



RULES AND REGULATIONS

Revised as of March 19, 2013

***Ratified by the Board of Directors
Toronto Standard Condominium Corporation No. 1655
100 Hayden St, Toronto, Ontario, M4Y 3C7***



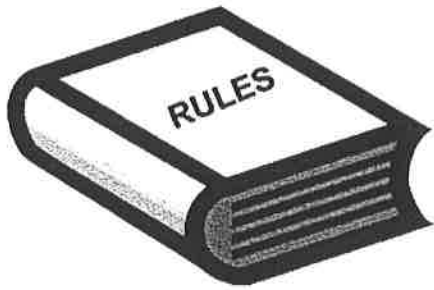
RULES and REGULATIONS

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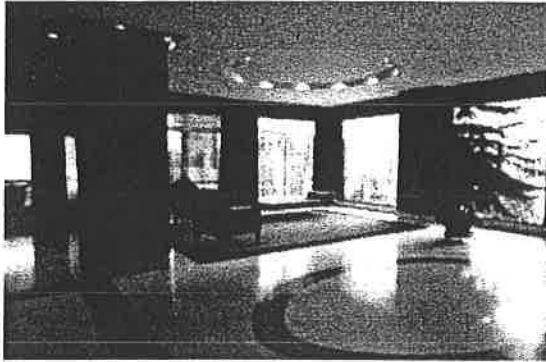
RULES



The following Rules made pursuant to the Condominium Act, 1998, S.O. 1998, C. 19 (the "Act") shall be observed by all Owners (collectively, the "Owners" and any other person(s) occupying the Unit with the Owner's approval, including, without limitation, members of the Owner's family, his/her tenants, guests, invitees, servants, agents, and contractors.

Any losses, costs or damages incurred by the Corporation by the reason of a breach of any Rules in force from time to time by any Owner, or his/her family, guests, servants, agents, or occupants of his/her Unit, shall be borne and or/or paid for by such Owner and may be recovered by the Condominium Corporation ("the Corporation") against such Owner in the same manner as common expenses.

1. GENERAL



- a) Use of the common elements and units shall be subject to the Rules which the board may make to promote the safety, security or welfare of the Owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units;
- b) Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit Owners and occupants, their families, guests, visitors, servants or agents;
- c) Any losses, costs or damages incurred by the Corporation by reason of breach of any rules in force from time to time by any Owner or occupants, his/her family, guests, visitors, servants or agents shall be borne by such Owner and may be recovered by the Corporation against such Owner in the same manner as common expenses.
- d) Any Owner in any unit shall keep no animal, which is deemed by the Board or the Property Manager, in their absolute discretion, to be a nuisance. Such Owner shall, within two (2) weeks of receipt of a written notice from the Board requesting the removal of such animal, permanently remove such animal from the Property. Notwithstanding the generality of the forgoing, no attack dogs shall be allowed in any Unit. No breeding of animals for sale shall be carried on, in or any unit.
- e) As of the publication of these Rules, no Owner may keep more than one pet in his/her residence; no large dogs/pets over 23 kilos in weight may

be kept as pets. Large dogs/pets currently living in the building as of the date of this document are exempt. Every owner is responsible for his/her pet, including the prompt cleanup of its mess. Owners are responsible for the cost of any cleanup the Corporation is required to undertake because of an ill-behaved pet, including legal-fees and enforcement assessments.

- f) Proof of insurance must be provided to the Manager on an annual basis; such proof should include name of insurer, and details of insurance coverage that must include coverage for liability, insurance deductible of the Corporation and coverage for all improvements outside the standard unit description, see By-Laws 6 & 7.

2. QUIET ENJOYMENT



- a) Owners, occupants, and their families, guests, visitors, servants and agents shall not create nor permit the creation or continuation of any noise 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, occupants or their respective families, guests, visitors, servants and persons having business with them.
- b) No noise shall be permitted to be transmitted from one Unit to another. If the Board determines that any noise is being transmitted to another Unit and that such noise is an annoyance or nuisance or disruptive, then the Owners of such Unit shall at his/her expense take such steps as shall be necessary to abate such noise to the satisfaction of the Board. If the owner of such Units fails to abate the noise, the Board shall take such steps as it deems necessary to abate the noise and the Owner shall be liable to the Corporation for all expenses hereby incurred in abating the noise (including reasonable solicitor's fees).
- c) No auction sales, private showings or public events shall be allowed in any Unit or the common elements. Open houses for agents only, are permitted, providing these events have been registered with the Concierge or Property Manager and there are two agents present to escort people between the lobby and the unit.
- d) Firecrackers or other fireworks are not permitted in any Unit or the common Elements.
- e) Any repairs to the Units or common elements shall be made only during regular business hours from 9:00 am to 6:00 pm Monday to Saturday. All neighbors directly above, beside and below, must be notified of any repair work that is expected to generate noise.

3. SECURITY



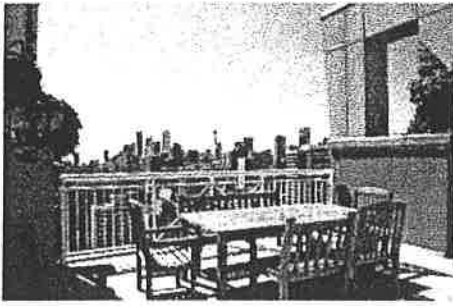
- a) Residents are to immediately report any suspicious person(s) or activities seen on the property to the Property Manager or Security staff.
- b) No duplication of keys shall be permitted except with the authorization of the Board, and the names of persons authorized to have keys shall be available to the Board at all times.
- c) Building access doors shall not be left unlocked or wedged open for any reason.
- d) The Property Manager/Security staff in accordance with the elevators and moving rules shall allocate service elevator availability. Loading bay facilities shall only be used with prior permission and as scheduled by the Security staff.
- e) No Owner or occupant shall place or cause to be placed on the access doors to any unit, additional or alternate locks, without the prior written approval of the Board. All door locks and keys must be compatible with the lock systems on the property and a copy of each new key must be delivered to the Property Manager.
- f) Owners shall supply the Property Manager with the names of all residents and tenants of all residential units and the license number of all motor vehicles that are parked in the parking units in respect of residential units. Any changes must be reported within 8 days in writing.
[Also see item 8 – TENANCY OCCUPATION - below]

4. SAFETY



- a) No storage of any combustible or offensive goods, provisions or materials shall be kept in any of the Units, storage Units, or common elements.
- b) No propane or natural gas tank shall be kept in the Units, storage units or exclusive use common elements, e.g. balconies.
- c) Owners and occupants shall not overload existing electrical circuits.
- d) Water shall not be left running unless in actual use.
- e) Nothing shall be thrown out of the windows, doors or from the balconies of the units.
- f) No barbecues may be used indoors or on balconies.
- g) No Owner or occupant shall do, or permit anything to be done in his/her unit, or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any buildings, or on property kept therein, or obstruct or interfere with the rights of other Owners, or in any way injure or annoy them or conflict with the laws relating to fire or with the regulations of the Fire Department or any insurance policy carried by the Corporation or any Owner, or conflict with any of the rules of the Board of Health.
- h) Smoking is prohibited in all common areas, with the exception of the rooftop patio.

5. COMMON ELEMENTS



- a) No one shall harm, mutilate, destroy, alter or litter the common elements or any of the landscaping work on the property, if any.
- b) No sign, in advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements, whatsoever, save and except for the commercial units.
- c) No awning, foil paper or shades shall be erected over, on or outside of the windows, or patios, balconies or terraces without the prior written consent of the Board.
- d) No equipment shall be removed from the common elements by, or on behalf of, any Owner or occupant of a unit.
- e) No outside painting shall be done to the exterior of the units, railings, door, windows, or any other part of the common elements.
- f) The passageways and walkways, which are part of the common elements, shall not be obstructed by any of the Owners or the occupants or used by them for any purpose other than for ingress and egress to and from a Unit or other part of the common elements.
- g) Any physical damage to the common elements caused by an Owner or occupant, his/her family, guests, visitors, servants or agents shall be repaired by arrangement and under the direction of the Board at the cost and expense of such Owner or occupant.
- h) No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door or any part of the common elements over which the Owner has exclusive use.

- i) No building or structure or tent shall be erected, placed, located, kept or maintained on the common elements and no trailer either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained on the common elements.
- j) Each pet Owner must ensure that soiling of any kind by such pet must be cleaned up immediately by the pet Owner, so that the common elements are neat and clean at all times. Should a pet Owner fail to clean up after his/her pet as aforesaid, the pet shall be deemed to be a nuisance, and the Owner of said pet shall, within two (2) weeks of receipt of written notice from the Board or the Manager requesting removal of such pet, permanently remove such pet from the property.
- k) No pets are permitted on the rooftop or in the pool area at any time. Pets are allowed ingress and egress through passageways, including the lobby and hallways. Pets must always be on a leash or in a cage.

6. RESIDENTIAL UNITS

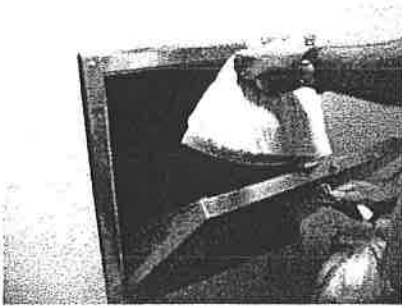


- a) The toilets, sinks, showers, bath tubs and other parts of the plumbing system shall be used only for purposes for which they were constructed; no sweepings, garbage, rubbish, rags, ashes, grease, coffee grounds or other

substances shall be thrown therein. The cost of repairing damage resulting from misuse or from unusual or unreasonable use shall be borne by the Owner who, or whose, tenant, family, guest, visitor, servant or agent shall cause it.

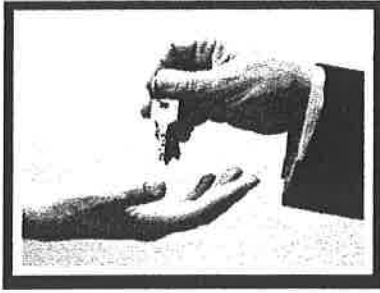
- b) No Owner or occupant shall make any major plumbing, electrical, mechanical, structural or television cable alteration in or to his/her unit without the prior consent of the Board.
- c) No Owner shall overload existing electrical circuits in his/her Unit and shall not alter in any way the amperage or the existing circuit breakers in his/her Unit.
- d) Units shall be used only for such purposes as provided for in the Corporation's Declaration and as hereinafter provided. No immoral, improper, offensive or unlawful use shall be made of any unit. All municipal and other zoning ordinances, laws, rules, and regulations of all government regulatory agencies shall be strictly observed.
- e) No Owner shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his/her Unit or adjacent common elements. Each Owner shall immediately report to the Property Manager all incidents of pests, insects, vermin or rodents, and all Owners shall fully co-operate with the Property Manager to provide access to each Unit for the purpose of conducting a spraying program to eliminate any incident of pests, insects, vermin or rodents within the buildings.

7. GARBAGE DISPOSAL



- a) Loose garbage is not to be deposited in the garbage chute. All wet garbage (i.e. food scraps, vegetable & fruit peelings, egg shells, coffee grounds, etc.) and paper recyclables must first be properly bound, packaged or bagged to prevent mess, odors and disintegration during its fall down the garbage chute or in the disposal rooms.
- b) Newspapers, magazine, bottles and tin cans may be deposited in the garbage chute; you can select either the newspapers or cans/bottles button.
- c) Cartons and large objects, which might block the garbage chute, shall be stored in an area designated by the Board. The Property Manager or such designated person must be called to arrange for the immediate disposal of such items. Such items shall not be left outside the Unit or on any exclusive use common elements. Large objects, which do not fit down the chute must be taken downstairs and disposed of in the large garbage bin on B1, which has been placed there for this purpose.
- d) No garbage or boxes are to be left on the floor of the disposal rooms.
- e) No burning cigarettes, cigars, ashes or other potential fire hazards shall be thrown down the garbage chute.
- f) No garbage shall be placed in the garbage chute between 10:00pm and 8:00am.
- g) If a floor spill or broken glass (etc.) occurs while residents are using the chute closet, residents are responsible for cleaning the spill or ensuring that the cleaning staff will clean the area. [Call Security Staff for assistance].

8. TENANCY OCCUPATION



- a) No Unit shall be occupied under a lease unless, prior to the tenant being permitted to occupy the Unit, the Owner has notified the Board and/or the Property Manager and provided an executed copy of the Application/Offer to Lease and the Lease agreement. (Forms are available at the security desk)
- b) In the event that the Owner fails to provide the foregoing documentation in compliance with paragraph (a) above, prior to the commencement date of the tenancy, and fails to comply with Section 83 of the Act, any person or persons intending to reside in the Owner's unit, shall be deemed to be a trespasser by the Corporation until and unless such person or persons and the Owner comply with the Rules and with the Act.
- c) Within seven (7) days of ceasing to rent his/her Unit (or within seven (7) days of being advised that his/her tenant has vacated or abandoned the Unit, as the case may be), the Owner shall notify the Corporation in writing that the Unit is no longer rented.
- d) The foregoing documentation shall be supplied promptly and without charge to and upon request for same by the Corporation.
- e) No Owner shall allow a tenant to sublet his/her Unit to another tenant.
- f) All Owners shall be responsible for any damage or additional maintenance to the common elements caused by their tenants and will be assessed and charges therefore.
- g) During the period of occupancy by the tenant, the Owner shall have no right of use of any part of common elements.
- h) The Owner shall supply to the Property Manager, his/her current address and telephone number during the period of occupancy by the tenant. This information must be kept-up-to-date.

9. PARKING



For the purpose of these Rules "motor vehicle" means a private passenger automobile, station wagon, compact van, motorcycle, and bicycle as customarily understood. No motor vehicle parked upon any common elements shall exceed a height of 1.85 meters.

- a) No vehicles, equipment or machinery, other than motor vehicles shall be parked or left on any part of the common elements and without limiting, the generality of the foregoing, no parking areas shall be used for storage purposes
- b) Parking is prohibited in the following areas:
 - i) Fire Zones
 - ii) Traffic Lanes
 - iii) Delivery and garbage areas
 - iv) Roadways
- c) No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile or equipment of any kind on the common elements without the express written consent of the Manager or the Board. No motor vehicle shall be driven on any part of the common elements other than on a driveway or parking space.
- d) No motor vehicle, trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements, nor in any Unit other than the designated parking space.

- e) All motor vehicles operated by Owners of Residential Units must be registered with the Property Manager. Each Owner of Residential Units shall provide to the Property Manager the license numbers of all motor vehicles driven by residents of that Residential Unit. Information must be kept current.
- f) No motor vehicle shall be driven on any part of the common elements at a speed in excess of posted speed.
- g) No person shall place, leave, park or permit to be placed, left or parked upon the common elements any motor vehicle which, in the opinion of the Property Manager or as directed by the Board, may pose a security risk, either caused by its length of unattended stay, its physical condition or appearance, or its potential damage to the property, upon seventy-two (72) hours written notice from the Property Manager.
- h) The Owner of the motor vehicle shall be required to either remove or attend to the motor vehicle as required and directed by the Property Manager, in default of which the motor vehicle shall be removed from the property at the expense of the Owner. If a motor vehicle is left standing in a parking space or upon the common elements and is unlicensed or unregistered with the Property Manager, the vehicle may be towed without notice to the Owner and at the Owner's expense.
- i) Motorcycles shall be licensed and equipped with the most recent noise control devices and operated on the roadways and in a manner so as not to disturb the other Owners. Mopeds and bicycles shall be operated only on the road and such manner to not obstruct traffic. No mopeds and bicycles are permitted to be operated on sidewalks.
- j) No unlicensed motor vehicle including mopeds and go-carts shall be driven within the property complex and no person shall operate a motorized vehicle within the complex without an operating license.
- k) No person shall park or use a motor vehicle in contravention of these Rules, otherwise such person shall be liable to be fined or to have his/her motor vehicle towed from the property in which event neither the Corporation nor

its agents shall be liable whatsoever for any damage, costs or expenses whatsoever caused to such motor vehicle or to the Owner thereof.

- l) Guests and visitors of the Residential Unit Owners shall park only in areas designated as guest or visitor parking.
- m) Subject to paragraph 4.3(f) the Declaration, no parking units shall be used for any purpose other than to park a motor vehicle that is either a private passenger automobile, station wagon, compact van, bicycle or motor cycle.
- n) No motor vehicle having a propane or natural gas propulsion system shall be parked in a parking unit or the common elements.
- o) Property Manager shall issue, and or replace as required from time to time at the Corporation's expense, to every Owner of a Parking Unit, a transponder and access card, or equivalent access and exiting device, to allow access to and egress from the parking garage for each Parking Unit owned, upon payment of a deposit set by the Board from time to time. Additional transponders and access cards, or equivalent access and exiting devices can be purchased from the Corporation by the Owners of Parking Units from time to time. Lost transponders or access cards will be replaced at the Owner's expense.

10. EXERCISE ROOM (Hours 5:00am – Midnight)



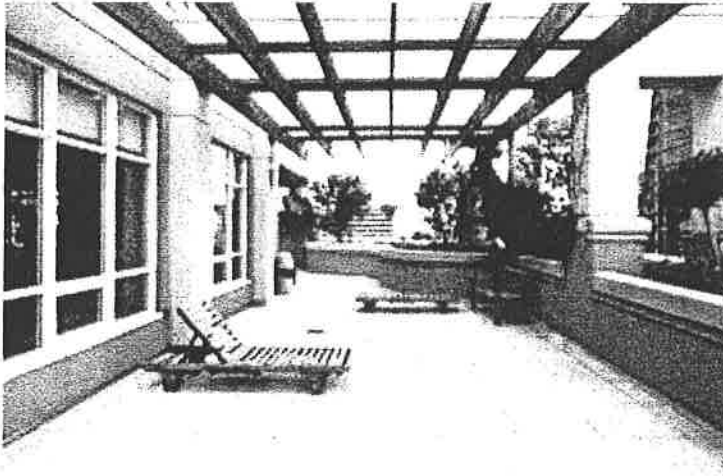
- a) The Use of this room is at the user's risk.
- b) No equipment is to be taken out to the exercise room for any reason.
- c) Proper advice must be sought by the user of the equipment before using the various exercise components in the room.
- d) With the exception of bottled water, no food, beverages or smoking is allowed in the room.
- e) Proper dress shall be worn. Tops must be worn at all times.
- f) Sports shoes only must be worn; sandals, slippers, flip-flops, etc. are not acceptable. Bare feet or stockings or socks are not permitted.
- g) No person under the age of 16 may use or is allowed in the exercise room.
- h) Since perspiration will soil and damage the furniture in the lounging area, proper post exercise attire must be worn.
- i) Note: Audio devices are allowed. If a resident finds the noise level objectionable, the audio equipment must be turned down or removed.
- j) For sanitary reasons, all surfaces of equipment must be wiped after use. Paper towels and wipes are provided.

11. MULTI-PURPOSE ROOM/PARTY ROOM (Hours: 8:00am – 1:00am)



- a) Any Unit Owner wishing to use the multi-purpose room shall complete in triplicate an application for rental of this room and leave same with the Concierge together with a non-refundable fee, plus a security deposit, plus a cheque to cover security by the hour (if required), or an amount to be determined by the Board of Directors or their Agent at the time of application. The deposit shall be returned if the multi-purpose room is left in the same condition as it is found.
- b) No resident shall permit more than 100 persons to be present in the multi-purpose room as indicated in the rental application.
- c) No resident shall permit noisy, rowdy or raucous behavior in or adjacent to the multi-purpose room nor any behavior or noise which disturbs the comfort and quiet enjoyment of other residents, their families, guests, visitors, servants and persons having business with them.
- d) No resident shall permit any illegal act in or adjacent to the multi-purpose room or upon the property of the condominium corporation.
- e) Any resident using the multi-purpose room shall comply with all provisions of the application form filed with the Concierge and all such provisions are and shall be incorporated into the Rules and Regulations of the Condominium Corporation.
- f) Advance reservations for the use of multi-purpose room may be made by telephone. Reservations must be cancelled no later than 14 days prior to the date reserved. If cheque, deposit, and signed forms have not been received by the Concierge 14 days before the day of the party, the reservation will be automatically cancelled.
- g) The multi -purpose room may not be used for any purpose after 1:00am.

12. ROOFTOP PATIO/BARBEQUE (Hours: 6:00am -1:00 am weather permitting)



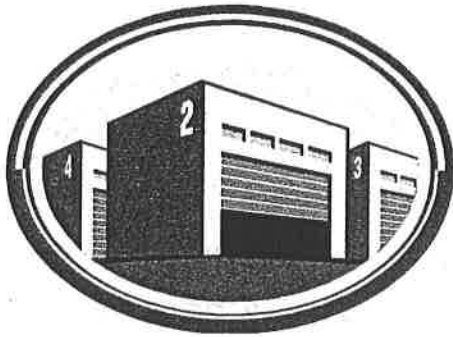
- a) Use of these facilities is on a first come, first served basis. Owners are limited to six (6) guests at any given time on the Rooftop Patio.
- b) The barbecue equipment and area are designed for gas barbecuing. Since the BBQ's have multiple burners they should be shared whenever possible. BBQ brushes are provided and are left with each BBQ. Users must supply their own wipes/materials for clean up.
- c) The barbecue equipment and area must be cleaned up after use.
- d) All refuse and recyclables must be deposited in the appropriate receptacles.
- e) The use of audio equipment is not permitted.
- f) For safety reasons, the barbecue equipment is not to be used during high winds.
- g) During periods of high winds the roof will be closed for safety reasons.

13. BALCONIES AND EXCLUSIVE USE AREAS



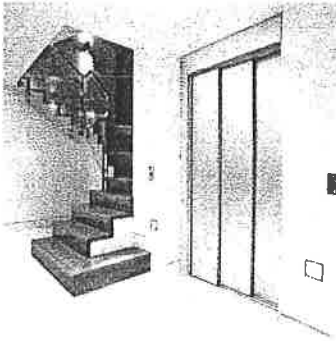
- a) Balconies and exclusive use areas shall not be used for cooking and barbecuing.
- b) No hanging or drying of clothes is allowed on any balcony or exclusive use area.
- c) Balconies and exclusive use areas shall not be used for the storage of any goods or materials.
- d) Only seasonal furniture is allowed on balconies and exclusive use areas. Such items shall be safely secured in order to prevent such items from flying off balconies or exclusive use areas in high winds.
- e) No Owner, occupant or tenant shall do or permit anything to be done on a balcony or exclusive use area which does or may unreasonably disturb, annoy or interfere with the comfort and/or quiet enjoyment of the units and/or common elements by other Owners, occupants, or tenants. No awnings or shades shall be erected over or outside of balconies and exclusive use areas without the prior consent of the Board. The Board shall have the right to prescribe the shape, color, and material of such awnings or shades to be erected.

14. STORAGE UNITS/LOCKERS



- a) All stored articles must be placed in the designated storage unit and no storage is permitted on the top of lockers so as to conflict with fire regulations.
- b) No stores of coal, propane or natural gas tank or any hazardous materials or offensive goods, provisions or materials or food stuffs shall be stored in any lockers.
- c) Lockers shall not be used as workshop areas or for any purpose other than for storage.

15. ELEVATORS & MOVING



- a) Furniture and equipment shall be moved into or out of the building only by the elevator designated for such purpose (the "service elevator") by the Board. The service elevator shall be used for the delivery of any goods, services or home furnishings where the pads to protect the elevators should be installed as determined by the Manager or its staff in their sole discretion. Floor mats should also be installed to prevent the floor getting scratched. The time and date for moving or delivery shall be fixed in advance by arrangement and reservation, with the Manager. The reservation shall be for a period not exceeding four (4) hours. An elevator reservation agreement in accordance with schedule attached hereto shall be signed when reserving the service elevator.
- b) Except with prior written authorization of the Board, moving and deliveries shall be permitted only between the hours of 8:00am to 6:30 pm Monday to Saturday inclusive. Moving shall not be permitted on Sundays and Public holidays.
- c) A refundable security/damage deposit in such amounts as determined by the Board from time to time in money order or certified cheque payable to the Corporation (TSCC 1655), shall be deposited with the Corporation through the Manager or its staff when making the reservation and signing the elevator reservation agreement.
- d) It shall be the responsibility of the Owner through the person reserving the service elevator to notify the Manager or concierge and to request an inspection of the service elevator and adjacent common elements immediately prior to using the elevator. Upon completion of moving into or out of building or the delivery, the Owner reserving the service elevator shall forthwith request an immediate re-inspection of the service elevator and common elements. Any damage noted during the re-inspection and not

noted on the initial inspection shall be deemed to be the responsibility of the Owner of the Unit and the person reserving the service elevator. The cost of repairs, which shall include the cost of extra cleaning, shall be assessed by the concierge/Manager as soon as possible following the move for damage and the parties responsible shall be advised.

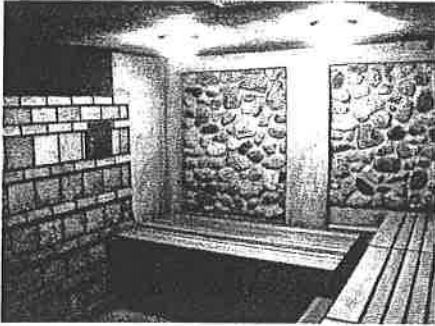
- e) The Owner and the person reserving the service elevator shall be liable for the full cost of repairs for damage to the service elevators and any part of the common elements caused by the moving of furniture or equipment into or out of the suite, for the delivery of goods, services and home furnishings or equipment into or out of the suite. The Corporation through its Manager shall have the right to withhold all or part of the security deposit as it deems necessary for partial or full payment for the damages sustained and the balance shall be returned to the Owner or person reserving the service elevator. If the cost of repairs should be more than the amount of security deposit, this shall be assumed by the person reserving the service elevator as a common element expense and still be collected as such.
- f) During the term of the reservation and while any exterior doors are in open position, the Owner or person reserving the service elevator shall take reasonable precautions to prevent unauthorized entry into the building.
- g) Corridors and elevator lobbies shall not be obstructed prior to, during or after the term of reservation.
- h) Upon moving from suite, the Owner or occupant vacating the premises shall surrender all common element keys, all building and garage access devices in his/her possession to the Manager or Security. The Corporation shall have the right to withhold any security deposit in its possession until same have been surrendered.
- i) Purchasers or tenants acquiring a unit shall register with the Manager or its staff prior to the move in date at which time arrangements will be made for delivery of the common element keys, all building and garage access devices.
- j) Smoking is prohibited in all elevators.

16. OWNER'S CONTRACTORS, TRADE OR SERVICES PERSONNEL



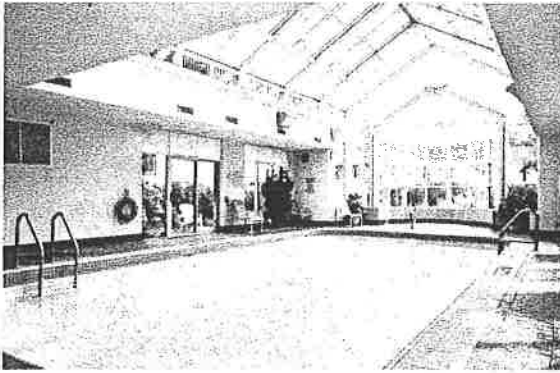
- a) No Contractor, trade or service personnel may or shall enter upon the property to perform any work or services in or about any unit (including an "exclusive use" common element area) that may or will affect the common elements or common building services unless such persons or firms are:
- i. Employed directly by the Condominium Corporation; or
 - ii. Employed by an unit Owner in circumstances where the intended performance of work and/or services of a unit has been approved by the Corporation, in writing, and where the work and/or services in a unit is provided by an approved contractor or service personnel and in accordance with the Corporation's written direction; and the Owner of the unit has provided to the Corporation a deposit in a reasonable amount to cover the Corporation's initial costs of supervision (to be adjusted upon completion of the work); and where the unit damages or costs whatsoever incurred by the Corporation arising from the carrying out the work by the unit Owner's contractor, trade or service or personnel including any resulting damage to the common elements or to common building services which arises during the follow completion of the work. The Corporation may collect any such expenses, resulting damages and costs from the unit Owner in the same manner as common expenses.
- b) No Jack Hammers may be used.

17. STEAM ROOM (Hours: 6:00am to Midnight)



- a) Hours: The Steam Room is open daily except when closed for routine cleaning and maintenance.
- b) Children under twelve (12) years are not permitted to use the Steam Room. Children under sixteen (16) must be accompanied by an adult at all times.
- c) With the exception of water in plastic containers, no food or drink is permitted in the Steam Room.
- d) Smoking is not permitted in the Steam Room.
- e) Where applicable, the emergency call buttons located near the entrance of the steam room shall be used only in case of an emergency.
- f) The Steam Room shall be used at the user's risk.

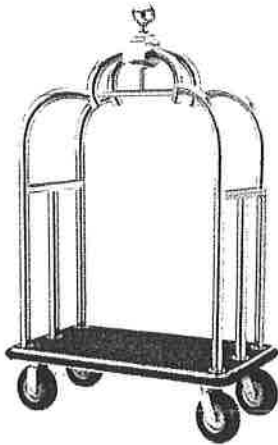
18. POOL & OUTDOORS GROUND LEVEL GARDEN AREA (Hours: 6:00am – Midnight)



- a) The pool is not supervised. Bathers under 12 years of age are not allowed within the pool area unless accompanied by a parent or his/her agent who is not less than 16 years of age.
- b) No person infected with communicable disease or having open sores on his/her body shall enter the pool.
- c) No person shall bring a glass container into the pool area.
- d) No person shall pollute the water in any manner; spitting, spouting of water and blowing the nose in the pool or on the deck are prohibited.
- e) No person shall engage in boisterous play in or about the pool.
- f) Children under the age of three (3) or lacking toilet training shall not be permitted into the pool or whirlpool, regardless of the type of the diaper worn, i.e. floaters and/or rubber pants diapers are not permitted. The changing of diapers anywhere near the pool area is not permitted
- g) Scuba tanks, floats, water toys, balls, etc. are not permitted in the pools or pool area – with the exception of accepted floatation devices (such as water wings) meant exclusively for the use of children 12 years of age and under.
- h) Each bather shall take a shower using warm water and soap and thoroughly rinse off all soap before entering the pool or re-entering the deck.

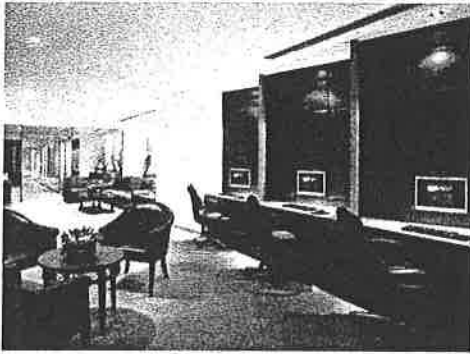
- i) A medical officer of health, a public health inspector under his/her direction, or an officer of the Ministry, may enter upon the pool at any reasonable time whether the pool is open for use or not.
- j) In the event of an emergency, emergency numbers are posted along the wall telephone. This line must be used for emergency purposes only.
- k) No diving or jumping into the pool is permitted.
- l) The pool furniture within the area is not to be removed.
- m) Only a maximum of two guests per resident unit will be permitted at one time.
- n) Each resident must accompany his/her guest(s) at all times.
- o) Each resident is fully responsible for his/her guest(s) at all times.
- p) Each resident is responsible for ensuring that guests are fully aware of all regulations.
- q) Cover-ups and footwear must be worn from the resident's suite to the pool area.
- r) No eating, smoking or drinking allowed in the pool area except water in a plastic container.
- s) The security staff is in charge of safe conduct in the area. They are given management authority in enforcing all regulations.

19. UTILITY & HOTEL CARTS



- a) The large two-tier utility cart is stored in the business center.
- b) The 'Hotel Style' luggage cart with garment hanging capabilities is stored at the condo entrance near the security desk.
- c) These carts are available 24 hours a day. They are very popular and in high demand so must be returned to their designated spots immediately upon completion of the job for which it has been borrowed.
- d) Carts must be handled carefully so as to avoid banging or marking walls and doorways as you maneuver these carts around the premises.
- e) Carts are not to be removed from the property.

20. BUSINESS CENTRE COMPUTER (Hours: 8:00am – 11:00pm)



- a) There is one desktop computer available for residents' use.
- b) This is a shared computer and confidentiality cannot and is not guaranteed. It is up to the individual user to take appropriate steps to ensure the privacy of their data and they use it at their own risk.
- c) Instructions, password and terms of use for the computer are posted on the bulletin board in the Business Centre.
- d) Residents must bring a personal storage device/memory stick and must not store personal items on this machine or download programs to it
- e) The combined Printer/Copier/Fax/Scanner is shared use and local faxes are free. Long distance faxes are \$1.00 per page.
- f) Printing up to 25 pages per unit per month is allowed. Additional pages for black and white copies will be at 5 cents a page and colour copies at 65 cents per page.
- g) There are two bulletin boards in the Business Centre. One is for residents' notice and use, and other is for Board related items and use.
- h) See the security person on duty for assistance with the equipment and for payment of any applicable fees.
- i) Food is not allowed in this area; beverages must be in a covered container.

21. THE BOARD ROOM (Hours: 8:00am – 11:00pm)



- a) The boardroom facility is available for Bloor Walk residents' use and business/study purposes etc. This room is being shared between the Property Manager and Residents during the business week. To book the room for a meeting, contact the Concierge for availability at least 24 hours before the date of use. Generally the room is available every evening after 6:00 p.m. except once a month for the board meeting.
- b) It has a wall mounted write on- wipe off white board, behind a set of decorative doors, and a large conference table with chairs. It is kept locked at all times when not in use.
- c) This room must be booked with security.
- d) Food and beverages are allowed in this room. Should spills occur they must be cleaned up immediately and assistance should be sought from security as needed.

21. TV LOUNGE & LIBRARY (Hours: 8:00am – 2:00am)



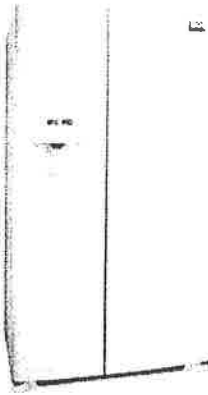
- a) This room can be used on a first-come first-serve basis or booked in advance with security to be sure it is available for special viewings.
- b) Room capacity is 12 people.
- c) The Bell Fibe TV box and DVD players are remotely controlled. The remotes are left in the room.
- d) Food and beverages are allowed in this room. Should spills occur they must be cleaned up immediately and assistance should be sought from security and needed
- e) The gas fireplace is operated by a switch on the side of the unit. It must be switched off after use or if you leave the room unattended.
- f) TV volume of the must be kept at a level as to not disturb other residents.
- g) The bookcases are designed to be used by residents to recycle reading materials. Residents may leave books, magazines, videos, or DVDs.
- h) Periodically, a group of residents gets together to review items that are no longer being used. These are boxed up and sent to Goodwill or a similar agency.
- i) This room and shelves are to be kept tidy. If furniture is moved, it must be returned to the original location. If windows are opened, they must be closed. Lights and fireplace must be turned off before vacating the room.

22. THE BILLIARDS ROOM (Hours: 8:00am to 10:00pm)



- a) The billiards room is kept locked and the billiard cues are left in the room.
- b) Only responsible adults may reserve the room. Billiards balls and triangle are to be signed out from security by the resident. The room may be reserved in advance or used on an ad hoc basis.
- c) The resident signing out the room and equipment is responsible for his/her actions as well as the actions of his/her visitors including any damage to the room or the equipment while it is signed out to him/her.
- d) Children must not be left unattended in this room and a resident must accompany visitors.
- e) The billiard cues must not be bounced on the floor as it echoes loudly through the concrete floor and disturbs the residents who live on the floor below.
- f) No food or drink is allowed in the Billiards room.
- g) This room must be kept tidy. Furniture must be returned to original position, windows closed, lights turned off when leaving the room.
- h) The Billiard balls and triangle must be returned to the security desk and signed back in. Any missing or damaged equipment or damage to the room will be charged back to of the resident who signed out the equipment.

24. WASHING MACHINES AND REFRIGERATORS



- a) All Owners and residents shall ensure that refrigerators with icemakers have flexible copper hoses for the water supply line.
- b) All Owners and residents shall ensure that washing machines are fitted with steel braided hose for the water supply, and with a functioning on/off valve.

NOTES
