

## RULES AND REGULATIONS

The following rules and regulations 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, including, without limitation, the owner's family, tenants, guests and invitees. These rules and regulations do not apply to the Boiler Room.

1. Other than as permitted by the Declaration, no one other than the Declarant, its agents or their respective successors and/or assigns from time to time shall, (i) inscribe, paint, affix or place a sign, advertisement or notice; or (ii) erect any awning or shade; on any part of the inside or outside of the building or common elements whatsoever without the prior written consent of the board.
2. No owner shall do, or permit anything to be done in his unit or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any building, 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 with any insurance policy carried by the Corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.
3. Water shall not be left running unless in actual use.
4. The owner shall not place, leave or permit to be placed or left in or upon the common elements including those of which he has the exclusive use, any debris, refuse or garbage except in those portions of the common elements specifically designated for storage or deposit of such materials. Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags not exceeding twenty-five (25) pounds per bag in weight and shall be disposed of as directed by the Property Manager. Where such debris, refuse or garbage consists of large items, crates or cartons, the Owner shall arrange with the Manager or supervisor for disposal thereof and such crates or cartons shall not, in any event, be left outside the Unit.
5. Owners, their families, guests, visitors and servants shall not create or permit the creation of or continuation of any noise or nuisance which, in the opinion of the board or the manager, may or does disturb the comfort or quiet enjoyment of the property by other owners, their families, guests, visitors, servants and persons having business with them.
6. No animal, livestock, reptile or fowl other than a cat, dog, canary, budgie, guide-dog as defined in the Blind Persons' Rights Act, R.S.O. 1990, or tropical fish shall be kept or allowed upon the common elements (including those parts thereof of which the owner has the exclusive use) provided that any such cat or guide-dog is not permitted to run free upon the common elements. Notwithstanding the foregoing, no cat, dog, canary, budgie, guide-dog as aforesaid or tropical fish that are deemed by the board or manager in its absolute discretion to be a nuisance shall be kept by any owner on any part of the common elements or in any unit. Such owner shall within two weeks of receipt of a written notice from the board or the manager requesting the removal of such animal, permanently remove the same from the common elements or units. Each pet owner must ensure that any defecation 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 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.
7. Owners shall not overload existing electrical circuits.
8. No auction sale shall be held on the property nor shall any garage sale be held on the property without the prior written consent of the Board which consent may be arbitrarily withheld.
9. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept in any unit or any part of the common elements.
10. No noise, caused by any instrument or other device, or otherwise, which in the opinion of the board may be calculated to disturb the comfort of the other owners shall be permitted.
11. The sidewalks, entry, passageways, walkways, corridors and driveways used in common by the owners shall not be obstructed by any of the owners or used by them for any purpose other than for ingress and egress to and from their respective units.
12. No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door or those parts of the common elements over which the owner has exclusive use.
13. No motor vehicle other than as contemplated in the Declaration shall be parked on any parking unit nor shall any repairs be made to such motor vehicle on the common elements or any parking unit and no such motor vehicle shall be driven on any part of the common elements other than on a driveway or parking space.
14. No television antennae, aerial, tower or similar structure or satellite dish and appurtenances thereto shall be erected on or fastened to any unit, except in connection with a common television cable system.

15. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, or adjoining lands including grass, trees, shrubs, hedges, flowers or flower beds.

16. No building or structure or tent shall be erected and no trailer either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained on the common elements.

17. Any loss, cost or damages incurred by the Corporation by reason of a breach of any rules and regulations in force from time to time by any owner, his family, guests, servants, agents or occupants of his unit shall be borne by such owner and may be recovered by the corporation against such owner in the same manner as common expenses.

18. No outside painting shall be done to the exterior of the units, railings, doors, windows, or any other part of the common elements.

19. The toilets, sinks, showers, bath tubs and other parts of the plumbing system shall be used only for purposes for which they were constructed and no sweepings, garbage, rubbish, rags, ashes, 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;

20. No owner or occupant shall make any major plumbing, electrical, mechanical, structural or television cable alteration in or to his unit without the prior consent of the Board;

21. No owner shall overload existing electrical circuits in his unit and shall not alter in any way the amperage of the existing circuit breakers in his Unit;

22. 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 regulation of all government regulatory agencies shall be strictly observed.

23. No owner shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his unit or adjacent Common Elements. Each owner shall immediately report to the Manager all incidents of pests, insects, vermin or rodents and all Owners shall fully co-operate with the 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.

24. Owners shall not operate clothes washers and dryers unless a person is present in the unit.

25. The recreational facilities, if any, shall only be used having regard to reasonable safety precautions and the rules and regulations herein set forth.

26. Owners are not permitted to use or operate charcoal or propane barbecues on balconies or terraces, as the case may be.

The owners may from time to time make such additional rules or regulations or vary and amend such rules and regulations respecting the use of common elements for the purpose of preventing unreasonable interference with the use and enjoyment of the units and common elements..

I HEREBY CERTIFY that the foregoing are the initial common element rules of Toronto Standard Condominium Corporation No. 1978.

DATED at Toronto this 22nd day of December, 2008.

**TORONTO STANDARD CONDOMINIUM  
CORPORATION NO. 1978**

Per: 

Name: Mark Mandelbaum  
Title: President

I/We have authority to bind the Corporation.