

TARSON Warranty



If you have purchased your suite from Rosedale Developments Inc, you are covered by a 1-year builder's warranty. The Customer Care Department of Rosedale Developments Inc. at (905) 477-5480 should address any deficiencies during your first year. The Property Management Office does not look after these items. However, if you are in doubt, please do not hesitate to ask management whose responsibility a particular repair is.

Garbage and Recycling



Hours for use of the refuse room chutes are 7:00 a.m. through 10:00 p.m. daily. Any items that are too large to fit down the garbage chute should be taken to the main floor and put in the garbage bins outside at the west entrance.

Elevators



Elevator bookings must be scheduled through the Security Desk to move in or out, or for deliveries. The Service Elevator is available Monday through Saturday for moves or deliveries as follows: Monday, Tuesday and Thursday; from 4:00 pm to 8:00 pm; Wednesday, Friday and Saturday, from 8:00 am to 8:00 pm. (Statutory holidays and Sunday moves are not permitted). A damage deposit of \$300.00 will be required at the time of booking the elevator(cash deposit only when moving out).

In the event that you are stuck in an elevator, press the call button, this button will connect you directly with the security guard, who will assist you.

Window Coverings



The Proposed Declaration states in part that "... All window coverings and outside linings thereof in exterior windows within each dwelling unit shall be of a neutral off-white or white shade, and no foil shall be placed on the windows..."

Pets



In accordance with Part 3, Section 13 of the proposed Declaration, one domestic cat or one dog is welcome. This is a pet friendly building. Exotic pets and livestock are not permitted. Pets must be leashed or caged at all times when on the common elements of the building. Do not allow your pet to roam in the corridors. Also please remember to poop and scoop after your dog.

Leasing of units



If you lease out your unit, the Declaration requires that the unit owner provides the Corporation with the lessee's name and the owner's address for service of notices and/or other communication purposes. In addition the owner must deliver to the Corporation a binding covenant signed by the tenant (*sample copy enclosed*).

Air Conditioning / Heating Units



Please do not block the vents from the fan coil unit. In below freezing winter temperatures, DO NOT leave windows open adjacent to the heating unit. Cold air can blow in and freeze the water in the coils, causing cracks and thus create a major flood. To set the flow of air, remove the vent from the wall and adjust the flaps to control direction of airflow and distribution of air throughout unit as required. Air filters are available for purchase from security.

Insurance



Residents are reminded that they should carry individual insurance for all contents as well as upgrades and third party liability. The Corporation's main policy does not cover damage to your personal contents or any upgrades that a unit owner may have made to the unit. You should ensure that you obtain a homeowner/tenant policy which insures you to cover the deductible portion on a claim filed by the Condominium Corporation with its insurers for damages caused by your failure to maintain and repair your unit or resulting from your negligence or that of your family, guests or persons occupying your unit.

Washing Machine Water Taps



Please be sure to shut off the water supply located in your washer/dryer closet when not using the washing machine in order to prevent possible flooding.

Satellite Dish



As per the General Rules and Regulations of TSCC #1974 Condominiums, Rule 17, which states: "No television antenna, aerial, satellite dish, tower or similar structure and similar appurtenances thereto shall be erected on or fastened to any unit, except in connection with a common television cable system supplying service to the building."

Party Room



Bookings are to be made in advance with the Management Office. Rental rate is \$75.00 payable in advance. We will also require a security/damage deposit of \$300.00 (cash or cheque) as well as \$16.91 per hour plus HST for a security guard (*minimum of 4 hours*). Upon cancellation, the rental fee is non-refundable. Rental agreements can be obtained through the management office.

Storage Units



Bicycles are not allowed in the common areas of the building. Fire Regulations prevent the storage of flammable items such as paint cans in your storage unit or the storage of boxes or any other material above the unit. This area must be kept clear for the effective operation of the fire sprinkler system.

Parking



Parking levels are patrolled on a regular basis.

Each parking unit shall be used and occupied only for motor vehicle parking purposes, in strict accordance with the rules in force. "Motor Vehicle" shall be deemed to include a private passenger automobile, station wagon, or motorcycle as customarily understood. The owner of each parking unit shall maintain such unit in a clean condition.

Visitors Parking

Visitors Parking is First Come, First Serve Basis



Only the guest(s) of a resident in the building shall use each visitor parking space.

Owners and Residents are strictly prohibited from parking in any designated visitor's parking space due to the limited number of visitors parking spaces.

Visitors must register their vehicles with security. Any vehicles which have not registered are subject to removal at the owner's expense.

Any overnight guests (***between 2:00 a.m. – 7:00 a.m.***) must obtain an **overnight parking permit** from the security desk, which must be **CLEARLY DISPLAYED** in the vehicle.

Maximum number of permits per month is **4**, not to exceed **33** per year.

Any vehicle parked in an access fire route, designated disabled parking space, or obstructing any fire stations or sprinkler room or **ANY OTHER UNAUTHORIZED AREA** will be subject to tagging and/or towing at the owner's expense, regardless if there is a valid parking permit displayed in the vehicle. Visitors occupy spaces on a first come, first serve basis, if the lot is full, unfortunately guests will have to find parking elsewhere.

Amenities



The amenities include Party Room, Exercise Room, Swimming Pool with Whirlpool, Men's/Women's Change Rooms and Showers, Billiards Room, Home Theater, Aerobics Room, Library Room, Card Room, Guest Room, Two-Lane Bowling Facility and Conference Room with Kitchen.

PLEASE NOTE:

RECREATION CENTRE – HOURS OF OPERATION

Recreation Area	Open 6:00 am to 12:00 am midnight
Bowling Alley	Open 9:00 am to 12:00 am midnight
Billiard Room	Open 9:00 am to 12:00 am midnight
Home Theatre	Open 9:00 am to 12:00 am midnight
Conference Room	Open 9:00 am to 12:00 am midnight

Maximum of TWO guests per suite at any time.



Swimming Pool/Whirlpool

Open 6:00 am to 12:00 pm midnight

The pool area and change rooms are closed for cleaning as follows:

Monday to Sunday

10 am to 11 am

Before entering the swimming pool or whirlpool, bathers are required to shower.

When using any of the facilities, anyone under the age of SIXTEEN years old must be accompanied by an adult of EIGHTEEN YEARS OR OLDER.

NO FOOD OR DRINK IS ALLOWED IN THE RECREATION AREA OTHER THAN WATER IN PLASTIC BOTTLES.

Booking Required

When using the **Bowling Alley, Billiard Room, Home Theatre or Conference Room**, you must book in advance and sign the inspection forms **before and after use**.