

# **BRIDGEGATE ESTATES**

**Proposed  
Rules**

**PROPOSED  
VACANT LAND  
CONDOMINIUM PLAN  
BY WILL-O HOMES (C.S.) INC.**

## RULES

These Rules shall be observed by every owner, tenant, and occupant of Bridgegate Estates and shall be construed in the singular or plural as the context may require, and each such term shall be deemed to include the other and includes all persons in occupancy of any Unit.

### Definitions

1. In these rules:
  - a. "Act" means the *Condominium Act, 1998* as amended, supplemented or replaced from time to time, and includes all regulations pursuant thereto;
  - b. "Corporation" means Waterloo Vacant Land Condominium Corporation No. \_\_\_\_\_;
  - c. "Declaration" means the declaration creating the Corporation, as amended from time to time;
  - d. "Bridgegate Estates" means the lands in Schedule "A" of the Declaration of the Corporation as amended from time to time; and
  - e. all other terms used herein shall have ascribed to them the definitions contained in the Act and in the Declaration.

### Fire Prevention

2. No one shall do or permit anything to be done in, within or on Bridgegate Estates that conflicts with any federal, provincial or municipal laws or bylaws relating to fire or increase the risk of fire or the rate of fire insurance on the buildings, or any property kept therein, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner, or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal bylaw.
3. No combustible material or flammable goods shall be stored in any Unit or on the common elements unless stored as prescribed by the Board.
4. Barbecuing is permissible provided same does not cause discomfort or annoyance to other Unit Occupants of Bridgegate Estates.

### Traffic and Parking Control

5. The traffic and parking rules established by the Board and the traffic and parking signage posted by or on behalf of the Board shall be complied with by all Unit Occupants and visitors.
6. In the absence of the prior written permission of the Board, motor vehicle(s) of a Unit Occupant may only be parked in the driveway of the Unit Occupant's Unit or such Unit's garage. No motor vehicle may be parked or left on any other portion of the common elements by anyone except with the prior written permission of the Board which permission can be revoked. Written permission can include signage designating parking for certain purposes or persons and areas designated for use by visitors.
7. There shall be no vehicles parked in Bridgegate Estates, other than as necessary for pickup or delivery of goods, of the type commonly known as a transport truck or of any other vehicle whose primary purpose is the carriage of goods or materials as opposed to the transport of people for non-commercial purposes.
8. Only automobiles, station wagons, vans or pick-up trucks or motorcycles may be parked on the driveway appurtenant to a Unit or on any permitted area of the common elements (if any).
9. No one shall permit any gasoline, oil or other harmful substance to escape on to the surface of the parking spaces, driveways or common elements. No repairs or adjustments to motor vehicles shall be carried out on the common elements. Other than as a temporary expedient, mats, trays or other containers may not be placed on the surface of the parking spaces as an alternative to repairing the cause of the escape of the gasoline, oil or other harmful substance.

### Use of Common Elements and Units

10. No Unit Occupant shall do or permit anything to be done in his or her Unit or on the common elements or bring or keep anything therein that creates a nuisance or will in any way obstruct or interfere with the rights of other owners or in any way injure or cause legitimate annoyance to them.

11. No noise caused by any instrument or other device or otherwise howsoever caused, including noise caused by any pet or pets, which, in the opinion of the Board is calculated to or may or does disturb the comfort or quiet enjoyment of Bridgegate Estates by another owner or owners or their families, guests, visitors, employees and persons having business with them, shall be permitted.

#### **Garbage**

12. Unit Occupants shall not place, leave or permit to be placed or left in or upon the common elements any debris, refuse or garbage other than in accordance with the provisions of the Declaration and these Rules.
13. Where such debris, refuse or garbage consists of packing cartons or crates (which term includes large cardboard boxes such as appliance cartons), the owner shall arrange for a pick-up thereof and such packing cartons or crates shall not in any event be left outside the Unit.
14. All papers shall be securely tied in bundles and all other garbage shall be securely wrapped and tied.

#### **General**

15. Other than permitted election signage, no sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of any Unit or the common elements or inside of any Unit if visible from any abutting street or any other Unit or the common elements without the prior written consent of the Board which consent may be refused. The foregoing is not applicable to the Declarant or any Unit owned by the Declarant. The Declarant, has the right to approve or disapprove any signage while it still has any ownership interest in Bridgegate Estates.
16. No entrance or other signs or plaques referring to the Declarant (or related company) as the developer or builder of this condominium shall be removed, obscured or covered for so long as the Declarant owns any Unit. No other signage (other than as permitted in the Declaration) of any sort at all is permitted either on the common elements or within or on any Unit without the prior written approval of the Declarant while it has any ownership interest in Bridgegate Estates.
17. Except as approved by the Board in writing, no building or structure or tent or swing set shall be erected and no trailer either with or without living, sleeping, or eating accommodation shall be placed located, kept or maintained on any part of the common elements.
18. Composters and digesters are prohibited anywhere in or on a Unit and the common elements.
19. No bicycles, carriages, wagons, or shopping carts shall be left at the front of any building or upon the walks or other areas of the common elements generally visible from the other Units. No one will use any such area for the repair or the cleaning of wagons, carriages, bicycles and carts. No one will use any driveway area provided for the parking of an automobile or any other common element area for the storage or repair of any motor vehicle or trailer.
20. The manholes, closets and other water apparatus shall not be used for any purpose other than those for which they were constructed, and no sweepings, garbage, rubbish, rags, ashes or other substance shall be thrown therein. Any damage resulting to them from the misuse or from unusual or unreasonable use shall be borne by the occupants causing such damage. Water shall not be left running, unless in actual use either outside or within the premises.