

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2985
(the "Corporation")

RULES OF THE CORPORATION

The following rules shall be observed by the owners, and the term "Owner" shall include the owner of any unit and any other person(s) occupying the unit with the owner's approval, including, without limitation, members of the owner's family, his tenants and their respective invitees or licensees:

- (1) The mechanical closets and other mechanical apparatus shall not be used for purposes other than those for which they are constructed and no sweepings, garbage, rubbish, storage, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the Owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.
- (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 obstruct or interfere with the rights of other Owners, or in any way injure or annoy them, or increase the risk of fire or the rate of fire insurance on any building, or on property kept therein, 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) No utilities, including, without limitation, 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 as designated by the Corporation for garbage collection.
- (5) Nothing shall be thrown out of the windows, doors, balconies or terraces of any unit or of the building.
- (6) Owners shall not overload existing electrical circuits and plumbing facilities in their units.
- (7) No stores of any combustible or offensive goods, provisions or material shall be kept in any unit, the balconies, terraces or on the common elements.
- (8) No noise, caused by any instrument or other device, or otherwise, which may be calculated to disturb the comfort of the other Owners shall be permitted.
- (9) No room, wall and/or window air-conditioning unit shall be placed upon the common elements by any Owner, unless the location has been approved in writing, by the Board.
- (10) The sidewalks, entry, passageways, walkways 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.
- (11) No mops, brooms, dusters, rugs, or bedding shall be shaken or beaten from any window or door or those parts of the common elements over which the Owners have exclusive use. No hanging or drying of clothes is allowed on the common elements and the common elements shall not be used for storage.
- (12) No motor vehicle other than a registered private passenger automobile, station wagon, family van, and/or motorcycle, with a valid licence, insurance and in proper repair shall be parked on the common elements, and no motor vehicle shall be driven on any part of the common elements other than a driveway or parking space.
- (13) No trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements except as permitted by these rules.
- (14) No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds.

- (15) No portion of any unit required by the declaration, the by-laws or the Act to be maintained by the Corporation shall be painted, decorated or otherwise affected by anyone other than the Corporation, or except as the Corporation may direct.
- (16) No auction or garage sale shall be held in the units or on the common elements, save and except the Retail Unit which shall not be subject to this Rule.
- (17) Unit Owners and their families, guests, visitors, servants and agents shall not create or permit the creation or continuance 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 units or common elements by other Owners or their respective families, guests, visitors, servants and persons having business with them.
- (18) All municipal and other zoning ordinances, laws, rules and regulations of all government regulatory agencies having jurisdiction shall be strictly observed with respect to the use of the Units.
- (19) No animal, livestock or fowl of any kind other than those pets usually considered to be a pet shall be kept or allowed in any unit. No animal, which is deemed by the Board or the property manager, in their absolute discretion, to be a nuisance shall be kept by any owner or tenant in any unit. Such owner or tenant shall within two weeks of receipt of written notice from the Board or the property manager requesting the removal of such animal, permanently remove such animal from the Property. Notwithstanding the generality of the foregoing, no attack dogs shall be allowed in any unit, and no breeding of animals for sale shall be carried on, in or around any unit.
- (20) No Owner shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his unit or common elements.
- (21) No resident may smoke cigarettes, tobacco or other smoke creating products anywhere on the common elements, including without limitation, corridors, stairwells, lobbies, elevators, balconies, or recreational areas.
- (22) No resident (the "source resident") may smoke tobacco or smoke or use other smoke producing products or burn incense in a residential unit if the circumstances set out below are established:
 - a. Another resident has made a complaint of smoke infiltration nuisance which is verified by the Corporation acting reasonably; the source of the smoke is reasonably determined to be the source residents' unit; and the source resident is unable to remedy the smoke exfiltration from his/her unit immediately; and
 - b. If a second or subsequent verified complaint of smoke infiltration from the same source is made; or
 - c. Another resident has made a complaint of smoking material discarded from the source resident's unit landing on his/her balcony or terrace which is verified by the Corporation acting reasonably;

Complaints of smoke infiltration nuisance or other breach of this rule shall be made immediately to the security, concierge and/or property management staff so that the nuisance and its source can be verified. The complaining resident shall permit such Corporation staff to enter his/her unit to verify the complaint. The complaint shall also be confirmed by the resident to the Corporation in writing detailing the date, time, place, nature of nuisance, and describing any specific health issue or concern.

- (23) No resident shall dispose of any smoking materials out of any unit window or off any balcony.
- (24) No one shall change any lock or locks in a unit or place any additional lock on any door in or to any unit without first obtaining the prior written approval of the Board and, if such approval is given, without first providing a key for such changes or additional lock or locks to the Corporation.

- (25) Prior to leaving the unit for any extended period of time, each resident shall arrange to stop delivery of newspapers and any other deliveries and inform the manager that the resident is on vacation or away from the unit for an extended period of time and that all such deliveries have been suspended. Newspapers and other items delivered to a unit and not picked up after reasonable time may be removed by the manager.
- (26) If guests are given permission to occupy a unit during a resident's absence, the manager shall be notified in writing of the names of such guests, and dates of occupancy.
- (27) Owners shall ensure that their tenants strictly comply with the provisions governing the use and occupation and leasing of units set forth in the Declaration. If an Owner fails to obtain the application, statement and covenant from his tenant as required pursuant to the Declaration, or fails to ensure his own compliance and that of his tenants with the requirements of the Condominium Act, 1998, the Declaration and the Rules, any person or persons intending to reside in the unit and common elements shall be considered to be an unauthorized person and entry to the buildings or any part of the common elements may be expressly denied by the manager until such person(s) and the Owner have fully complied with the Act, the Declaration and the Rules.
- (28) Any loss, cost or damage incurred by the Corporation by reason of a breach of any rules 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.