

Rule #15

COMMUNITY STANDARDS
Of
TOWNHOMES OF TORONTO CENTRE
PHASE I

Toronto Standard Condominium Corporation
#1456

As Approved By The Board of Directors
January 22, 2013
Effective April 1, 2013

RULE #15
STANDARDS FOR THE COMMUNITY of
TOWNHOMES OF TORONTO CENTRE PHASE I
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1456
AS APPROVED BY THE BOARD OF DIRECTORS
January 22, 2013
Effective Date: April 1, 2013

	Description	Specifications/Exceptions	Yes	No
1	Window air conditioning units			X
2	Stained glass in existing front steel doors			X
3	Mail boxes at residences			X
4	Satellite dishes	Not allowed		X
5	Antennas			X
6	Pots, flower baskets at front of units and on Rooftop Terraces (Extra care to size of planter, placement and displacement as damage to membrane may result and becomes an owner responsibility for cost of repairs)	Flowers or plants, in pot holders or baskets, so long as they do not interfere with pedestrian traffic flow. Annuals must be removed at end of their season, and pots and baskets are subject to removal during Fall clean up if they will interfere with winter maintenance..	X	
6a	Common area planting or landscaping	Absolutely NO planting or alterations to common areas EXCEPT FOR lower patio flowerbeds where planting is allowed by resident of unit. Residents of lower area units are to maintain their lower garden beds and remove annuals at end of growing season. Plantings are not to encroach on common area walkways, stairways or railings.	X	X
6b	Garden decorations on landing to all upper residences	Dwarf, Flamingos, Swans, Fountains, Ornaments and birdbaths		X
6c	Lawn furniture/outdoor furniture	Patio furniture allowed EXCEPT FOR in front of 6-pack unit (6 door which are shared by a common entrance) and must not interfere with pedestrian traffic flow or maintenance. Storage recommended at end of season.	X	X
7	BBQ	BBQ in front of 6 pack entrance units and in front of units with covered entrances.		X
7a	BBQ on Roof Terrace and Rear Patios	Only propane allowed. No natural gas, charcoal, smokers, hibachis or any other type of open flame BBQ	X	
8	Vegetable garden	In pots or lower garden beds. Must be removed at end of growing season and not to interfere with pedestrian traffic flow	X	
9	Roof terrace	Additions or modifications to roof top terrace.		X
9a	Terrace deck covering (all types)			X
9b	Area rugs, carpet, mats	Traps moisture causing early deterioration		X

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10	Exterior attached storage shed	No attached storage shed, bins, containers		X
10a	Exterior free-standing shed (**Requires alteration agreement**) (Extra care to size, placement and displacement as damage to membrane may result and becomes an owner responsibility for cost of repairs)	With height restrictions based on placement. If adjacent to wall, no higher than wall. If adjacent to railing, no higher than railing, If adjacent to penthouse, no higher than wall.	X	
11	Basketball and hockey nets	Basketball, hockey nets, sand boxes and adventure play structures.		X
12	Changing exterior light fixtures	No changes or additions allowed		X
13	Clothesline or similar outdoor hanging / storage of clothes for any purpose			X
14	Exterior advertising or signs	No posting on any common area		X
15	Real estate signs	One sign per unit placed inside the front window. Must be removed two weeks after sold or leased.	X	
16	Coloured exterior lights			X
17	Festive lights and decorations	Festive lights and door decorations allowed one month prior to and one month following festive dates	X	
18	Exterior wall mounted decorations (**Requires an alteration agreement**)	Type, specifics, mounting method and location to be submitted to the board for prior approval.	X	
19	Hanging of patio lights			X
20	Garden lights	Moon Rays, solar and other such lights. Subject to the following conditions: Must not be permanently attached to common elements. Does not interfere with pedestrian traffic flow or maintenance. Does not pose a fire or electrical hazard.	X	
21	Phantom Screen doors/Rollup screen door (**requires an alteration agreement)	Type, specifics, mounting method and location to be submitted to the board for prior approval.	X	
22	Dog house or dog run			X
23	Changing house number style			X
24	Carriages, strollers, tires, wagons or general storage etc. outside of unit or on common areas			X
25	All types of Bicycles	Stored and locked in bike racks only.	X	
26	Garbage bins and recycling containers	Exterior storage of bins and containers.		X
27	Litter or garbage	Litter or garbage left on the common element or exterior of any units.		X
28	Front porch enclosures			X

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29	Garden hoses	Rooftop must be coiled and hung when not in use. Lower level hose must be coiled when not in use. Downstairs hose connections are common property.	X	
30	Awnings, shades, screens, enclosures or installations of any kind erected on the outside of any unit			X
31	Sun umbrellas, pergolas, gazebos, or belvederes (** pergolas, gazebos, and belvederes require an alteration agreement)	Non-permanent only, must be stored inside unit from November to March each year.	X	
32	Pets	Maximum of 2 as per declaration. Subject to the following conditions: 1. Must be on a leash at ALL times when outside condominium unit. 2. Pets must not defecate or urinate on common elements. 3. Any pet waste on common element MUST be immediately removed and disposed of in garbage chute or organic waste bin. 4. Pet waste MUST NOT be disposed of in outside or underground garbage containers.	X	
33	Flag poles and flags			X
34	Hot tubs, ponds, pools and child pools			X
35	Servicing, washing of any vehicles and storage of campers, motor homes, boats, snow mobiles or trailers, etc.	All or any of the aforementioned shall not be serviced or stored on driveways, lawns or common elements of the corporation.		X
36	Storage of vehicles in underground garage	Only if valid license plate, no oil leaks and vehicle is in road-worthy condition.	X	
36a	No storage of ANY personal items in parking garage			X
37	Window coverings & interior shades	Must be specifically designed for the purpose. None of the following may be used: Printed matter, metal foil, sheets, flags, or other that would alter the appearance of the exterior. Window coverings visible from the exterior must be white or off white in colour.	X	

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38	Roof Terrace Gates	Locked or obstructed gates NOT allowed. (Designated Fire Escape Route)		X
39	Lockers	Storage of animals. Goods/items on the top of locker. No combustible items except whereas permitted by municipal by-laws and/or the condominium corporation's insurance carrier, in appropriate approved containers. No perishable items except if stored in water/air resistant containers.		X
40	Parking/driving	Parking on interlocking or fire access routes. Parking in underground designated driving lanes.		X
41	Garbage	All household garbage must be pushed down chute at stair #2 or #8 Oversized garbage (i.e. mop or broom handles, luggage, chairs, etc.) must be discarded in shed of loading dock area. No garbage is to be left in recycling room.	X	
41a	Renovation/construction debris	Must be taken to transfer station by you or contractor. Not to be disposed of in garbage chute or left in or by shed.		X
41b	Recycling	In blue bins at bottom of stair #2 & 8 or in underground recycle room by stair 4	X	
41c	Organic Waste	In green bin located in underground recycling room by stair #4	X	
41d	Hazardous Waste	Empty propane or helium cylinders; left over paint in tightly closed cans; fluorescent light bulbs/tubes; paint thinners are to be left in corner by overhead door in loading dock area at south end of 500 or Block D	X	
41e	Electronic Waste	Small pieces (i.e. cables, mouse, keyboards, cell phones etc.) in small green electronic bins located in underground recycling room by stair #4 Large Electronic Waste (i.e. desktop computers, TV, stereos) are to be placed in shed located in loading dock area.	X	
41f	Household batteries	AA, AAA, C, D, 9-volt in special container located in recycling room	X	
41g	Used Clothing	In yellow bin located in loading dock area at south end of block D - 500	X	

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41h	Furniture & Appliances	<p>If in good condition, re-use it by donating to organisations that will collect (See Web Site for List)</p> <p>www.townhomesoftorontocentre.com</p> <p>If damaged or broken, place in loading dock area beside yellow clothing bin and against brick wall.</p>	X	

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Description	Definition
<p>** Requires alteration agreement** which is a Section 98 agreement from The Condominium Act 1998</p> <p>Please contact management for further details before proceeding with items that require an "alteration agreement".</p>	<p>Alteration agreements are required for the items indicated because it is an addition, alteration or improvement to exclusive use common elements.. The approximate cost is between \$1,500 to \$1,600 dollars. The corporation's Solicitor registers it on title and it is passed on when units sell. More than one item can be registered to the same agreement.</p>
<p>6 pack units</p>	<p>Units that share a front entranceway with 5 other units. One staircase will service all 6 units.</p>
<p>Board Consent</p>	<p>Any consent or approval of the Board given under these rules shall be revocable at any time.</p>
<p>Complaints</p>	<p>Complaints of violations of these standards should be made in writing to management. The violator shall be notified in writing as to what action is deemed necessary.</p>
<p>Amendments</p>	<p>These standards may be revised at any time by the Board as conditions warrant, provided that written communication is forwarded to each unit holder advising of the change.</p>
<p>These Condominium Rules are adopted for the sole benefit of the corporation owners in the Condominium project known as Townhomes of Toronto Centre Phase I. They are intended to contribute to preserving a clean and attractive environment and to ensure the peaceful enjoyment Townhomes of Toronto Centre Phase I. They are also intended to protect and enhance the value of the owner's residence in the project. They are not designed to unduly restrict or burden the use of the property.</p>	<p>All residents of Toronto Standard Condominium Corporation #1456 known as Townhomes of Toronto Centre ~ Phase I and their guests are expected to abide by this and all other Rules, which are meant to clarify and supplement the provisions of the Declarations and Bylaws.</p>

