

THOBURN MILL CONDOMINIUM

CONDOMINIUM RULES

LANARK STANDARD CONDOMINIUM CORPORATION NO. 18

BE IT RESOLVED that the Condominium Corporation (the "Corporation") enact the following Rules respecting the use of the common elements and units to promote the safety, security and/or welfare of the unit owners and of the property or to prevent unreasonable interference with the use and enjoyment of the common elements and of other units.

The following Rules shall be observed by the unit owners and the term "owner" shall include the owner, his or her family, guests, agents or any other person occupying or visiting the unit.

1. Toilets, sinks, drains 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.
2. No permanent or temporary sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the building or common elements whatsoever without the prior written consent of the Corporation's duly elected Board of Directors. All exterior signs, advertisements or notices must comply with the Heritage By-law and other municipal by-laws, if any.
3. No owner shall do anything or permit anything to be done in his unit, or bring or keep anything therein, that will in any way increase the risk of fire or the rate of fire insurance on any building or on property kept therein or conflict with the laws relating to fire or with the regulations of the Mississippi Mills Fire Department or with any insurance policy carried by the Corporation or any owner or conflict with any of the rules, regulations and ordinances of the Board of Health or with any statute or municipal by-law. This provision shall not prohibit the operation of gas ranges, dryers, fireplaces or natural gas appliances in the units or the operation of natural gas barbecues on the common elements. However, in accordance with these Rules and with applicable laws and regulations, the storage of propane tanks in units or on the common element balconies or roof decks is prohibited.
4. No storage of liquid gas or propane (including propane barbecue tanks), explosives, or other flammable materials, firearms, ammunition, or any other combustible or offensive goods, provisions or materials shall be kept on the property, except in the case of commercial uses and in accordance with all safety regulations.
5. Nothing shall be placed on the outside of window sills, or hung from balcony or roof deck railings or other projections. No awnings, shades or shutters shall be erected over or outside of the windows, doors, balconies or roof decks without the prior written consent of the Board, and such additional approvals as may be required by the Act and the Heritage By-law, if applicable.
6. The balconies and roof decks are to be kept as clear as reasonably possible from storage items to ensure that each balcony and roof deck continues to be functional for purposes intended and for fire safety of the occupants.
7. Water shall not be left running unless in actual attended use inside and outside the unit.

8. No owner shall place, leave, or permit to be placed or left in or upon the common elements, including those for which he or she has exclusive use, any debris, refuse or garbage, except in accordance with the instructions of the Board and unit owners must maintain strict sanitary conditions at all times.
9. No owner shall create or permit the creation of or continuation of any noise or nuisance that, in the reasonable opinion of the Board or the Property Manager, if any, may or does disturb the comfort or quiet enjoyment of the property by other unit owners, their families, guests, visitors, agents, servants and persons having business with them.

No noise caused by any instrument or other device, or otherwise, that in the opinion of the Board may disturb the comfort of the other unit owners, shall be permitted.

No owner shall obstruct or interfere with the rights of other unit owners, or in any way injure or annoy them.

10. All owners shall ensure that smoke and odors generated in their units, whether through smoking, cooking, or otherwise, are not excessive and are reasonably contained within the unit so that the migration of smoke and/or odors to the common elements (including balconies and roof decks) or to other units is minimized. Owners shall make reasonable use of exhaust fans and air filters or purifiers in order to avoid such migration of smoke and odors.
11. Nothing shall be thrown out of the windows or doors of the building, or off of balconies or roof decks of the building.
12. No owner shall overload existing electrical circuits.
13. No auction sale shall be held on the property.
14. The sidewalks, entries, passageways, walkways and driveways used in common by the unit owners shall not be obstructed by any of the unit owners or used by them for any purpose other than for ingress and egress to and from their respective units or parking spaces.
15. No vehicle shall be driven on any part of the common elements other than on a roadway, driveway or parking space. No vehicle shall be parked on any part of the common elements except in a designated parking space.

No repairs or adjustments to motor vehicles, etc. shall be carried out on the common elements.
16. No satellite dish, television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit or any portion of the common elements, except by the Corporation in conjunction with a common television cable system, and no cable shall be strung on the outside of the building.
17. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers, flower beds, or planters.
18. No building or structure or tent shall be erected, placed, located, kept or maintained on the common elements.
19. No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door or balcony or roof deck.
20. No hanging or drying of clothes is allowed on the common elements.

21. The balconies, roof decks and parking spaces shall not be used for storage and each balcony, roof deck and parking space shall be kept clean by the unit owner having the right to use it.
22. A maximum of two (2) ordinary household pets (household pets include cats, dogs and birds but exclude any exotic pets) may be kept or allowed in any unit. No pets shall be kept or tied upon the common elements, and when on the common elements, all pets shall be on a leash. No domestic pet that is deemed to be a nuisance by the Board in its absolute discretion shall be kept by any owner. Such owner shall, within two (2) weeks of receipt of a written notice from the Board or the Property Manager requesting the removal of such pet, permanently remove such pet from the property. No breeding of pets for sale shall be carried on in or about any unit, or on the common elements.
23. No part of the common elements, including any part of which the owner has the exclusive use, shall be used for the erection, placement or maintenance of clotheslines, hot tubs, incinerators, garbage disposal equipment, recreation or athletic equipment, fences or other barriers, hedges, gardens or other vegetation excluding planters, or for the disposal of rubbish, garbage or waste, unless such use is preauthorized in writing by the Corporation and any other approvals required by the Act have been obtained.
24. Unit owners shall ensure that all garbage is placed in plastic garbage bags and stored within the unit(s). Garbage is to be taken to curbside by unit owners for municipal pick-up only on assigned garbage day(s).
25. No owner shall make any change to the common elements without the prior written consent thereto of the Board, and subject to the Condominium Act, and the Declaration and the By-laws of the Corporation.
26. Storage of bicycles is not permitted in the first floor lobby, the elevators, the common element corridors or on the exclusive use balconies or roof decks.
27. Because the building accommodates both residential and commercial uses on various levels it is not possible to prevent public access to the building during regular business hours. The Corporation or its manager, if any, shall take reasonable steps to ensure that all exterior doors of the building leading to common element areas are locked between the hours of 5:00 p.m. and 8:00 a.m.
28. During the heating season (November to April inclusive) owners shall maintain a minimum indoor air temperature of 15 degrees Celsius (59 degrees Fahrenheit) in their Unit in order to prevent excessive temperature differences between adjacent interior spaces and to control heat transfer between the units.
29. No owner shall do anything or permit anything to be done that is contrary to any statute or municipal by-law or any rules, regulations or ordinances passed under any statute or municipal by-law.
30. Any loss, costs or damages incurred by the Corporation caused by reason of a breach of any Rules in force from time to time by any owner, his or her family, guests, servants, agents or occupants of the unit shall be borne by such owner, and shall be added to the owner's common expenses and may be recovered by the Corporation against such owner in the same manner as common expenses.
31. No restriction, condition, obligation or provision contained in any rule or regulation of the Corporation shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

32. Each of these Rules shall be deemed independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of these Rules shall not be deemed to impair or affect in any manner the validity, enforceability, or effect of the remaining part of that Rule (if appropriate) or of the Rules, and in such event, the other part of the rule (if appropriate) or the other Rules shall continue in full force and effect as if such invalid rule or part of a rule had never been included.