

Middlesex Vacant Land Condominium Corporation No. 826
Central Park in Fanshawe
2031 Pennyroyal Street, London Ontario

CONDOMINIUM RULES

BE IT RESOLVED THAT, THE Corporation enacts the following rules respecting the use of the common elements and units to promote the safety, security or welfare of the owners and to prevent unreasonable interference with the use and enjoyment of the common elements of the units.

These rules are designed to make living at Central Park in Fanshawe Ridge more comfortable and pleasant. Essentially, they are reminders of specific practises designed to achieve harmonious living among all neighbours. Conformance to these rules by all of owners, guests, children, even pets and us is the responsibility of the owners. Violation of these rules should be called to the attention of the appropriate board member or the property management office. It is important that you recognize that the rules, which have been established for MVLCC 826, are in addition to the by-laws and the declaration, made pursuant to the Condominium Act. The board of directors of Middlesex Vacant Land Condominium Corporation No. 826 (the corporation) has repealed all previous rules of the corporation and has replaced it with the rules hereafter set out.

The owner(s), tenant(s), any resident(s) or occupant(s) shall observe the following rules. The terms tenant, resident and occupant or the plurals thereof, shall be construed in the singular or plural as the context may require, and each such term shall be deemed to include the others of such terms and shall include the guests, or visitors, of any such owner, tenant, resident, occupant or any such person or persons.

Definitions:

The following terms shall have the following meanings:

1. "Board" shall mean the Board of Directors
2. "Buildings" shall mean the buildings on the property and "Building" shall refer to either of the buildings on the property.
3. "Designated person" shall mean that the person or persons designated by the Board to perform any particular functions or duties.
4. "Property Manager" or "Manager" shall mean the property manager hired by the Corporation.
5. "Owner and or Tenant" shall mean occupant.
6. Where applicable the terms used herein shall have ascribed to them the definitions contained in the Condominium Act, 1998 and the Regulations made thereunder, and any amendments to the said Act and Regulations.

Introduction:

Your home in the MVLCC No.826 condo development is yours. As a freehold condominium, you own your house and your property. The goal of these rules is to maintain your freedom over your property and ensure your use and enjoyment is not affected by any other owner. In the case of disputes, the interpretation and discretion of the Board of Directors will be binding and final.

Basic Rules:

- Owners shall require their family, guests, agents or any occupant of the Units to comply with the rules and standards
- Owners shall not conduct any activity or bring anything onto their property that will increase the risk of flood, fire, mould or excessive noise; or in anyway increase the insurance premium or liability of any other owner or the condo corporation
- No activity that could cause damage to a neighbouring unit or common elements is permitted
- No activity that could reasonably impact a neighbours enjoyment of their property is permitted
- No commercial activity is permitted within any unit
- Owners shall not create or permit the creation of or continuation of any noise or nuisance, which, may disturb the comfort, or quiet enjoyment of the property by other Owners
 - Disturbances due to renovations must be limited to the period between 8:00am and 5:00pm, Monday through Friday
- Any loss, cost, damages, or expenses incurred by the Corporation by reason of a breach of any of the rules or standards, negligence or deliberate action by any Owner shall be borne solely by such Owner and may be recovered by the Corporation against such Owner

Condo Fees:

- Condo fees are due on the 1st of each month
- If not paid by the 4th, a late fee of \$25 will be charged
- Interest begins accruing once fees are 1 month late at a rate of bank prime + 2%
- if a NSF charge is incurred by the Corporation, this charge plus a \$35 charge will be applied to the balance owing.

Parking:

- Owners are to park in their garage or on their driveway
- There are 10 visitor parking spots to be used by visitors only (attach map)
- No parking anywhere on common elements
- All roadways within the corporation are fire lanes and there is absolutely no parking here
- The Corporation or its agents at the Owner's sole risk and expense may remove vehicles or equipment parked in violation of these rules
- Owners must provide license plate numbers of all vehicles for their unit to the Corporation.

Garbage:

- Garbage is not to be put out prior to the night before collection
- Garbage cans and blue bins shall be collected the same day as garbage collections
- Any debris, refuse or garbage not collected on such days, shall be cleaned up and stored properly by the Owner.

Pets:

- Animals/breeds that are banned by federal, provincial or municipal law are not permitted
- Animals are not to be overly aggressive or noisy, or otherwise impact any other owner. In the event a problem occurs under this provision, the Owner shall be given written notice from the Corporation to correct the problem immediately, failing which, the Owner shall be given a further written notice from the Board ordering the permanent removal of the pet from the Development within fourteen days of such notice.
- Pet waste must be immediately cleaned up, well wrapped and properly disposed of in the Owner's garbage.
- Owners are responsible for any loss or damages caused to neighbouring properties or common elements whether caused by direct damage or from results of defecation and urination of said pet.
 - If repairs are not carried out within a reasonable length of time, the Corporation shall carry out said repair and all expense shall be assessed back to the Owner
- Pets must be vaccinated and leashed at all times while outside of their Owner's fenced yard

Common Elements:

- The Corporation assumes no liability for, nor shall it be liable for any loss or any damage to personal articles occurring on the Common Elements
- No pathways or roadways are to be blocked at any time
- No property is to be stored on common elements at any time
- The Common Elements shall be used in a quiet and proper manner and with due regard to the comfort and convenience of the other Owners
- No Owner, shall harm, destroy, alter or litter any of the Common Elements
 - Any damage caused to the Common Elements shall be repaired by the Corporation at the sole expense of the Owner responsible for the damage.

Physical Units:

- No additions to units are permitted (this includes any structures attached to the units)
- No changes can be made to the inside of units that effect the structural integrity of the building
- Brick, siding and roofing and garage door materials and colours can not be changed
 - If repairs or replacements need to be made, matching materials must be used (original materials and colours can be provided upon request)
- Exteriors must be maintained and repairs made in a reasonable time frame
- Permits, licenses and locates must be obtained prior to any construction beginning
- End units with sump pumps are required to ensure they are in working order
 - If repair or replacement is needed, the corporation must be notified

Front Yards:

- Grass and landscaping must be maintained
- Front yards cannot be turned into or used for additional parking
- Any landscaping must not change the grade or drainage of property
- Landscaping/ornamentation is subject to board approval (which will not be arbitrarily withheld)
- No signs are permitted aside from "For Sale" and election signs
 - Signs are not to be in excess of 2 feet by 2 feet

Back Yards:

- Grass and landscaping must be maintained
- Fences and gates backing onto the parkette must match the rest of the corporation
- Changes made in back yard must not change grade or drainage of property
- Structures can not be taller than fences and must not be visible from the ground floor of neighbouring properties
- Gardens must be maintained, not grow into neighbouring properties and must not be taller than fences
- Exterior wood burning fireplaces, fire pits and chimeneas are prohibited. Exterior natural gas or propane fuelled devices are acceptable
- Breezeways are not to be used as storage or obstructed in any way

Renting or Leasing:



- Approval of the board must be obtained before a unit is leased or rented (permission will not be unreasonably or arbitrarily withheld)
- Units are to be rented as single-family homes only
- The rules of the corporation must be provided to the tenants
- Tenants are required to abide by the Rules, and the owner will be held responsible for any violations
- Information on tenants, their pets and their vehicles must be provided to the Corporation
- No "For Rent" or "For Lease" signs are permitted

Community Standards:

Colours/Models available on request