



WELCOME TO MYSTIC POINTE SKYLOFTS II CONDOMINIUMS

On behalf of your Management company; I would like to welcome you to your new home and community: MYSTIC POINTE SKYLOFTS II CONDOMINIUMS, Toronto Standard Condominium Corporation No. 1437.

Your mailing address will be the following:

Unit #____ - 200 Manitoba St.
Toronto, ON
M8Y 3Y9

We have created this booklet to provide pertinent information that may assist you.

Please also take the time to thoroughly review the Declaration, By-Laws and Rules of your corporation. These documents have been carefully prepared to ensure that your individual rights as an owner are fully protected and enables residents to take advantage of Condominium living at its finest.

Should you require assistance or have concerns regarding the management of your home, please do not hesitate to call the Property Management Office at (416) 255-7300 extension 229. The office hours are as follows:

Monday	7:00 a.m.-7:00 p.m.
Tuesdays	7:00 a.m.-7:00 p.m.
Wednesday	7:00 a.m.-7:00 p.m.
Thursday	7:00 a.m.-7:00 p.m.
Friday	7:00 a.m.-5:00 p.m.

Again, welcome to MYSTIC POINTE SKYLOFTS II CONDOMINIUMS

Yours truly,

On behalf of MYSTIC POINTE SKYLOFTS II CONDOMINIUMS-TSCC 1437

Pat Neely

Property Manager

Tel.: (416) 255-7300 ext. 229

Fax: (416) 255-7722

Email : mysticpointe@marekapm.com

AN INTRODUCTION TO MYSTIC POINTE SKYLOFTS II CONDOMINIUMS

1. LAYOUT OF THE COMPLEX

The Mystic Pointe Complex actually consists of 5 separate condominium corporations. There are 3 high-rises making up 4 of the corporations (including The Skylofts II which is TSCC 1437 your building) and the townhouses. All five of the condominium corporations share the exterior Common elements of the grounds including the Security Gatehouse and administer the Shared Complex through a Committee made up of representatives of all five Corporations.

2. WASTE REMOVAL

Garbage chutes are located on each floor. Refuse which is to be put down the chute must be wrapped in plastic bags and tied tightly. If the refuse is too large for the chute, then please take it to the level P1 parking area, turn right as you enter the garage and leave it by the double doors. All recyclable items, such as newspapers, bottles and empty boxes must be taken to the recycling room and placed in the appropriate containers. Bottles and cans must be washed prior to recycling.

3. BELL TELEPHONE/CABLE SERVICE

It is your responsibility to make arrangements for service with Bell Canada or Rogers Cable. Your telephone also will be your enterphone to allow guests who ring your suite to be allowed into the building from the front entrance. Your enterphone number, which is different from your suite number, will be posted by your name after you have moved in and you have handed in your Resident Information Sheet to Management.

The Corporation has worked with Bell Canada to offer a complete package to residents for Bell Services including Bell Expressview, Sympatico high speed internet and your home phone services. Contact Bell directly to receive information regarding the package available here at Skylofts II.

4. REMOTE ACCESS

A Remote Clicker is required to enter the building via the front entrances and access to the parking levels. If you lose this clicker, contact the Property Management office immediately. A replacement or additional clicker can be issued at a nominal charge.

The Remote is also required to raise the gate arm at the EAST gate security entrance (this is the gate closest to 250 Manitoba) the gate is accessed from Manitoba St. The remote will also activate the overhead garage door leading to the underground parking garage.

**Please note that when entering the complex through the gates there is a correct way to enter and an incorrect way to enter.

If you are coming in behind another vehicle it is IMPORTANT to allow the gate arm to begin to lower before you activate your remote. If you activate your remote while the gate arm is in the up position you have not guaranteed that the gate arm has been activated and will allow you the required time to drive through.

When the gate arm begins to lower, activate your remote and the gate arm will immediately return to the up position. This ensures that you have been given the necessary time to enter.

Should you attempt to enter behind a vehicle without the confirmation of the gate arm being raised you risk the arm coming down at the end of the previous vehicles time which can seriously damage your vehicle and fall under your own personal insurance.

Please take the time to activate the gate arm properly and not try and rush through gaining yourself a full 2-3 extra seconds of your time.

Once purchased the Remotes become the property of the owner. They cannot be returned for a refund.

5. SECURITY

Security staff is required to obtain permission from the resident before permitting visitors to enter the complex. If there are a few guests whom you would want Security to allow in without first calling you, please submit those names to the Property Management Office. If you are expecting a guest(s) who is not on the list, you may alert Security to allow this person(s) entry. The telephone number for the Security kiosk is 416-252-1234.

Please note that Security is responsible for the monitoring of cameras located throughout the Mystic Pointe Complex, as well as, speaking to anyone calling from the emergency intercoms located in various areas of the underground parking.

6. USE OF THE MOVING ELEVATOR

The moving elevator is to be used for moving of items other than a personal nature to and from the building. Because of the importance of maintaining a lobby, which is welcoming to residents and guests alike, all moves of this nature are to be done through the moving room located at the front of the building. All moves, including furniture delivery, must be arranged through the Property Management office. Elevator booking times are Mondays to Saturdays:

9:00 a.m. – 12:00 p.m.

12:00 p.m.- 3:00 p.m.

3:00 p.m. – 6:00 p.m.

No bookings on Sundays, Holidays or after 6:00 p.m. Move-outs require a damage deposit of \$500.00 certified cheque or money order (cheque must be given to the Superintendent/Security prior to the move-out and it is returned upon completion, if no damage was caused).

7. RECREATION FACILITIES

The Recreation facilities are located on the 7th floor and on P2 level of the building.

PLEASE NOTE: The Recreation facilities are for the enjoyment of all residents of 200 Manitoba. Hours of operation are as follows.

Exercise Room – 6am-11pm

Squash Courts - 24 hours

Party Room – 9am-1am (Friday & Saturday)

- 9am -11pm (Sunday to Thursday)

Spa – 24 hours

Billiards – 24 hours

Change/Sauna – 24 hours

The 7th floor is made up of a BBQ terrace, billiards room, party room, exercise room, change and sauna rooms and spa terrace. The rules and regulations for each are contained within. Please read the rules carefully to prevent accident or loss of privilege.

As summer approaches, there are picnic tables and Barbeques available on the east terrace. Barbeques are provided free of charge and are the responsibility of those using to clean and maintain, brushes are provided.

8. PARTY ROOM

The Party room located on the 7th floor of the building is available for use of the residents and may be booked through the Property Management office. There is a rental fee as well as a security deposit required.

9. THE REAR COURT/DOG RUN

The Rear Court is available for use of all residents and their guests; however, dogs are not permitted in the Rear Court. A Dog Run is available for use located directly west of 190 Manitoba for dog owners. Dogs are permitted elsewhere in the complex but must be on a leash. The City of Toronto bylaws, as well as the Condominium Corporation bylaws, are in effect as far as cleaning up after your pets. An owner cannot have more than one dog.

10. FIRE ALARMS

There are speaker fire alarms throughout the building that sound when there is a general alarm. It is illegal to disconnect these and also very dangerous. The operation of these alarms is checked periodically. The speakers only allow the emergency personnel to speak to the unit. These speakers are one way only. There are smoke detectors in each unit. These are electric and do not require battery maintenance.

11. WINDOWS

WINDOWS SHOULD NOT BE LEFT OPEN ESPECIALLY DURING RAIN STORMS. WATER WILL ENTER YOUR UNIT AND MAY ALSO LEAK TO OTHER UNITS BELOW YOU.

12. PAYMENTS TO MANAGEMENT OFFICE

Please note that all payments to the Management office (ie: monthly maintenance fees, purchase of clickers, keys, rental of party room) must be made by cheque, cash **will not** be accepted. All cheques are made payable to TSCC 1437.

13. GENERAL

These guidelines and rules should be read in conjunction with the Declaration for the Corporation of TSCC 1437. Where there is any conflict between the two, the Declaration shall take precedence. The Declaration should have been received from your lawyer as part of the Status Report on purchase closing.

14. IN SUITE SECURITY

There are manuals available in the Management office for your In Suite Security system. Operation and maintenance of the system is the responsibility of the resident of the suite.

SPA USE

RULES & REGULATIONS

1. The spa should not be used alone, and all children under 12 years **MUST** be accompanied by an adult or his/her agent who is 18 years or older at all times.
2. All children 12 – 18 years **MUST** have a signed waiver on file.
3. Persons infected with a communicable disease or having open sores on their body are prohibited from using the spa.
4. Pregnant women and persons suffering from heart disease, diabetes, high or low blood pressure should not use the spa without permission from their doctor.
5. The spa should not be used while under the influence of alcohol, anti-coagulants, anti-histamines, vasoconstrictors, vacillators, stimulants, hypnotics, narcotics or tranquilizers.
6. A cleansing soap shower must be taken using warm water and soap and ensuring all soap is rinsed off before entering spa.
7. Caution should be taken when entering and leaving the spa to avoid falling.
8. Soap, shampoo and glass containers are prohibited in the spa.
9. Observe reasonable time limited to avoid nausea, dizziness or fainting.
10. Never sit directly in front or on top of lower suction fittings or skimmer, as this will obstruct proper circulation.
11. Irresponsible behaviour will result in individuals being asked to leave the facility and/or suspended indefinitely.
12. All rules will be strictly enforced.

SQUASH COURTS

RULES & REGULATIONS

1. Children under 12 years of age **MUST** be accompanied by an adult or his agent who is 18 years of age or older.
2. Protective eyewear is mandatory.
3. “No Smoking” allowed.
4. No food or drink allowed on courts.
5. Appropriate gym attire and proper running shoes (non-marking soles only) **MUST** be worn at all times.
6. Courts may be reserved up to one week in advance.
7. No “double bookings” allowed.
8. All players must sign in.
9. All rules will be strictly enforced.

BILLIARDS ROOM

RULES & REGULATIONS

1. Users **MUST** be 18 years or older.
2. Children 12 years or older may be permitted use with **parental supervision only.**
3. Users must sign out the equipment from the Gatehouse and are required to leave identification for the release of the billiards equipment.
4. “No Smoking” allowed.
5. Maximum 4 persons using the table at a time.
6. No sitting on tables. Anyone found sitting on tables will be asked to leave the facility.
7. Irresponsible behaviour such as abusive language, horseplay, etc., will result in individuals being asked to leave the facility and/or suspended.
8. Management reserves the right to ask for identification if age is questionable.
9. All rules will be strictly enforced.

EXERCISE ROOM

RULES & REGULATIONS

WARNING: Use of the equipment is entirely at the user's own risk and Management or the Condominium Corporation accepts no responsibility whatsoever for accidents or injuries incurred while using the equipment.

1. Users **MUST** be 18 years or older. Children accompanying parents during their workout are not to touch any of the equipment for their own safety.
2. No food or drink (other than water bottles) allowed.
3. "No Smoking" allowed.
4. Appropriate gym attire must be worn at all times (non-marking sole shoes).
5. Irresponsible use of equipment will result in individuals being asked to leave the facility and or suspension.
6. Management/Security or other representatives of the Corporation reserves the right to ask for identification if age is questionable.
7. No radios/stereos are permitted - personal walkmans only.
8. Absolutely no pets permitted.
9. All rules will be strictly enforced.

KNOW YOUR LIMITATIONS – DO NOT OVER DO IT!

MYSTIC POINTE SKYLOFTS II CONDOMINIUMS
CHILD WAIVER

NOTE: Waiver must be signed by parent/guardian for children between the ages of 12-18 years. Parental supervision for children under 12 years is required at all times.

I, **(name of parent/guardian)** _____ as a bona fide condominium resident hereby authorize the Corporation to allow my child/children

(name of child/children) _____

to use the facilities at Mystic Pointe Skylofts II without parental supervision.

By way of this waiver, I have been advised by the Corporation and it is their recommendation that all children be supervised by their parents or legal guardian, at all times, while using the spa.

I, with full understanding of all risks involved and of my own free will choose to allow my child/children named above to use the spa without parental supervision.

I, therefore, hereby agree to indemnify and save harmless "Condominium Corporation's", it's servants or agents from any and all manners of claims, damages, loss, costs, charges or orders whatsoever occasioned to, or suffered by, or imposed upon the Condominium Corporation's, either directly or indirectly, in respect of any manner of thing in consequence of, or in connection with or out of any operation connected therewith or in respect of any accident, damage or injury to any child, from, or on account of the same, it is understood that the intention of this paragraph is to fully indemnify the Condominium Corporation's from all liability in respect to the issue herein sought.

UNIT # _____

SIGNATURE _____

PRINT NAME _____

RELATIONSHIP TO CHILD _____

DATED this _____ **day of** _____, **20**__.