

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 769

RULES AND REGULATIONS

EFFECTIVE the 18th day of October, 2007.

The following rules made by the board of directors (the “**Board**”) pursuant to the *Condominium Act*, 1998, 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, tenants, guests and invitees.

Any losses, costs or damages incurred by the Corporation by reason of a breach of the rules in force from time to time by any owner, or by the owner’s family, guests, tenants, agents or occupants of such owner’s unit, shall be borne and/or paid for by such owner and may be recovered by the Corporation against such owner.

1. GENERAL

- a) Use of the common elements and units shall be subject to the Rules which the Board may make 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.
- b) Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit owners and occupants, their families, guests, visitors, servants or agents.
- c) Only domestic pets or animals not exceeding twenty-five (25) pounds in weight at maturity shall be allowed or kept in or about any unit or the common elements. Without limiting the generality of the foregoing, owners are prohibited from keeping in any unit or in any other part of the property dogs which are trained as attack or security dogs. Permitted pets or animals shall not be allowed to create a disturbance. Any pets or animals making disturbing noises or behaving objectionably are liable to be removed from the property. Any pet or animals which, in the opinion of the Board, constitute a nuisance shall not be allowed or kept in or about any unit or the common elements or any part thereof. All permitted pets must be under the complete control of their owner/handler at all times when using common elements either inside or outside the building, at a minimum through the use of a leash or other restraining devices. While on or passing through the common elements outside the building, all permitted pets or animals must be held by a hand held leash or transported in a stroller, wagon or by other means such as a pet carrier or be caged. When controlled by a hand held leash, the pets or animals must not be allowed to stray from the sidewalk or the paved portion of the common elements outside the building, except in an area that will be designated by the condominium board as a pet friendly zone where pet owners can walk their pets. No owner shall tie up a pet or animal on the common elements nor leave a pet or animal unattended thereon. Any owner who keeps a pet or animal on the property or any part thereof in violation of this rule 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 or animal from the property.
- d) Every owner of a dog shall immediately remove any feces left by the dog in the City. Failure to pick up after your dog and dispose of it properly is a by-law offence.
- e) No owner or occupant shall create or permit the creation of or continuation of any noise or nuisance which, in the sole discretion of the Board, may or does disturb the comfort or quiet enjoyment of the property by other owners or occupants or their families, guests, visitors, servants and persons having business with them.
- f) Any repairs to the units shall be made only during reasonable hours as stipulated by the Board.
- g) Owners shall permit entry into their units by persons duly authorized by the Board in writing for the purpose of spraying for pest control. Owners shall advise the Board as soon as possible of any infestation in their unit.
- h) Owners shall comply with the rules of the Board governing use of elevators when moving in or out of the building.

2. SECURITY

No owner or occupant shall place or cause to be placed on the access doors to any unit, additional or alternate locks, without the prior written approval of the Board. All door locks and keys must be compatible with the lock systems on the property. If an owner or occupant has the security system in the owners unit externally monitored, the owner shall provide the management company with sufficient information, or otherwise make arrangements satisfactory to the management company, to enable the management company to enter the unit on an emergency basis and disarm the security system. This rule shall not be applicable to the Declarant. In the event that the owner does not leave a copy of the key and the code to a security system, if applicable, with the management company, the owner shall be responsible for the cost of the repairs to the entrance door and any charge for an unnecessary police response.

3. SAFETY

- a) Owners and occupants shall not overload electrical circuits.
- b) No barbecues may be used in any unit or on any exclusive use balcony.
- c) No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property including firecrackers or other fireworks, propane stoves and/or propane tanks of any sort.
- d) Owners and/or occupants of units shall ensure that the smoke and heat detectors in the units are in good operating order at all times and shall not tamper with nor cause them to unnecessarily activate.
- e) Owners and occupants of units shall not tamper with or deactivate the emergency enunciator or the door closure.

4. COMMON ELEMENTS

- a) No one shall harm, mutilate, destroy, alter or litter the common elements or any of the landscaping work on the property including grass, trees, shrubs, hedges, flowers and flower beds.
- b) No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements whatsoever except where authorized by the Board.
- c) The hallways, sidewalks, walkways and roadways which are part of the common elements shall not be obstructed by any of the owners or occupants or used by them for any purpose other than for ingress and egress to and from the buildings, a unit or some other part of the common elements.
- d) No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window or door or balcony. Any owner wishing to remove snow or ice from a balcony shall do so in a manner that will protect the safety of persons on the ground.
- e) No television antenna, aerial, tower or similar structure and appurtenances thereto or satellite dishes shall be erected on or fastened to any unit or exclusive use area.
- f) No goods and chattels may be left or stored on the common elements including exclusive use common elements except as specifically authorized by the Declaration, by-laws and rules of the Board.
- g) Bicycles shall be placed, located, kept or stored in a designated bicycle storage room or in the owner's storage locker on the ground floor. No bicycles shall be placed, located, kept, maintained or stored on a balcony or in a dwelling unit.
- h) Only patio/lawn furniture is allowed on balconies. All such items shall be safely secured.
- i) No clothesline shall be erected nor shall clothes be allowed to dry outside of a unit.
- j) No owner may landscape any part of the common elements, including those areas over which he or she has exclusive use, without obtaining the written consent of the Board.
- k) A guest of the owner or occupant being visited may use the exercise room. When using the exercise room, the owner or occupant concerned shall, where practicable, accompany the guest. If it is not practicable for the owner or the occupant to accompany his or her guest to the exercise room, the owner or occupant shall sign the exercise room logbook for each visit and the guest shall identify him or herself with the concierge by showing a guest tag issued by the Condominium Office and which shall be worn by the guest while using the exercise room.

5. DWELLING UNITS

- a) No owner or occupant shall make any major plumbing, electrical, mechanical, structural or television cable alteration in or to the unit without the prior consent of the Board.

- b) No window shall be covered except with curtains, drapery, vertical or horizontal blind, wooden shutters or similar window coverings.
- c) Any floor areas, except for the bathrooms and laundry room, not covered by carpets shall be installed on adequate sound proofing material approved by the Board.
- d) 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 the drainage system 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 have caused it.
- e) No owner shall do, or permit anything to be done in that owner's 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 result in the cancellation or threat of cancellation of any policy of insurance arranged by the Corporation; or obstruct or interfere with the rights of other owners; or do anything which is, on a reasonable standard, bound to 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 any governmental authority or with any statute or municipal by-law.
- f) Should the occupation or use of a unit result in an increase of premium payable by the Corporation for any policy or policies of insurance, then the owner of such unit shall be liable to the Corporation for the increased premium payable which shall be charged back to the owner as additional contributions towards common expenses and shall be recoverable as such.
- g) An owner shall construct any object, article, item or thing only within the owners dwelling unit or in a common area workshop if provided for that purpose.
- h) Water shall not be left running unless in actual use. Owners shall take all reasonable measures to conserve water.

6. MOTOR VEHICLES, PARKING, PARKING UNITS AND SPACES

- a) No parking unit or space shall be used for any purpose other than to park one operable passenger vehicle that is either a private passenger automobile, station wagon, compact van, jeep or suburban utility vehicle or motorcycle or one light truck less than 3/4 ton. No trailer or camper with or without eating or sleeping accommodation and no commercial vehicles shall be parked or stored on the property other than for the purposes of service calls or deliveries.
- b) No repairs, lubrication or oil change shall be made to any motor vehicle on any part of the common elements or on any parking unit or space.
- c) A protective pad must be placed beneath the kickstand of all motorcycles when parked.
- d) No car washing shall be permitted except in the area specifically designated by the Board, if any, for that purpose.
- e) No motor vehicle shall be driven on any part of common elements at a speed in excess of the posted speed. Except where otherwise posted, the fixed speed limit for motor vehicles or bicycles on the common elements shall be ten (10) kilometres per hour.
- f) No owner or occupant shall park a motor vehicle on any part of the common elements including a driveway, fire zone, delivery or garbage pick-up areas designated by the Board. An owner or occupant shall not park in the visitors' parking spaces or on any parking space other than one owned or leased by him or her.
- g) In the event that the Board, for reasons of cleaning, snow removal, maintenance or repair, temporarily requires vacant possession of any parking unit or space, the owner thereof or having the exclusive use thereof shall ensure that such space is vacated for the period as the Board requires in the circumstances. In the event that such owner fails to so vacate the parking unit or space upon reasonable notice the Board shall be entitled to remove or have removed any motor vehicle or other obstruction from the parking unit or space and the cost thereof shall be charged back against such owner as an additional contribution to the common expenses and shall be recoverable as such; the Board and the Corporation shall not be liable for damages resulting from such removal.

7. GARBAGE DISPOSAL

The owner shall not place, leave or permit to be placed or left in or upon the common elements any debris, refuse or garbage. Such debris, refuse or garbage shall be contained in properly sealed refuse bags and shall be placed in the garbage chute. Newspapers, magazines, bottles, tin cans and such other items or objects as the Board may determine shall be placed in bins specifically designated for recycling, if any.

8. SHARED RECREATIONAL FACILITIES

The following rules relate to the use of the swimming pool. The Shared Facilities Committee may pass such other rules as it deems appropriate to regulate the use of the Shared Facilities including the swimming pool and tennis courts.

- a) Suitable clothing and footwear must be worn when going to and from the pool and the apartment building and appropriate bathing apparel worn in the pool area.
- b) No person shall engage in boisterous play in or about the swimming pool.
- c) Inflatable toys and air mattresses are prohibited in the pool area with the exception of water wings and noodles.
- d) No pets are permitted inside the pool facility.
- e) Children under the age of 12 must be accompanied and supervised by an adult 18 years of age or older.
- f) The posted rules from the Provincial Regulations governing the use of the swimming pool must be obeyed.
- g) The swimming pool and tennis courts may be used by a maximum of four (4) guests of the owner or occupant being visited. When using the shared facilities, the owner or occupant concerned shall, where practicable, accompany the guest. If it is not practicable for the owner or the occupant to accompany his or her guest to the shared facilities, the owner or occupant shall sign the appropriate logbook for each visit and the guest shall identify him or herself with the concierge by showing the guest tag provided by the condominium office before using the swimming pool or tennis courts.

9. FITNESS CENTRE

The Fitness Centre, consisting of the exercise room, change rooms and the steam room, may be used by a guest of the owner or occupant being visited. When using the Fitness Centre, the guest shall, where practicable, be accompanied by the owner or occupant concerned. If it is not practicable for the owner or the occupant to accompany his or her guest to the exercise room, the owner or occupant shall sign the exercise room logbook for each visit and the guest shall identify him or herself with the concierge by showing a guest tag issued by the condominium office and which shall be worn by the guest while using the exercise room.

10. ADDITIONAL RULES AND ENFORCEMENT

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 of owners duly called for that purpose.

Lastest update - May 10, 2010