

RULES GOVERNING USE OF COMMON ELEMENTS AND UNITS PASSED AT A MEETING OF THE BOARD OF DIRECTORS OF TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2376 HELD ON THE 9TH DAY OF MAY, 2014.

The following rules shall be observed by the owners, and the term “owner” shall include the owner of any unit and any other person(s) occupying the unit with the owner’s approval, including, without limitation, members of the owner’s family, his tenants and their respective invitees or licensees:

- (1) The water closets and other water apparatus shall not be used for purposes other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.
- (2) No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of any unit or the common elements, which is visible from outside the unit without the prior written consent of the Board.
- (3) No owner shall do or permit anything to be done in his unit or bring or keep anything therein which will in any way obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or increase the risk of fire or the rate of fire insurance on any building, or on 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 by-law.
- (4) Water shall not be left running unless in actual use.
- (5) The owner shall not place, leave or permit to be placed or left in or upon the common elements including those of which he has the exclusive use, any debris, refuse, or garbage.
- (6) Owners, their families, guests, visitors and servants shall not create or permit the creation of or continuation of any noise or nuisance which may or does disturb the comfort or quiet enjoyment of the property by other owners, their families, guests visitors, servants and persons having business with him.
- (7) Nothing shall be thrown out of the windows or doors of any unit or of the buildings.
- (8) Owners shall not overload existing electrical circuits and plumbing facilities in their units.
- (9) No stores of any combustible or offensive goods, provisions or material shall be kept in any unit or on the common elements.
- (10) No noise, caused by any instrument or other device, or otherwise, which may be calculated to disturb the comfort of the other owners shall be permitted.
- (11) No central air-conditioning unit shall be placed upon the common elements by any owner, unless the location has been approved in writing, by the Board.
- (12) The entry, passageways and walkways used in common by the owners shall not be obstructed by any of the owners or used by them for any purpose other than for ingress and egress to and from their respective units.
- (13) No mops, brooms, dusters, rugs, or bedding shall be shaken or beaten from any window or door or those parts of the common elements over which the owners have exclusive use. No hanging or drying of clothes is allowed on the common elements and the common elements shall not be used for storage.
- (14) No television antenna, aerial, tower or similar structure and appurtenance thereto shall be erected on or fastened to any unit, or any part of the common elements, except in connection with a common television cable system.
- (15) No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds.

- (16) No portion of any unit required by the declaration, the by-laws or the Act to be maintained by the corporation shall be painted, decorated or otherwise affected by anyone other than the corporation, or except as the corporation may direct.
- (17) No awnings, shades, screens, enclosures or structures whatsoever shall be erected over or outside of the windows without the prior written consent of the Board.
- (18) No auction or garage sale shall be held in the units or on the common elements.
- (19) No outside painting shall be done to the exterior of the building, railings, doors, windows or any part of the property without the prior written consent of the Board.
- (20) Owners and their families, guests, visitors, servants and agents shall not create or permit the creation or continuance of any noise or nuisance which, in the opinion of the Board or the manager, may or does disturb the comfort or quiet enjoyment of the units or common elements by other owners or their respective families, guests, visitors, servants and persons having business with them.
- (21) No unlawful use shall be made of any unit or of the Condominium property. All municipal and other zoning ordinances, laws, rules and regulations of all government regulatory agencies having jurisdiction shall be strictly observed.
- (22) No owner shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his unit or common elements.
- (23) No one shall change any lock or locks in a unit or place any additional lock on any door in or to any unit without first obtaining the prior written approval of the Board and, if such approval is given, without first providing a key for such changes or additional lock or locks to the Corporation.
- (24) Prior to leaving the unit for any extended period of time, each resident shall arrange to stop delivery of newspapers and any other deliveries and inform the manager that the resident is on vacation or away from the unit for an extended period of time and that all such deliveries have been suspended. Newspapers and other items delivered to a unit and not picked up after reasonable time may be removed by the manager.
- (25) If guests are given permission to occupy a unit during a resident's absence, the manager shall be notified in writing of the names of such guests, and dates of occupancy.
- (26) Owners shall ensure that their tenants strictly comply with the provisions governing the use and occupation and leasing of units as may be set forth in the Act or the Declaration. If an owner fails to obtain the application, statement and covenant from his tenant as required pursuant to the Act or the Declaration, or fails to ensure his own compliance and that of his tenants with the requirements of the Condominium Act, the Declaration and the Rules, any person or persons intending to reside in the unit and common elements shall be considered to be an unauthorized person and entry to the buildings or any part of the common elements may be expressly denied by the manager until such person(s) and the owner have fully complied with the Act, the Declaration and the Rules.
- (27) Any loss, cost or damage incurred by the corporation by reason of a breach of any rules in force from time to time, by any owner, his family, guests, servants, agents or occupants of his unit shall be borne by such owner and may be recovered by the corporation against such owner in the same manner as common expenses.
- (28) (a) No parking unit shall be used for any purpose other than to park one operable passenger vehicle that is either a private passenger automobile, station wagon, compact van or jeep or motorcycle unless the parking unit has expressly designated as a 'tandem' parking space in the description in which even such tandem parking space may be used for the purpose of parking up to two operable passenger vehicles therein.
 - (b) No repairs, lubrication or oil change shall be made to any motor vehicle on any part of the common elements or on any parking unit.

- (c) No car washing shall be permitted on any parking unit or in any part of the common elements, except for any part of the common elements designated as a car wash bay by the Board.
- (d) No motor vehicle shall be driven on any part of the common elements at a speed in excess of the posted speed. Except where otherwise posted, the fixed speed limit for motor vehicles or bicycles on the common elements shall be ten (10) kilometers per hour.
- (e) No person shall park a motor vehicle on any part of the common elements and without limiting the generality of the foregoing, a driveway, fire zone, delivery or garbage pick up, areas designated by the Board as posing a security risk or on any parking unit other than a parking unit which such owner or occupant owns or leases.
- (f) No propane or natural gas vehicles shall be parked on any of the common elements or on any parking unit.
- (g) Drivers shall turn on their headlights when entering or driving within the parking garage.
- (h) In the event of a mechanical breakdown of a motor vehicle, the owner of such vehicle shall push the vehicle out of any right-of-way, and remove the motor vehicle as soon as a tow truck can be obtained.
- (i) No unit owner or occupant shall install, or cause to be installed a garage door or enclosure of any kind whatsoever upon a parking unit.
- (j) Residents shall not be permitted to park their vehicles in the visitor parking area under any circumstances.
- (k) Where an owner's or occupant's vehicle damages, by oil staining or otherwise, the surface of a parking unit, the owner of such unit shall reimburse the Corporation for the cost of removing any such stain and/or restoring the surface of the parking unit caused by such damage.
- (l) Each owner or occupant of a parking unit shall provide the Corporation with the licence numbers of all motor vehicles driven by such owner or occupant of that particular unit. The registry of such numbers shall be used only for the conduct of the Corporation's business.
- (m) No person shall park a motor vehicle in contravention of these Rules in default of which such person shall be liable to be fined or have such motor vehicle towed from the property under municipal by-laws in which event the Corporation and its agents shall not be liable for any damage, costs or expenses howsoever caused in respect of any motor vehicle so removed from the property.