

CONDOMINIUM RULES

General

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 Toronto Standard Condominium Corporation No. 2953;
 - c. "Declaration" means the declaration creating the Corporation, as amended from time to time;
 - d. "Condominium Plan" 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.
2. In addition to the conditions, restrictions and other regulations set out in the Declaration, these Rules shall be observed by every owner, tenant, and occupant of the Corporation 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. To the extent any Rule herein is determined to be contrary to or inconsistent with any provision in a By-law, the Declaration or the Act, such Rule shall be deemed amended to correct such contradiction or inconsistency.

Fire Prevention

3. No one shall do or permit anything to be done in, within or on the Condominium Plan 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.
4. No combustible material or flammable goods shall be stored in any Unit or on the Common Elements unless stored as prescribed by the Board.

Use of Common Elements and Units

5. 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.
6. Moving in or out of the Units is permitted only at such times and in such manners as the Board may permit.
7. No noise of any kind, which in the opinion of the Board or its agent may disturb the comfort or quiet enjoyment of any other occupant of the condominium plan shall be permitted by anyone nor shall any noise whatsoever, including the playing of musical instruments be repeated or persisted in after request by the Board or its agent to discontinue the same, including any noise caused by any congregation of persons in any Unit or portion or portions of the Common Elements.
8. The traffic and parking provisions of the Declaration, and the traffic and parking signage posted by or on behalf of the Board, shall be complied with by all Unit Occupants and Visitors.
9. No one shall do anything to unduly obstruct the ordinary use of and passage through any of the lane ways, parking areas, and sidewalks forming part of the Common Elements, or the entrances to any of the Units, by any Unit Occupants and Visitors without the prior written permission of the Board.
10. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of any Unit where 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.
11. 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.

12. 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.

Garbage

13. Unit Occupants 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 tied polyethylene or plastic garbage bags not exceeding twenty-five (25) pounds per bag in weight and shall be deposited in such places as may be designated from time to time by the Board, which designation may be by signage on the property.
14. All papers shall be securely tied in bundles and all other garbage shall be securely wrapped and tied.
15. All Unit Occupants shall comply with any further guidelines or directions established by the Board from time to time pertaining to disposal of garbage, recycling or other waste, which guidelines and directions are incorporated by reference into and form part of these Rules.