforcement.
3. All Residents must register their overnight visitors/guests with the Parking Enforcement Company.
4. Residents must obtain permission, in advance, from the Manager for guests who require parking for periods in excess of seven (7) days.

5. The maximum length of stay is seven (7) days in a calendar month, or as authorized by the Manager.
6. The use of Visitor Parking by frequent visitors or part-time Residents may be restricted in the event that the use prevents use of the Visitor Parking by visitors of other Residents.

P. BICYCLE STORAGE

1. Residents must register their bicycles with Management. Limited bicycle parking/storage racks are available at the east end of the basement hallway on a first come first served basis.
2. No bicycle shall be carried or taken on any elevator.
3. No bicycle shall be stored, taken to or left in a residential unit.
4. Bicycles shall be stored only in those areas of the common elements designated for bicycle storage by the Board, or in a storage locker.
5. Under no circumstances are bicycles permitted to be taken through the main lobby or any common elements in the interior of the building, except for the basement corridor.
6. The Corporation will not be responsible for loss or damage to bicycles or attachments.
7. No servicing or repairs shall be made to any bicycle on the common elements.
8. Bicycles must not be stored or parked on any part of the common elements not designated for bicycle storage including, but not limited to, parking spaces and exclusive use common elements (i.e. balconies or patios).
9. Any bicycles chained to posts, fences or rails located on the common elements, or unauthorized bicycles using the designated bicycle storage area racks, will be forcibly removed and impounded at the Owner's and/or Resident's expense.
10. Unclaimed or abandoned bicycles will be disposed of following a three (3) month holding period.
11. It is prohibited to ride bicycles in the underground garage.

Q. RECREATIONAL FACILITIES

1. Non-Resident Owners are prohibited from using the Recreational Facilities. The Recreational Facilities are for the sole use and enjoyment of the Residents who reside in the Corporation. Owners who do not reside in the Corporation and who have leased their units shall be deemed and considered to be non-residents.
2. The Recreational Facilities are open for use during the hours stated in these Rules, or such other hours determined by the Board from time to time, except when closed for the purpose of maintenance and repair.
3. The use of Recreational Facilities or any portion thereof may be restricted during organized activities of the Corporation.
4. Attire consistent with normal public street wear must be worn (in transit) between the residential units and the Recreational Facilities at all times. Cover-ups, towels, robes and swimwear are not acceptable.
5. Any member of the Board, the Property Manager, security or staff of the Corporation may request proof of identity from individuals using Recreational Facilities, and proof of age to ensure compliance with the rules relating to the Recreational Facilities.
6. Smoking is prohibited in or on all of the Recreational Facilities.
7. All Recreational Facilities are used at the users' risk. The Corporation and its officers and directors, Property Management and employees of the Corporation are not responsible for lost, stolen or damaged personal property or for any injury, illness, accident or death, howsoever caused.
8. As there are no medical facilities available in the building, those on medication, with respiratory, heart problems or other medical conditions are urged to consult a physician before using any of the Recreational Facilities.
9. Owners and Residents are fully liable for any damages caused in or to the Recreational Facilities by the Owner or the Resident of the Owner's unit or the Resident's guests. All costs incurred by the Corporation may be recovered from either the individual responsible or from the Owner of the unit in which the Resident resides, in which case said costs are recoverable in the same manner as common expenses.

10. Residents shall ensure that guests or visitors to their unit obey the Rules of the Corporation.
11. No one shall use the Recreational Facilities while under the influence of alcohol, recreational drugs, tranquilizers or other drugs that cause drowsiness or that raise or lower blood pressure.
12. A maximum of two (2) guests per unit are permitted at any one time to use all or any of the Recreational Facilities unless otherwise stated herein. Guests must, at all times, be accompanied by a Resident who is at least sixteen (16) years of age.
13. Running, boisterous behavior, yelling and general misconduct are not permitted.
14. Music playing devices and any other media devices which create noise are not permitted in the Recreational Facilities unless used with earphones.
15. No Owner and/or Resident or their guests shall provide services for remuneration to others in the Recreational Facilities. Only those services/classes/events that are approved by the Board, in its sole and absolute discretion, shall be permitted in the Recreational Facilities.
16. The Property Manager, the building staff or security may remove any person who fails to comply with these Rules.

R. EXERCISE ROOM

Hours of Operation: 6:00 a.m. to 10:00 p.m., or as otherwise determined by the Board

1. No person under sixteen (16) years of age may use or is allowed in the Exercise Room.
2. The use of the Exercise Room is at the user's risk.
3. Proper advice must be sought by the user of the equipment before using the exercise equipment in the Exercise Room.
4. The Exercise Room shall only be used by Residents and their guests.
5. No equipment is to be taken out of the Exercise Room for any reason.

6. No food is allowed in the Exercise Room. No glass containers are permitted in the Exercise Room.
7. Liquids are permitted in the Exercise Room so long as it is enclosed in a plastic container or water bottle.
8. All persons using the Exercise Room shall wear proper exercise attire including, but not limited to, soft-soled shoes, shorts or exercise pants and shirts when in the Exercise Room. Cut-off pants and bathing suits are not proper attire.
9. Sports shoes must be worn at all times when in the Exercise Room; outdoor shoes, sandals, slippers, thongs, etc. are not acceptable. Bare feet or stockings or socks are not permitted.
10. Radios, CD players and other personal entertainment devices may only be used with earphones or headsets.
11. Free weights must be returned to their racks after use.
12. All equipment must be cleaned of perspiration after use.
13. The television must be turned off after use. Do not remove the television remote or other television equipment from the room.
14. No loitering is permitted in this room.

S. PARTY ROOM

1. No person under sixteen (16) years of age may book the Party Room.
2. No person under sixteen (16) years of age may use the Party Room, unless accompanied by and under the supervision and responsibility of a Resident who is sixteen (16) years of age or older.
3. All Party Room bookings are on a first come, first served basis. Bookings cannot be made unless the Resident has submitted the security deposit payment (see below) and the application form and/or Party Room Agreement. Bookings cannot be made more than three (3) months in advance.
4. A refundable security deposit in the amount of two hundred dollars (\$200.00), a non-refundable booking fee in the amount of one hundred and twenty-five

dollars (\$125.00) (all amounts subject to change without notice, by resolution of the Board from time to time), payable by certified cheque or money order, must be deposited with Property Management with the application form and/or the Party Room Agreement. The security deposit will be refunded within seventy-two (72) hours after completion of the function provided that no damage or loss has been caused to the common elements of the Corporation and the Party Room is left in a clean and orderly manner. If damage does occur or the Party Room is not left in a clean and orderly manner, an assessment of the costs involved will take place and the applicable funds will be deducted from the damage deposit. The Owner and Resident will be responsible for any damages exceeding the deposit.

5. A security guard must be booked for all functions in the party room, except for Corporation functions. Cost is \$17.00 per hours for a minimum of four (4) hours plus applicable taxes. Money Order or certified cheque must be made payable to the Security Company provided by Management at the same time as the security deposit and booking fee. *This is subject to change by the Board of Directors.*
6. The security deposit is refundable if the Resident does not wish to use the Party Room, when cancelled at least forty-eight (48) hours in advance of the reserved date. If a Resident does not cancel his/her reservation at least forty-eight (48) hours in advance of the reserved date, then the Resident shall forfeit his/her deposit.
7. The contemplated use of the premises MUST be fully disclosed to the Corporation as a condition of, and prior to, booking the Party Room. It is agreed that the Party Room will not be used for any immoral or offensive use and, where at the sole and absolute discretion of the Board, it is determined that the requested function should more properly be held in an off-site establishment, then the Corporation reserves the right to disallow the use of the Party Room.
8. The Party Room cannot be used for political meetings or for commercial/private enterprise use.
9. Residents must arrange to greet their guests at the appropriate entrance and direct them to the Party Room. At no time may doors be propped open to accommodate entry.
10. Residents shall inform their guests in advance as to alternate parking areas outside of the property in the event that all visitor parking spaces are filled. Under no circumstances will any vehicle be allowed to park in the fire routes.

11. Live bands, disc jockeys and karaoke machines are not permitted in the Party Room. Musical entertainment must end by 12:00 a.m. and the Party Room must be vacated by no later than 1:00 a.m.
12. Decorations are permitted in the Party Room but can only be tied to tables or chairs. Decorations cannot be affixed in any fashion to the ceilings, walls, windows, doors or air diffusers.
13. Furniture cannot be removed at any time.
14. It is understood and agreed that the Resident authorized to use the Party Room shall not permit more than 50 persons to be in attendance at the function for which the Party Room is booked.
15. The Resident booking the Party Room and the Owner of the unit in which the Resident resides shall be responsible for full compliance with any legal or regulatory obligations and will fully indemnify and hold harmless the Corporation and its officers and directors, Management and employees of the Corporation, from any breach thereof.
16. The Resident booking the Party Room shall not permit noisy or rowdy behavior or any illegal act in or adjacent to the Party Room or upon the common elements, nor any behavior which may disturb the enjoyment of other Residents.
17. The Resident booking the Party Room agrees to ascertain any and all permits, licenses, consents that are or may be required in connection with the use of the Party Room and to obtain such permits, licenses and consents at his or her own expense prior to the booking date set out in the Party Room Agreement, and to have licenses, permits and consent posted or available for inspection, as maybe required.
18. If there is a need to bring in additional furniture/equipment or if any existing furniture is to be moved, the Resident booking the Party Room must submit advance notice, in writing, to the Property Manager and upon approval of the Property Manager or the Board, in its sole and absolute discretion, the Resident may bring in additional furniture/equipment or move existing furniture.
19. All other areas of the property are off-limits to party guests except for the Party Room. No food or drink is allowed beyond the Party Room doors.
20. Door exits must be kept free from obstructions at all times.

21. Residents are reminded that they are responsible for ensuring that their families, guests and visitors are familiar with these Rules.
22. Any Resident using the Party Room shall comply with all provisions of the application form and/or Party Room Agreement filed with the Manager and all such provisions are and shall be incorporated into these Rules.
23. The Resident booking the Party Room will assume full responsibility for the preservation of proper order and decorum and will ensure there are no disturbances to, or disruption of the ongoing activities in the Recreational Facilities, grounds and common elements.
24. The Resident booking the Party Room will be responsible for his/her guests' behaviour. If in the opinion of the Manager or the representative on duty, the Resident cannot or will not control the behaviour of his/her guests and the situation in the opinion of the manager or representative on duty has deteriorated to an unsatisfactory level, the Manager or its representative on duty will have full authority to terminate the party immediately and ask all persons to leave the property; and/or the police may be called to assist the Manager or representative in controlling the situation and/or the security deposit may be forfeited as partial compensation. It will be at the sole discretion of the Board as to whether the security deposit will be withheld and as to whether the Resident will be permitted to use the Party Room for any further occasion.
25. Any damage to furnishings and/or finish of the Party Room and/or theft or loss of and/or damage to the Corporation's property is the responsibility of the Resident who booked the Party Room and the Owner of the unit in which the Resident resides, and the cost of cleaning, replacement, repairs or refinishing as determined by the Corporation or the Property Manager, in their discretion, are the responsibility of the Resident who booked the Party Room, as well as the Owner of the unit in which the Resident resides, and may be recovered in the same manner as common expenses. The Corporation and its officers and directors, Management and employees of the Corporation are not responsible for loss or damage to any personal property or for personal injury to Residents or guests, however caused.
26. Residents will be responsible for cleaning the Party Room after use, and will adhere to the Rules which are shown on the application form.
27. The Corporation reserves the right to permit exclusive use of the Party Room without an agreement, deposit, or fees for activities or events of a social or

recreational nature operated by groups or clubs for the benefit of the residents of the condominium.

28. Owners are responsible for the non-compliance by a Resident of the Owner's unit (and his/her family members, guests, visitors and invitees) of these Rules relating to the Party Room.

T. RECREATION ROOM

Hours of Opening: 10:00 a.m. to 10:00 p.m.

1. Food and drinks are not permitted
2. Children under the age of sixteen (16) years are not permitted without adult supervision
3. No running and playing
4. Loitering is not permitted
5. Do not entertain guests in this area
6. Loud boisterous behavior is not permitted
7. Do not remove the television remote
8. Turn off the television after use
9. Turn off the lights after use
10. Proper attire is required at all times

U. LOBBY LOUNGE

THIS AREA IS FOR THE ENJOYMENT OF ALL RESIDENTS OF THE BUILDING

1. Food and drinks are not permitted
2. Children are not permitted without adult supervision
3. No running, playing, riding bikes, or jumping on the furniture

4. Loitering is not permitted
5. Do not move the furniture or other items from their set positions.
6. Do not conduct business
7. Do not entertain guests
8. Loud boisterous behavior is not permitted
9. Do not sit on the furniture with soiled clothing
10. Proper Attire is required at all times

V. BARBECUE AND ENCLOSURE

Hours of Operation: 11:00 a.m. to 10:00 p.m., or as otherwise determined by the Board

1. No person under sixteen (16) years of age may use the Barbecues
2. Pets are not permitted in the barbecue area
3. No alcohol beverages are allowed in the barbecue area
4. No loitering and or hanging out is permitted in the barbecue area
5. Residents must provide their own cooking utensils and charcoal. Food must be transported to and from the barbecue area in sealed "Tupperware" type containers. Glassware is not permitted in the barbecue area.
6. Residents must ensure that the lit charcoal is snuffed out and all charcoal removed from the barbecues and placed in the metal garbage container in the barbecue enclosure before leaving the area.
7. Residents are responsible for cleaning the barbecues after use.

W. BILLIARDS ROOM

Hours of Operation: 10:00 a.m. to 10:00 p.m., or otherwise determined by the Board

1. No person under sixteen (16) years of age may use the Billiards Room, unless accompanied by and under the supervision and responsibility of a Resident who is sixteen (16) years of age or older.
2. No one shall use the Billiards Room except with a proper reservation made with Property Management and or Building Superintendent. Consecutive bookings are not permitted. Bookings for the Billiards Room may be made up to three (3) days in advance, in person or by telephoning Property Management during normal business hours.
3. The player who has reserved the Billiards Room must sign in on "Sign In" log located on the backside of the door.
4. The Billiards Room is used at the users' risk. The Corporation and its officers and directors, Property Management and employees of the Corporation are not responsible for lost, stolen or damaged personal property, or for any injury, illness, accident or death, howsoever caused.
5. No one shall reserve the Billiards Room for a greater period than sixty (60) minutes in any one day.
6. If a Resident does not require the use of the Billiards Room after he/she has reserved same, then the reservation must be cancelled at least twenty-four (24) hours prior to the reserved date failing which, the Board in its sole discretion, may restrict the Resident's future use of the Billiards Room.
7. Use of the Billiards Room is restricted to Residents and their guests (but only while accompanied by a Resident). Maximum two (2) guests per unit. Each Resident is responsible for the conduct of his/her guest.
8. A maximum of four (4) people are allowed in the Billiards Room at any time.
9. Proper use of the facilities is required at all times. Jumping balls on the billiard table is not permitted nor is sitting on the edge of the table.
10. Billiards players must keep one foot on the floor at all times and use the bridge, thus avoiding damage to the table.
11. Proper attire is required in the Billiards Room; shoes and shirts must be worn at all times, bathing suits and cut-off pants are not permitted.

X. LAUNDRY ROOMS

1. The Laundry Room shall only be used between 6:00 a.m. to 10:00 p.m. daily.
2. Lint is to be removed from the dryer lint traps immediately after each use of the dryer.
3. Only liquid detergent must be used.
4. Personal articles are not to be left in the Laundry Rooms and may be removed and discarded by Management.
5. Each Resident may not use more than three washers or three dryers at one time.
6. Users of washers and dryers are required to comply with the posted instructions regarding usage of the machines.
7. Residents are required to promptly remove their laundry from the washers and dryers once the wash/dry cycle is finished, so as not to impede other Residents. Residents are permitted to remove laundry belonging to another Resident and place it on top of the machine if the wash/dry cycle is finished.

Y. HOBBY ROOM

Hours of Operation: 10:00 a.m. to 6:00 p.m. - USE AT YOUR OWN RISK

No electronic and or electrical equipment in this room. Clean up after yourself.

SCHEDULE "A"

Tenant Information Form

Unit _____, Level _____ Municipal Address: _____
Landlord's Name: _____
Landlord's Permanent Address: _____
Landlord's Telephone: _____
Alternate Telephone: _____
Term of Lease: _____
Commencement Date: _____

Attach a copy of the application/offer to lease and the lease, or a summary of the Lease in accordance with Form 5 of Regulation 49/01 of the *Condominium Act, 1998*.

Tenant's Full Name: _____
Tenant's Vehicle Plate Number: _____
Number of Residents: Adults _____, Children _____, Total: _____
Adults Full Names: _____
Children's Full Names: _____
Tenant's Home Telephone: _____
Tenant's Business Telephone Number: _____
Name of Nearest Relative/Emergency contact: _____
Telephone: _____

DATED at _____ this _____ day of _____, 20____.

Tenant's Name:

Tenant's Name:

SCHEDULE "B"

Tenant's Undertaking and Acknowledgement

I/WE, _____ the undersigned, as tenant(s) of Unit _____, Level _____, (the "Unit"), according to York Condominium Plan No. 81, acknowledge and agree that I/we, the members of my/our household and my/our guests from time to time, will, in using the Unit rented by me/us and the common elements, comply with the *Condominium Act 1998* and all subsequent amendments thereto (the "Act"), the Declaration, the By-laws, and all Rules of the Corporation during the term of my/our tenancy, and will be subject to the same duties imposed by the above as if I/We were a Unit Owner, except for the payment of common expenses unless otherwise provided by the Act.

I/We further acknowledge receipt of the Declaration, By-Laws and Rules of the Corporation.

I/We acknowledge that I am/we are subject to the provisions contained in the Act, Declaration, By-laws and Rules of the Corporation.

I/We intend to occupy the Unit with the persons named below as our principal residence and for no other purpose and I/we further acknowledge and agree that only those persons named below will be entitled to reside in the Unit, subject always to my/our right to have guests and visitors from time to time in accordance with the Rules.

I/We further acknowledge and understand that in the event that I/we or any occupant residing in the Unit contravenes the provisions of the Act, Declaration, By-Laws and Rules of the Corporation, my/our tenancy may be terminated in accordance with the provisions of the Act.

I/We intend to occupy the Unit with the following persons

	Name	Relationship to tenant
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

DATED at _____ this _____ day of _____, 20__.

Tenant's Name:

Tenant's Name:

SCHEDULE "C"

ELEVATOR RESERVATION AGREEMENT

NO MOVES ARE ALLOWED BEFORE 8:00 A.M. AND AFTER 8:00 P.M.
ABSOLUTELY NO MOVES ARE ALLOWED ON SUNDAYS
AND STATUTORY HOLIDAYS
MOVE OUT- MONEY ORDER OR CERTIFIED CHEQUE
MOVE IN/DELIVERIES- REGULAR CHEQUE

Reservation requested by _____
(Print first name and last name)

Suite _____

Bus Phone _____ Home Phone _____

Owner _____
(Print first and last name)

The reservation request is for the use of the service elevator for the purpose of a move out/move in/delivery.

Outgoing Resident _____

Incoming Resident _____

Delivery/Movers _____

The date and time of the reservation shall be:

(Day) (Month) (Year)

From _____ to _____ (Maximum 4 hours)

I understand and agree to the following conditions:

1. I hereby deposit with the Corporation upon signing this agreement, a refundable security deposit in the amount of \$_____ by money order or certified cheque payable to _____. This amount will be refunded upon completion of the elevator usage and not having caused any damage to the

common elements of the Corporation and where the Resident is moving out, payment must be made by money order or certified cheque.

2. I shall notify the manager or superintendent and request an inspection of the elevator immediately prior to using the elevator. Upon completion of the elevator usage, I shall forthwith request a re-inspection of the elevator and affected common elements.
3. I shall be liable for the full cost of all repairs to any damage which may occur as a result of the use of the elevator by me or my agents. I shall accept the cost of damage repairs as assessed by the manager and acknowledge that all or part of the security deposit shall be withheld and applied towards the cost of repairs.
4. I shall only use the elevator during the term of the reservation.
5. I shall take reasonable precautions to prevent unauthorized entry into the building during the term of the reservation.
6. I shall not obstruct corridors and elevator lobbies prior to, during or after the term of the reservation.
7. I agree that special care will be taken with regard to the MIRRORS that are present in the elevators. I agree that the PROTECTIVE PADS must be in place prior, during and after and/or until the completion of the final inspection.

I hereby acknowledge that I have read this Agreement and I agree to abide by the Rules of the Corporation in force from time to time.

I hereby acknowledge that the Corporation can implement an administrative fee of \$1,000.00, which will be charged to persons intentionally using the elevator in violation of the Corporation's Rule.

DATED at _____ this ____ day of _____, 20__.

Applicant's Signature

Applicant's Signature

AREA INSPECTED	BEFORE	AFTER
Loading Dock Area	_____	_____
Moving Room and Doors	_____	_____
Ground Level Lobby and Doors	_____	_____
Elevator Doors/Frame	_____	_____
Elevator Cab/Pads	_____	_____
Corridor Floors/Walls	_____	_____
All Fixtures	_____	_____
Suite Door	_____	_____