

SCHEDULE "C"

RULES AND REGULATIONS

Modified & ratified by Owners July 3, 2013

The following rules and regulations shall be observed by the Owner and the term "Owner" shall include any other person occupying the Unit with the Owner's approval, including any tenant occupying the unit.

1. No Owner shall do, or permit anything to be done in the Unit or bring to keep anything therein which will in any way increase the risk of fire or rate of fire insurance on the Unit, or on property kept therein, or obstruct or interfere with the rights of other Owners, or do anything which is, on a reasonable standard, bound to injure or annoy them, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy of the Lands or conflict with any of the rules and ordinances of the Board of Health or any statute or municipal law.
2. Owners shall not place, lease or permit to be placed or left in or upon the Common Property any debris, refuse or garbage. Such debris, refuse or garbage, shall be contained in properly sealed refuse bags or properly secured containers and placed by the street for garbage pick-up days.
3. No noise, caused by any instrument or other device, or otherwise, which in the opinion of the Co-tenancy Committee may be calculated to disturb the comfort of the other Owners, shall be permitted.
4. The sidewalks, entry, passageways, walkways and driveways used in common by Owners shall not be used to park motor vehicles or be obstructed by any of the Owners or used by them for any purpose other than for ingress or egress to and from their respective Units.
5. No telecommunications antenna, dish, aerial greater than 30 inches in diameter or as measured diagonally shall be erected on or fastened to any Unit, except as a connection to a common television cable system.
6. No one shall harm, mutilate, destroy, alter or litter any of the landscaped areas of the Common Property including the grass, trees, shrubs, hedges, flowers, flower beds, lock stones, curbing, and fencing.
7. No planters, structures, tents furniture or other apparatus shall be placed, located, kept, or maintained on the Common Property by an Owner.
8. Any loss, cost or damage incurred by other Owners by reason of breach of any rules and regulations in force from time to time by any of the Owners, his family, guests, servants, agents or occupants of a Unit shall be borne by such Owner and may be recovered by the Owners against such Owner in the same manner as Common Expenses.

9. No motor vehicle shall be driven on any of the common elements other than roadways and parking areas.
10. In the event that the Co-tenancy Committee, for reasons of cleaning, snow removal, maintenance or repair, temporarily require vacant possession of any parking space, the owner thereof shall ensure that such space is vacated for such period as the Committee requires in order to complete the work.
11. No sign, advertisement or notice may be installed on any part of the common elements including signage offering a Unit for sale or rent.
12. Owner's pets are not permitted to defoul or damage any common areas. No pet shall be permitted in the common elements unless it is on a leash and accompanied and controlled by a responsible person.
13. Visitor parking area regulations: Owners and any tenants are not permitted to park their vehicles in the common parking areas. These areas are intended for visitors only. The exception is Owners & full time residents can park for up to 3 hours if needed occasionally (deemed as no more than weekly).
 - a) If there is a need for more than 3 hours of Owner, tenant or resident parking, the Owner, tenant, or resident must contact the Co-Tenancy Committee for authorization and if deemed reasonable, a temporary parking pass will be provided for display in the vehicle windshield.
 - b) If visitors need parking for more than 3 consecutive days or nights, prior authorization must be sought through the Co-tenancy Committee.
 - c) In either instance ("a" or "b" immediately above), the Co-tenancy Committee member will issue a parking permit if he/she deems there is availability. 3 days' notice is required for obtaining all parking permits. Failure to obtain a permit can result in a ticket or towing of the visitor, Owner, or tenant's vehicle. Infraction warnings may or may not be issued. Only Co-tenancy Committee members can issue warning notices. A parking permit does not guarantee parking rights but if a parking space is available it will ensure the vehicle is not ticketed or towed (see rule 14).
14. Parking Enforcement: Enforcement of parking regulations is co-operative between the Co-Tenancy Committee (and other deputized Owner(s) designated by same) and the City of Ottawa. To assist with enforcement, Owners must maintain current vehicle information consisting of license plate numbers, vehicle make, model, and color for all vehicles used by Owner(s) and/or full time resident(s) of the Unit with the Co-Tenancy Committee via email or written correspondence at all times. Vehicle information changes must be provided within one month of the change. Failure to do so, as noted in rule # 13, can result in parking fines or towing even if the vehicle is parked in common parking areas within the 3 hour allowance for Owners.

15. Unit (property) Maintenance: All Owners are responsible for the reasonable and proper maintenance of their Unit regardless of where they are domiciled. For greater clarity; this includes if the Unit is rented. The term “reasonable and proper” includes but is not limited to; lawn maintenance and garden maintenance, collecting and disposing of leaves and organic matter, and maintaining a clean premises. The City of Ottawa’s by-law’s will be used to support and enforce this rule; specifically [Property Standards By-law No. 2005 – 207](#) or any amendments to same. See also City of Ottawa web page on [Weeds](#).
16. Backyard access: City of Ottawa by-laws and provincial building codes provide for ensuring their unobstructed access to the rear of each Unit’s back yard for emergency, fire, and other safety reasons. Fences between Units cannot be locked. The City of Ottawa’s bylaw enforcement will inspect access periodically or upon request of Owners. Anything barring access to the rear of each back yard can be removed without notice. This includes but is not limited to the removal of locks.