



Aspen Shores

A Proposed Phased Standard Condominium Plan by Skydevco
located at Fuller and Boucher Streets in Meaford, Ontario

PROPOSED RULES

GREY STANDARD CONDOMINIUM CORPORATION NO. _____

RULES

Preamble

The Rules of the Corporation address several matters relating to day-to-day life in the Corporation, particularly relating to health, safety, comfort, and enjoyment of the property. However, in addition to these Rules there are many conditions, restrictions and other regulations in the Declaration that also address such matters. Unit Occupants are responsible to ensure that they and all Visitors to their Units comply with the provisions of both the Declaration and the Rules. Pursuant to the Declaration, any costs incurred by the Corporation on account of any breach of these Rules, including costs of enforcement, repair of damage, loss of use, cleaning services, legal advice (including opinions), and so forth, are costs for which the Unit Owner (in whose Unit the responsible Unit Occupant resides or Visitor has visited) can be required to indemnify the Corporation.

Interpretation

1. All terms used in these Rules shall have the meanings ascribed to them in the Act and in the Declaration, and:
 - a. "Act" means the *Condominium Act, 1998* as amended, supplemented or replaced from time to time, and includes all regulations pursuant thereto;
 - b. "Corporation" means Grey Standard Condominium Corporation No. _____;
 - c. "Declaration" means the Declaration creating the Corporation, as amended from time to time;
 - d. "Condominium Plan" means the lands in Schedule "A" of the Declaration of the Corporation as amended from time to time;
 - e. the use of the masculine gender shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires, and vice versa; and
 - f. the use of headings in these Rules is for convenience of reference only and shall not affect the interpretation of any Rule.
2. To the extent any Rule herein is determined to be contrary to or inconsistent with any provision in a By-law, the Declaration, or the Act, such Rule shall be deemed amended only to the extent necessary to correct such contradiction or inconsistency.

Conduct & Safety

3. All Unit Occupants and Visitors shall at all times conduct themselves in a manner that is respectful of the personal safety, physical integrity, comfort and right to quiet enjoyment of all other Unit Occupants and Visitors. All forms of harassment, abuse, threat, violence, and physical harm are prohibited.
4. No one shall do anything that does or may interfere with the health, safety, or security of any other person on this Condominium Plan or that does or may cause damage to the property or the assets of the Corporation.
5. Unit Occupants and Visitors shall comply with the reasonable regulations or policies respecting health or safety on the Condominium Plan that are enacted from time to time by the Board by written notice, which may include signage, and that conform to then-in-force municipal or provincial regulations or guidelines, or the directions of emergency services agencies or personnel (i.e., police, paramedics, fire services, and ambulance).
6. Without limiting the generality of the foregoing, no one shall do or permit anything to be done in, within, or on the Condominium Plan that:

- a. conflicts with any federal, provincial or municipal laws or bylaws relating to fire, or with the regulations or orders issued by any a municipal property standards office, provincial or municipal fire department, or board of health or other public health agency having authority over the area in which the Condominium Plan is located; or
 - b. increases the risk of fire or the rate of fire insurance on the buildings, or any property kept therein; or
 - c. conflicts with any insurance policy carried by the Corporation or any Unit Owner.
7. No combustible material or flammable goods (including without limiting the generality of the foregoing, propane) shall be used, stored, or transported in, on, under, or through any Unit or the Common Elements unless stored as prescribed by the Board. This rule shall not prohibit the presence on the Condominium Plan of standard motor vehicles other than propane powered vehicles.
 8. The use of barbecues and similar devices (not including usual household cooking equipment such as an oven, stove, microwave, or dry cooker) is prohibited within the Units and the interior Common Elements of the buildings in the Condominium Plan. Barbecues and similar devices are permitted to be used in designated areas of the non-exclusive use exterior Common Elements, including on the exclusive use patio or balcony appurtenant to a Unit that is fitted with a natural gas hookup. Operation or use of any barbecue or similar device is subject to the requirements that such use shall be carried out in strict accordance with such safety guidelines and other instructions or restrictions as are posted on the property from time to time by the Board. Anyone using a barbecue or similar device that is an asset of the Corporation or part of the Common Elements shall thoroughly and carefully clean the same when finished and shall be responsible for loss or damage of any such equipment and appurtenant tools.
 9. Children under the age of 16 are not permitted to operate barbecues or similar equipment anywhere on this Condominium Plan. (This rule does not prohibit anyone from usual household cooking activities within their own unit using an oven, stove, microwave, or dry cooker, etc., provided any person under the age of 16 shall carry out such activities only under the supervision and instruction of a parent or other guardian.)
 10. Unit Occupants shall not overload electrical circuits or plumbing facilities anywhere on the Condominium Plan.

Nuisances, Annoyances, and Disruptions

11. No Unit Occupant shall do or permit anything to be done in his or her Unit or on the Common Elements or bring or keep anything therein that creates a nuisance or will in any way unreasonably obstruct or interfere with the rights of other owners or in any way disrupt their access to or enjoyment of the features or services of the Corporation or otherwise injure or cause legitimate annoyance to them.
12. In particular but without limiting the generality of the foregoing and the other Rules and provisions of the Declaration respecting nuisances, annoyances, and disruptions:
 - a. No noise of any kind, including without limitation the playing of musical instruments or any noise caused by any congregation of persons in a Unit or in or on any portion or portions of the Common Elements, which in the opinion of the Board or its agent may disturb the comfort or quiet enjoyment of any other occupant of the condominium plan shall be permitted by anyone;
 - b. no one shall do anything to cause or permit the infestation of a Unit or the Common Elements by pests including insects, rodents, or other vermin; and
 - c. no one shall permit smoke, vapour, or strong odours that are toxic, noxious, or otherwise cause unreasonable discomfort or irritation for other persons on the Condominium Plan to be emitted from their Units.

General Use of the Units and Common Elements

13. For the purposes of the provisions in the Declaration relating to Visitor Parking, Accessible Parking Spaces, and waste management (i.e., garbage), "daytime" is defined as commencing at 6 a.m. and concluding at 11 p.m. each day, and "overnight" consists of the remaining hours of each day.
14. The traffic and parking provisions of the Declaration, and the traffic and parking signage posted by or on behalf of the Board, shall be complied with by all Unit Occupants and Visitors.
15. If a portion of the Visitor Parking areas is used for snow storage during winter months, on a regular or emergency basis, use of those parking spaces shall be prohibited during any period of time that snow storage therein prevents a vehicle from being parked fully and safely within the bounds of the area of such parking space, having reference to the painted lines designating the same.
16. A recreational vehicle owned by a Unit Occupant may be stored or parked in such Unit Occupant's Parking Unit (or other Parking Space for which the Unit Occupant possesses a right of occupancy) for a period not exceeding two (2) consecutive days (or such other period as the Board may in writing allow) within any ten (10) day period.
17. No sign, advertisement, or notice shall be inscribed, painted, affixed or placed on any part of any Unit where visible from any abutting street or any other Unit or the Common Elements without the prior written consent of the Board which consent may be refused. No decorations, hardware (e.g., door numbers), planters, cameras, door bells, chimes, or other items or equipment shall be affixed to or hung anywhere on the Common Elements unless expressly permitted by the Board and in compliance with the relevant provisions of the Declaration and/or the Act.
18. Moving in or out of the Units is permitted only at such times and in such manners as the Board may permit.
19. No one shall do anything to unduly obstruct the ordinary use of and passage through any of the lane ways, parking areas, sidewalks, patios, and steps forming part of the Common Elements (other than the Garden Terraces), or the entrances to any of the Units, by any Unit Occupants and Visitors without the prior written permission of the Board.
20. No bicycles, carriages, wagons, or shopping carts shall be left at the front of any building or upon the walks or other areas of the Common Elements generally visible from the other Units except that bicycles may be parked in any such parts of the Common Elements that are specifically designated (by signage relating thereto) for bicycle parking. No one will use any such area for the repair or the cleaning of wagons, carriages, bicycles and carts. No one will use any driveway area provided for the parking of an automobile or any other common element area for the storage or repair of any motor vehicle or trailer.
21. The manholes, closets and other water apparatus shall not be used for any purpose other than those for which they were constructed, and no sweepings, garbage, rubbish, rags, ashes or other substance shall be thrown therein.
22. Water shall not be left running, unless in actual use, either outside or within the premises.
23. Unit Occupants shall not place, leave or permit to be placed or left in or upon the Common Elements any debris, refuse, garbage, recycling, or compost materials other than in accordance with these rules.
24. Debris, refuse, and garbage shall be securely contained in properly tied polyethylene or plastic garbage bags, properly tied and not exceeding twenty-five (25) pounds per bag in weight, and shall be deposited in such places as may be designated from time to time by the Board, which designation may be by signage on the property.
25. All papers shall be securely tied in bundles, and, along with all other recycling or compost materials, shall be placed in suitable containers designed therefor and acceptable to the municipal or other waste management service providing the removal thereof and shall be deposited in such places as may be designated from time to time by the Board, which designation may be by signage on the property.

26. All Unit Occupants shall comply with any further guidelines or directions established by the Board from time to time pertaining to disposal of garbage, recycling or other waste, which guidelines and directions are incorporated by reference into and form part of these Rules.

Common Elements Amenities

27. As the Declaration permits safety guidelines, hours of operation, conditions of use, and other principles and instructions (collectively, "Guides") relating to the pool, barrel saunas, patios and other amenities to be posted by the Board from time to time, the same are hereby incorporated into and form part of these rules subject to the right of the Unit Owners to requisition a meeting to seek repeal or amendment of the same.
28. Notwithstanding the foregoing, the Guides shall be consistent with the Declaration and the following provisions of these Rules:
- a. The hours of operation of the pool shall not be greater than between the hours of 8 a.m. and dusk daily;
 - b. the hours of operation of the barrel saunas shall not be greater than between the hours of 7 a.m and dusk daily;
 - c. other than when required to be closed due to emergency or for maintenance purposes the hours of operation of the pet spa and dog run shall be 24 hours per day, seven days per week;
 - d. the hours of operation of the gym shall not be greater than between the hours of 6 a.m and 11 p.m. daily;
 - e. the hours of operation of any party room or game room shall not be greater than between the hours of 7 a.m and 11 p.m. daily;
 - f. the hours of operation of the pickle ball courts shall not be greater than between the hours of 7 a.m and 11 p.m. daily;
 - g. all users of the pool, barrel saunas, patios, and other amenity areas of the condominium are required to keep the same in a clean and tidy condition, to remove all personal equipment, devices, and any debris therefrom at the conclusion of such use;
 - h. pets are not permitted in the pool and barrel sauna areas and must be kept under reasonable control at all times when in the Common Elements so as not to cause a nuisance, annoyance, disruption or other disturbance to other persons seeking to use and enjoy the amenities; and
 - i. Minors shall use the amenities only when supervised by parents or other adult guardians.