

The Hudson - Community Rules

NOTE: This document is considered dynamic and is subject to change at the discretion of the Board of Directors or the Management Team.

I. GENERAL RULES:

Note: These rules apply in all common areas of **The Hudson**, including the Facilities.

1. All residents and guests are entitled to full use of the Fitness Room, Change Room, Steam Room, Billiards Room or Media Room, Club Hudson or the Outdoor Terrace (the “**Facilities**” or each a “**Facility**”). For your protection and the safety of others, please do so carefully and understand that use of any Facility is at the resident and guest’s own risk.
2. For safety and fire regulations, maximum room capacities will be enforced.
3. The Facilities shall be used in strict accordance with any signs posted, setting out permitted usage and capacities.
4. For the propriety of all residents, appropriate clothing (cover-ups, robes and footwear) is required at all times while walking through common areas. All common areas are ‘family friendly’. Please avoid any apparel that would not be appropriate around children.
5. Smoking is not permitted at any time in any of the Facilities, in Club Hudson, or anywhere in the indoor and outdoor amenity areas, common areas and grounds, except designated areas.
6. No one under the age of 16 is permitted to use the Facilities without the direct supervision of an adult resident 16 years of age or older. No one under the age of majority (19) may book any of the Facilities.
7. Pets (with the exception of licensed service animals) are not allowed in the Fitness, Billiards or Media rooms, Club Hudson or on the Outdoor Terrace at any time.
8. Pets must be on leash or carried and under control in all common areas.
9. Use of the Facilities may be restricted during organized activities of the condominium.
10. Food consumption is permitted only in the dining room area of Club Hudson and the Outdoor Terrace.
11. Each resident is responsible for ensuring that his or her guests are fully aware of and abides by all rules and regulations. Damage to any of the Facilities is the sole responsibility of the resident (whether caused by the resident or by a resident’s guest). The cost of repairs will be billed to the resident and must be paid in full within 30 days.
12. For the quiet enjoyment of all residents, boisterous behavior of any sort (electronic devices without earphones, etc., yelling, running or rowdy activity) that may disturb other residents is not permitted within the facilities, hallways or stairs at any time. Any resident or guest that, in the opinion of the Property Manager or Security, is engaging in boisterous behaviour, may be required to leave the Facilities
13. For safety, scooters, roller-skating, rollerblading, skate-board riding, ball playing and any other similar activities are prohibited in any common area – interior or exterior. Residents are required to carry their gear to the outside municipal sidewalk area.
14. The visual identity of The Hudson and Club Hudson cannot be used for direct commercial purposes or personal financial gain.

Enforcement of Rules

1. The rules of this Condominium, TSCC #1810, will be enforced in accordance with the terms of the Condo Act, the Declaration, the by-laws, and upon such further terms as the Board of Directors may deem advisable at its sole discretion.
2. In addition, the Board may also apply consequences for any resident or guest who violates any of the rules including, but not limited to, the following:
 - (a) Notification in writing to the resident with respect to the first offence. The resident will be given

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7 days to rectify the violation and to signify his or her future willingness to abide by the rules.

- (b) Notification in writing upon the second offence requiring written acknowledgement by the resident or guest within two days, of his or her receipt of the notice, confirming that he or she will comply with the rules.
- (c) Upon the third offence, notification in writing will be sent from the Corporation's lawyer and may require the resident to supply a security deposit, which may be forfeited in the event there is any subsequent breach of the rules by the resident and / or his or her guests.
- (d) On the fourth offence, the Board reserves the right to restrict the resident and their guests access to any and all of the common area elements where any offence occurred.

A. Access Devices

- 1. Access fobs are required to enter any of the Facilities. Each resident of a unit is asked to apply through the Property Manager's Office to obtain an access device.
- 2. For security, residents may be required to show proof of residence and access devices on request of Security or the Property Manager.
- 3. If an access device is lost or misplaced, a replacement can be obtained from the Property Manager upon payment of the pre-determined fee.
- 4. Non-resident unit owners are deemed to have assigned their recreation privileges to their tenants and are therefore not entitled to use the Facilities.

II. RECREATION FACILITIES – GENERAL RULES

B. Steam Rooms:

- 1. No person under the age of 13 years may use the steam room.
- 2. Persons under the age of 16 years must be accompanied and actively supervised by a resident that is 16 years of age or older.
- 3. A maximum time of 20 minutes per use (within a 24 hour period) is suggested.
- 4. No food or beverage is allowed in the steam room.
- 5. For health reasons, no personal hygiene activities (i.e. shaving) are allowed in this Facility.
- 6. To ensure privacy, cameras, cell phones that can be used to capture images, and video recording devices, are prohibited in the steam room.

C. Change Rooms:

Note: Any resident or guest using the change room is required to supply his or her own lock. Any personal items left unattended and not locked in a locker are the sole responsibility of the resident or guest in the event of loss or damage. Neither the Condominium nor any of its officers or employees will be responsible for the loss or damage.

- 1. Lockers within the change rooms are reserved for the use of residents and guests.
- 2. The change rooms are designated for either female use or male use only; family change rooms are not available. Residents and their guests must use the appropriate change room.
- 3. Locks must not be left on any locker overnight.
- 4. To ensure privacy, photography and video recording are prohibited.

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D. Fitness Room (the “exercise room”):

For safety

1. Persons under the age of 16 must be accompanied and actively supervised by a resident that is 16 years of age or older.
2. Residents and guests are required to treat all equipment with reasonable care and caution.
3. Removal or relocation of any equipment from the exercise room, for any purpose, is strictly prohibited. All equipment, including the dumbbells, weights etc., must be put back on their respective racks after use. Weight fittings, etc. should be returned to their original position.

For hygiene

4. Proper attire is required when using the exercise room. Street clothes are not acceptable attire.
5. Shirts and shoes must be worn at all times. Only clean-soled non-marking (or non-skid) athletic shoes shall be worn.
6. Wet attire, including bathing suits, is not acceptable.
7. Drinks are permitted if stored in a plastic container and kept away from the equipment. No food is permitted at any time.
8. Please wipe down any machinery or equipment in the exercise room, including floor mats, after each use to clean away any perspiration.
9. To ensure privacy, photography and video recording are prohibited.

For quiet enjoyment

10. Battery operated radios, tape recorders and CD player's etc., can be used only with head sets. Please turn off television sets after use.
11. Use of the television audio requires that residents provide their own headset.
12. Equipment use is limited to 30 minutes at a time. If no one is waiting, the equipment may be used for an additional 30 minute time period or until someone else wants to use the equipment.
13. A maximum of to two guests may use the exercise room and must be accompanied by the resident.
14. For residents using personal trainers, these rules also apply to the personal trainer.

E. Billiards and Media Room

Note: Except as stated below in 8 below, advance reservations are not taken for the billiards or media rooms. Use is on a first-come, first-served basis.

1. Billiard equipment and the media room remote control are issued by Security. An original piece of ID (not a photocopy) must be left as a deposit with Security.
2. Use of cues without tips can severely damage the table. Please take any broken cues to the Property Manager or Security.
3. Persons under the age of 16 years must be accompanied by a resident 16 years of age or older.
4. Food and/or beverages are not permitted at or near the billiard table. Use the nearby table for food and drinks.
5. Use of the television and selection of programs is on a first-come, first-serve basis.

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6. Viewing of pornographic or X-rated material is strictly prohibited in any Common Element Area.
7. At the end of a booking, billiard balls or remote control must be returned to Security.
8. To facilitate Hudson community social events, the Media Room may be booked in advance with the written endorsement of at least 2 residents from at least two different units. The booking shall be for a maximum of 3 hours, and the door to the media room shall be left open for any other resident to join. A written description of the event shall be provided to management for posting on the mail room bulletin board.

F. Club Hudson

Note: The use of these facilities is governed by the terms of the Declaration and the Club Hudson Rules & Regulations. Club Hudson is only available to residents of the building and for such purposes as contemplated within the Declaration. The visual identity of Club Hudson cannot be used for direct commercial purposes or personal financial gain.

Reservations and Cancellations

1. Requests for bookings for Club Hudson are made with the Property Administrator through **Suite Life** – www.hudson438king.ca (click on **Suite Life**) – up to six months in advance. Bookings may only be confirmed once the completed booking application and any fees or deposits are received by Property Management.
2. Before and after any event, a security staff member may inspect and inventory (by photograph) Club Hudson. Provided there is no damage found, the security deposit will be returned to the resident. If there is damage, the Property Manager will apply the security deposit against the cost of repairing the damage. Any repair costs over and above the deposit will be charged to the resident. Damage charges are required to be paid in full within 30 days of the event.
3. Residents are asked to cancel reservations at least 14 days prior to the reserved date (28 days in advance if the event was scheduled on a designated holiday). Any cancellations less than 14 days (or 28 days) prior to the booked event may result in the forfeit of the security deposit at the Property Manager's discretion.
4. Residents must provide a guest list to Property Management forty-eight (48) hours in advance of the event.
5. All functions in Club Hudson must end by midnight (including the room tidied and refrigerator cleaned).

For quiet enjoyment

6. Noisy or rowdy behaviour and excessively loud music is prohibited within any area of Club Hudson.
7. A security guard is required to monitor access to Club Hudson during any reserved event for functions over 25 people. Security will be supplied by the Condominium's firm and the cost of the additional guard is the responsibility of the resident who reserved Club Hudson.
8. In no case shall liquor be sold at any function in any of Club Hudson.
9. Only residents or the Corporation may host events in Club Hudson.

G. Billiards and Media Room, Club Hudson and the Outdoor Terrace

1. If a resident has not made a booking with Property Management for the Billiards Room, Media Room, Club Hudson and the Outdoor Terrace, residents may only have an event limited to a maximum of eight (8) persons at any one time.

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2. Use of the Billiards Room, Media Room, Club Hudson and the Outdoor Terrace is limited to three (3) hours per suite if the resident has not made a booking with Property Management.

H. Resident Bicycle Storage

1. The use of the Resident bicycle storage is restricted to persons living in this Condominium. This storage is available on a first-come first-served basis.
2. Residents desiring a designated bicycle rack must register their bicycles with the Property Administrator.
3. After registration, a designated bicycle rack will be made available.
4. Residents are required to provide their own locks.
5. Bicycles are stored "at your own risk".
6. Any unregistered bicycles or locks found will be removed from the bicycle room and disposed of accordingly.
7. Bicycles are not permitted anywhere in or on the ground floor lobby, including the hallway.
8. Bicycles are not permitted on balconies or terraces.

I. Barbeque

1. The barbeque is available on a first-come first-serve basis.
2. Residents are to clean the barbeque grill with the supplied wire brush and turn off gas at the barbeque after each use.
3. For safety, residents must monitor at the barbeque while it is turned on.
4. Residents are to limit barbeque use to a maximum of one hour per each use.
5. Residents are to supply their own barbequing implements.

J. Visitors Parking

1. No resident is allowed to park in visitors parking at any time for any reason.
2. All visitors must register with security immediately upon arrival.
3. Visitor parking passes will be issued for one night and must be renewed each day.
4. Any visiting vehicle is limited to 9 visitor parking passes per month.

Visitor Parking Enforcement

5. On the first offence, any vehicle in violation of the Community Rules will issued a Hudson warning notice.
6. On the second offence, any vehicle in violation of the Community Rules will issued a City of Toronto Parking Infraction ticket with a fine payable to the City of Toronto.
7. On the third and any subsequent offence, any vehicle in violation of the Community Rules will be towed at the owner's expense.