

PETERBOROUGH CONDOMINIUM CORPORATION NO. 22
RULES & REGULATIONS

The following Rules & Regulations are in place to foster the comfort and safety of all occupants and shall be observed by all owners, tenants and visitors.

1. To reduce the risk of flooding damage, water hook-up in the laundry rooms shall be shut off after use. No water shall be left running anywhere unless in actual use.
2. Sufficient heat shall be maintained in all units, occupied or vacant, between September 15th and May 15th to prevent frost damage to plumbing lines and fixtures and the building's structure.
3. No owner shall do or permit anything to be done in his unit or bring or keep anything herein which will in any way increase the risk of fire or the rate of insurance on any building, or on property kept therein, or obstruct or interfere with the right 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.
4. No owner, family member, tenant, resident, guest, tradesman, invitee, or visitor shall smoke cigarettes, cigars, cigarillos, pipes or any similar product whose use generates smoke or noxious fumes anywhere within the boundaries of their unit or exclusive use common areas. This rule is applicable to owners purchasing or taking possession of a unit after April 15th, 2012. All owners who acquired or purchased their unit prior to April 15th, 2012 are 'Grandfathered' for exclusion from the provisions of this rule.
5. The use of barbecues is not permitted on balconies or any of the other common areas.
6. Nothing other than seasonal furniture shall be kept or stored on the balcony. The exception to this rule is a clothes drying rack that may be used but not stored on the balcony.
7. No sign, advertisement of notice, other than the usual signs offering a unit for sale or rent, with dimensions not exceeding two (2) feet by two (2) feet, shall be inscribed, painted or affixed or placed on any part of the building or common elements whatsoever, without the prior written consent of the Board of Directors.
8. Garbage shall be tightly wrapped and placed in the container provided or as otherwise directed by an agent of the Board of Directors. All occupants must maintain sanitary conditions at all times.
9. 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 of Directors or Manager, may or does disturb the comfort or quiet enjoyment of the property by other owners, their families, guests, visitor, servants, or persons having business with them.
10. Nothing shall be shaken, thrown or dropped from the balconies, windows or doors of the building.

11. No animal, livestock or fowl, other than a domestic animal kept as a pet, shall be kept on the property. No pet that is deemed by the Board of Directors or the Manager, in its absolute discretion, to be a nuisance shall be kept any owner of any unit or in any other part of the property.
12. Owners shall not overload existing electrical circuits.
13. No auction sale shall be held on the property.
14. No awnings, shades or enclosures of any kind shall be erected over and outside of the windows or balconies.
15. No unit owner or his tenant or member of either of their households shall park upon any of the parking spaces not allocated to him, nor upon any of the parking spaces designated by the Board from time to time as visitors parking. Illegally parked vehicles may be towed away at the owners/operators expense and risk.
16. The sidewalk, entry, passageways, walkways, and driveways used in common by the owners shall not be obstructed by any of the owners or residents or used by them for any purpose other than ingress and egress to and from their respective units.
17. No motor vehicle larger than a one-half ton pick-up truck or van, shall be parked or stored on any of the common elements, (including those over which any owner or resident shall have exclusive use, nor shall any repairs be made to any vehicle on the common elements including those over which any owner or resident has exclusive use.
18. No recreational vehicles, trailers, boats, snowmobiles, machinery or equipment of any kind shall be parked or stored on any part of the common elements, including any part thereof which any owner or resident may have exclusive use. However, bicycles are permitted to be stored.
19. No television antenna, aerial, tower or similar structure and apertures thereto, shall be erected on or fastened to any unit or the common elements, except for in connection with a common television cable system.
20. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flowerbeds.
21. No structures of any kind may be erected on any part of the common elements, including any part thereof of which any owner or resident may have exclusive use without the prior written consent of the Board of Directors.
22. The Fire Doors at both ends of the building may not be used as personal exit doors. These doors are to be kept clear and closed at all times.
23. Owners shall screen prospective tenants to ensure that they are compatible with the quiet, adult life-style now enjoyed in this condominium community, and ensure that they are aware of and must abide by the restrictions of the Condominium Act of Ontario and the Declaration and the Rules & Regulations of Peterborough Condominium Corporations No. 22 during the period of their tenancy.

24. Any loss, cost or damages incurred by the Corporation by reason of a breach of any Rules or Regulations, in effect from time to time, by an owner, his family, guest, servants, agents or occupancy 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.
25. The common area storage facilities shall be available to all owners. Use of the room shall be requested by the respective owner in writing to the Board of Directors and approved by the Board of Directors. Flammable items will not be allowed in the storage room and all items approved by the Board of Directors shall be left stored solely at the owners' risk.
26. The outward facing surface of all window coverings shall generally match the exterior surface of the building. Acceptable colours would include pale shades of beige, grey, or white.

Strong or distinct colours, prints, patterns, stripes, etc are not permitted. Also, no flags, blankets, sheets, posters, placards, advertisements, cardboard, wood, etc shall regularly adorn any window surface.

January 18, 2017