

TO ALL OWNERS

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 747

Pursuant to the Condominium Act, the Board of Directors has the authority to make Rules respecting the use of the common elements and units, or any of the following:

- i) to promote the safety, security or welfare of the owners, resident and the property; and
- ii) for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and units.

The Board of Directors has considered recommendations of Del Property Management Inc. and the Corporation's Rules Committee, and has passed the attached Rules which are intended to replace the currently existing rules.

The Rules will become effective 30 days after notice of the Rules has been given to each owner (which is hereby given with the delivery of this document) unless the Board of Directors receives a requisition, in writing, made and signed by a minimum of 15% of the unit owners, requiring a meeting to consider the Rules. In this case, the Rules become effective only upon the approval of a majority of the owners at that meeting.

DATED at Toronto this _____ day of _____, 1988.

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 747

Per: _____
Secretary

HOUSE RULES

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 747 (Pursuant to s. 29 of The Condominium Act, R.S.O. 1980, c. 84)

The following rules shall be observed by the owners and the term "owner" shall include the owner or any other person occupying the unit with the owner's approval made pursuant to s. 29 of The Condominium Act, R.S.O., 1980, c. 84 as approved by the Board of Directors on:

1. Repairs, hammering, drilling or other activities which create any noise or disturb in any way other unit owners, their families, guests, visitors, servants and persons having business with them will only be permitted between 9:00 a.m. and 8:00 p.m. on weekdays, and between noon and 8:00 p.m. on weekends.
2. Only seasonal furniture and Bar-B-Que are allowed on patios and/or balconies. No hanging or drying of clothers is allowed on patios or hanging of articles over balcony railing and this area shall not be used for storage, e.g., mops, boxes, rolls of carpet.
3. No one shall store combustible, inflammable, or offensive goods or materials upon any part of the corporation property, including parking units or dwelling units.
4. No signs, notices or other advertising matters of any kind shall be placed on any part of the common elements without the prior consent of the Board of Directors.
5. Garbage pick-up is Tuesdays and Fridays. All garbage is to be contained in green garbage bags and ready for pick-up no earlier than Tuesday and Friday mornings. No garbage in any form shall be left in any of the common areas except in the designated areas by the curb on the above stated days.
6. Owners shall not overload existing electrical circuits.
7. No auction or garage sale shall be held on any part of the property.
8. No noise, caused by any instrument or other device, or otherwise, which in the opinion of the Board may be construed to disturb the comfort of the owners shall be permitted. Noise within a unit after 11:00 p.m. shall be confined totally within the unit.
9. No unsightly offensive or disturbing hangings, window coverings or decorations which detract from the overall aesthetics of the external appearance are to be viewed in the windows or outside doors.

PETS

1. Every unit owner or resident keeping a pet in his unit will forthwith upon the receipt of a copy of this rule register with the management office, a description of the pet or pets being kept in that unit, such description to include the species, breed, colour and any distinguishing features.
2. No pet will be permitted out of the unit or anywhere upon the common elements or garages, except in the custody of the owner or his family, on a leash not to exceed three feet in length or while being carried. A pet must be led upon the interlocking stone or concrete walkways.
3. No pets will be permitted to run loose upon the common elements, walkways, driveways or garages, and any pet so found may be reported to the Animal Control Authorities.
4. All pets being walked on the common elements, under the care and control of their owner or his family, must be curbed in the street gutter and must not be permitted to defecate or urinate or cause any damage whatsoever upon the common elements.
5. Any owner or resident permitting pets to defecate on the common elements must immediately remove such dirt and deposit same in plastic bag and dispose of it in appropriate garbage disposal unit.
6. No pet shall be permitted to litter, dirty, mutilate or destroy any of the landscaping, including trees, shrubs, hedges, flowers. Any damage caused will be the full responsibility of the pet's owner.
7. The pet owner will agree to be financially responsible for any personal injury or personal property damage caused to any owner, resident, guest, employee of the condominium corporation, or to any members of the public by his pets.
8. No pet will be permitted to remain on the balconies appurtenant to any unit, nor to dirty on said balconies, nor to bark, howl or create any noise or disturbance from any balcony patio appurtenant to any unit.
9. No owner or resident may permit a pet or pets to remain alone in his unit such that such pet or pets bark, howls or cause a noise or disturbance which disturbs the comfort or quiet enjoyment of the property by other owners, their families, guest, visitors, servants or persons having business with them.
10. No noise of any kind, barking or howling, will be permitted.
11. The Board of Directors or Property Manager, in its absolute discretion upon receipt of any written complaints from other residents regarding any noise, damage, dirtying of the common elements or failure to control a pet, will deem said pet to be a nuisance.

PETS (Cont'd)

12. Any pet deemed to be a nuisance by the Board of Directors of Property Manager in its absolute discretion, shall be removed from the property and the unit within two weeks of receipt of a written notice from the Board or the Property Manager requesting the removal of such pet, and any unit owner/resident receiving such notice shall permanently remove such pet from the property.
13. Should any unit owner or resident dispute the decision of the Board of Directors or Property Manager deeming his pet to be a nuisance, and should any unit owner contest the action of the Board in seeking the removal of his pet, said unit owner or resident must immediately put the pet out to board at his own expense until such dispute is resolved.
14. All owner/residents shall report the name and the number of violators of these Rules or shall provide a description of the offending animal to the Property Manager.

EXTERIOR APPEARANCE

1. No one shall uproot existing plants, hedges, shrubs or trees, nor plant new shrubs, hedges or trees anywhere upon the common elements, including common elements the exclusive use of which is given to one or more owners, without the prior written approval of the Board. Area of exclusive use elements to be maintained in the same contractual basis as the common elements.
2. Nothing shall be placed on the outside or window sills or projections unless prior written approval is obtained from the Board via the Property Manager.
3. No awnings, shutters, shades, entrance doors or other attachments are to be installed, removed, replaced or changed with respect to type, quality or colour, without the prior written approval of the Board via the Property Manager.
4. No painting, additions or alterations shall be made to the common elements without the prior written approval of the Board via the Property Manager. Note the manner in which the following specific types of alterations will be treated:

a) Exclusive Use Common Areas

Area of exclusive use planters will be maintained on the same contractual basis as the common element planters. No one should uproot existing plants, hedges, shrubs or trees nor plant new shrubs, trees, flowers anywhere upon the exclusive use elements.