

Sherwood Gate Condominiums
Middlesex Condominium Corporation No. 280
30 Chapman Court

NEW RULE

July 24, 2018

The Board of Directors of MCC 280 has voted to create the following rule for the Corporation by adding the following to the rules:

RULE PROHIBITING SMOKING

1. "Smoking" is defined as the inhaling, exhaling, burning or carrying of lighted cigarettes, cigars, marijuana, and e-cigarettes.
2. Due to the irritation and well-known health risks associated to the exposure of second-hand tobacco and cannabis smoke, the increased risk of fire, combined with maintenance and cleaning costs, all forms of smoking are prohibited on the condominium property including:
 - a. Inside all condominium units;
 - b. On exclusive use balconies; and
 - c. On any part of the condominium that is a common element, or exclusive use common element
3. Smoking is only permitted in the designated smoking area located outside the Rear door of the building 9m from the door.
4. This rule takes effect upon approval by the board or members of the condominium corporation, and applies to all persons, including but not limited to owners, tenants, invitees, business invitees, tradespersons, occupants and visitors.
 - a. The term "business invitee" includes but is not limited to any contractor, tradesperson, agent, household worker, or other person hired by an owner or tenant to provide a service or product.
5. Grandfathering: this rule does not apply to any owner, tenant or occupant who presently smokes tobacco and continually resides in a unit in the building at the time the rule is approved by the condominium corporation.
 - a) The Board will review / evaluate the Grandfathering clause on an annual basis after the date of approval.
 - b) Should the rule be violated and reported to the Board / Property Manager, the unit owner will be responsible for all incurred costs associated with preventing the transfer of smoke to other units or common areas.

RULE PROHIBITING CANNABIS GROWING

1. Cannabis prohibition: Due to the increased risk of fire and increased maintenance and cleaning costs, growing cannabis is prohibited on the condominium property, including:

- a. Inside all condominium units;
- b. On exclusive use balconies; and
- c. On any part of the condominium that is a common element or exclusive use common element

2. Definition of Business Invitee. The term "business invitee" shall include but is not limited to any contractor, tradesperson, agent, household worker, or other person hired by the tenant or resident to provide a service or product.

3. Uniform application of policy: This rule applies to all persons, including but not limited to owners, tenants, invitees, business invitees, occupants and visitors.

4. Should smoke from a neighbouring unit be causing a nuisance to another resident, the unit causing the nuisance will be responsible for the costs associated with preventing the transfer of smoke to other units.

This rule becomes effective 30 days after the delivery of the notice unless the Corporation receives a requisition from 15% of the owners of MCC 280 requesting a meeting of the owners pursuant to Section 46 of the Condominium Act to amend or repeal the proposed rule.

Approved by the Board of Directors at a meeting held on May 14, 2018.