

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551
(the "Corporation")

Pursuant to Section 58 of the *Condominium Act S.O. 1998 c. 19* (the "Act")

RULES REGARDING USE OF THE INNER COURTYARD:

WHEREAS:

- a) Section 117 of the Act provides that no person shall permit a condition to exist or carry on an activity in a unit or in the common elements if the condition or the activity is likely to damage the property or cause injury to an individual;
- b) Section 3.6 of the Corporation's Declaration permits two pets per unit on or about the common elements provided that all dogs and cats must, at all times, be kept under personal supervision and control and held by a leash;
- c) The inner courtyard area has been damaged by the pet urine and excrement, and pet urine and excrement that is not picked up poses health concerns for children playing in the inner courtyard, is unsightly, and results in increased maintenance costs for the Corporation;
- d) Second hand smoke poses a nuisance and recognized health risk to individuals; and
- e) The Board of Directors of the Corporation has the requisite authority and may pass rules governing the use of the common elements, consistent with the Act and the Declaration, in order to promote the safety, security and 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 other units;

NOW THEREFORE BE IT ENACTED AS A RULE, AS FOLLOWS:

1. The term "Owner" shall include the legal owner of the unit or any person residing in the unit, with the Owner's approval, including a tenant or guest. The term "Pet" shall be defined as per the Corporation's Declaration. The "Inner Courtyard Area" in regards to which this Rule applies, is that area noted on the attached Schedule "A".
2. With the exception of an Owner's exclusive use patio and the party room area noted on the attached Schedule "A", no Owner shall smoke while within or upon the common element Inner Courtyard Area.
3. No Owner shall permit his/her pet to urinate or defecate upon the common element Inner Courtyard Area.
4. In the event of a contravention of Paragraph 3 above, the Board of Directors or the Manager, in its absolute discretion, shall deem the Pet a nuisance. No Pet, which has been deemed a nuisance, shall be kept by any Owner upon the common elements, except during ingress to and egress from the Owner's unit, but under no circumstances shall the Pet be permitted upon the Inner Courtyard Area.
5. A "seeing eye" dog is not considered a Pet for the purpose of these Rules, provided the necessity for same is established by documentary evidence from a licensed physician of the Province of Ontario.
6. In circumstances where efforts to obtain the voluntary compliance of the Owner with this rule are unsuccessful, the Corporation, with the assistance of legal counsel, will enforce the rule by legal means, and in such event, the Owner shall be directly responsible to reimburse the Corporation for its full legal costs on a basis as between a solicitor and its own client, as well as any additional maintenance and repair costs incurred by the Corporation as a result of the breach, together with any interest thereon, within 20 days of being billed for same, and the Owner agrees that such costs shall be deemed to be common expenses attributable to Unit, and shall be recoverable by the Corporation as such.

DATED at Toronto this 16 day of May, 2005.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 1551**

Per: _____

W. Tuck
12/05/2005

Name: W. Tuck

Title: President

Per: _____

Name: S. Revesen

Title: Secretary

I/we have authority to bind the Corporation

SCHEDULE 'A'
RULES REGARDING THE USE OF THE INNER COURTYARD

LEVEL 2
UNITS 1 TO 46 INCLUSIVE

