

Niagara North Condominium Corporation No. 13
Schedule "A"
Rules & Regulations

The following Rules & Regulations shall be observed by the owners, and the term "owner" shall include the owner or any other person occupying the unit with the owner's approval:

1. The water closets and other water apparatus shall not be used for purposes other than those for which they are constructed and no sweepings, garbage, rubbish, 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 sign, advertisement or notice of any kind shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements whatsoever without the prior written consent of the Board.
3. No owner shall do, or permit anything to be done in his unit, or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance of any building or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with 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. Nothing shall be placed on the outside of window sills or projections.
5. Water shall not be left running unless in actual use.
6. 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 on days designated by the Board or the Manager as garbage pickup days. Nor shall he directly carry or place same in any area designated by the Corporation as a central garbage depository.

Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags not exceeding twenty-five (25) pounds per bag in weight. Where such debris, refuse or garbage consists of packing cartons or crates, the owner shall arrange with the Manager for a pickup thereof, and such packing cartons or crates shall not in any event be left outside the unit.

7. 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 or the Manager, may or does disturb the comfort or quiet enjoyment of the property by other owners, their families, guests, visitors, servants and persons having business with them.

No noise caused by any instrument or other device, or otherwise, which in the opinion of the Board may be calculated to disturb the comfort of the other owners shall be permitted.

8. Nothing shall be thrown out of the windows or doors of the buildings.
9. No animal, livestock or fowl other than one (1) pet shall be kept on the property and no pet that is deemed by the Board of Directors or Manager in its absolute discretion, to be a nuisance shall be kept by any owner of any unit or in any other part of the property. Any owner who abrogates this Regulation shall permanently remove such pet(s) within two (2) weeks of receipt of a written notice from the Board of Directors or the Property Manager.

Pets are not allowed to run loose on any part of the common elements.

Unattended pets are to be tied only on the exclusive use patio area with a rope or chain which will not allow them to reach beyond the exclusive use patio area. It is the responsibility of the unit owner to clean up any defecation from their pet immediately. Any damage to the common elements by a pet is the responsibility of the unit owner and if not repaired within a reasonable time then the Corporation will have the damage repaired and any costs incurred will be added to the common element fees for the unit owner.

10. Owners shall not overload existing electrical circuits.
11. No auction sale shall be held on the property.
12. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property.
13. 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.
14. No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door or those parts of the common elements over which the owner shall have exclusive use.
15. Only seasonal furniture is allowed on patios and patios shall not be used for storage.
16. No motor vehicle other than a private passenger automobile, station wagon, or commercial vehicle other than a half ton pick-up truck with uncovered rear end and sills not exceeding four (4) feet in height shall be parked on any part of the common elements (including any part thereof, of which any owner may have the exclusive use) nor shall any repairs be made to such motor vehicles on the common elements and no motor vehicle shall be driven on any part of the common elements other than on a driveway or parking space.
17. No motor vehicle, trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements other than on a designated parking space.
18. No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit, except for in connection with a common television cable system.
19. 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.
20. No building or structure or tent shall be erected and no trailer either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained on the common elements.

21. Any loss, cost or damages incurred by the Corporation by reason of a breach of any Rules & Regulations 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.
22. Storm doors or screen doors in white will be allowed to be installed on unit doors at a cost to the unit owner providing that if the main entrance door is made of steel, then any window in the storm door would have to be permanently removed. All costs for the installation and maintenance of these doors would be the responsibility of the unit owner.
23. Central air conditioning is allowed to be installed providing the condenser unit is installed in the patio area. Window air conditioners will be allowed to be installed between May 1st and October 31st yearly in the dining room window only and the enclosure around the air conditioner must be painted to match the colour of the trim of that unit. Air conditioners can be placed inside a unit at any other window as long as it is on the inside behind the screen and does not protrude outside the window.
24. No cable television lines are allowed to be installed on the outside of the units. Cables such as cable television or telephone cables are not permitted to be run up the outside of the unit and in particular cannot be put through siding at any location. Any damage to siding will be charged to the offending unit owner.
25. No clotheslines are allowed to be installed or maintained at any time on any part of the common elements including the exclusive use patio area.
26. No awnings on any part of the buildings are to be allowed.
27. No swimming pools such as kiddie pools will be allowed to be placed on any part of the common elements.
28. Only white semi-gloss paint is to be allowed on the main front doors.
29. Garage doors, when not in use, shall be left in the closed position.
30. Overnight visitors may park in the main parking area beside unit 84 and must place a notice on the dash visible through the windshield indicating which unit they are visiting.

Any visitor's remaining in the visitors' overnight parking area more than three nights per week shall be deemed to be a resident and must not park in the visitors at all without prior approval of the Superintendent or Manager.
31. The Corporation has developed a plan for the overall improvements to the landscaping of the common elements which will be implemented by the Corporation over a number of years. If a unit owner wishes to proceed with plantings at their unit prior to the Corporation proceeding, then the owner may apply to the Corporation in writing to proceed at their expense based on the overall approved plan.
32. The Corporation is proceeding with the replacement of all fencing throughout the complex over several years. If a unit owner wants to proceed with a replacement prior to the Corporation proceeding, a written request must be made to the Board. The Board will allow an owner to proceed at his expense using the specifications set by the Board.

33. Due to the irritation and known health risks of exposure to second-hand smoke, increased risk of fire and increased maintenance, all forms of smoking shall be prohibited within your apartment, patio, or in any part of the interior or exterior of the building, except for the designated outdoor smoking areas located outside the front entrance of your unit. In addition, members of your household, visitors, and guests are subject to the same policy. This policy will grandfather all those smoking residents prior to April 10th, 2018, in the building until they leave.

Smoking is defined as the act of, including but not limited to lighting, burning, open flame cooking, and or smoking products including, but not limited to, tobacco, cigarettes and cigars, marijuana and related products, vapor and electronic cigarettes, etc.

If you become aware of persons smoking in their unit or on the common elements, provide the Property Manager a written statement of any incident where smoke, or related product, bi-product or scent is migrating in the resident's unit from sources outside of the resident's apartment unit.

We cannot warranty that the building, common areas of your apartment will have any higher or improved air quality standards than any other rental property. We cannot and do not warranty or promise that the rental premises or common areas will be free from second-hand smoke. Our ability to police, monitor, or enforce compliance with this policy is dependent in significant part on voluntary compliance by the resident and the resident's guests and other occupants of the complex.

34. No charcoal or wood burning fire pits are allowed. Propane BBQ's and fire pits however, are allowed provided they are supervised at all times. Propane Fire Pits and may only be in use when there is no fire ban in effect in the St. Catharines area. Residents must follow the St. Catharines By-Law No. 2015-29 Section 6.3 governing propane Fire Pits which is as follows:

St. Catharines By-Law No. 2015-29 Section 6.3, residents are permitted to set or cause to be set and maintained an Open Air Fire in his/her exclusive use backyard which is supervised at all times, is no less than 1 metre horizontally (3 meters for barbecues) from any combustible (e.g. buildings, overhangs, trees, fences, structures), and is located in or originating in:

- (i) gel pots that do not exceed 16 ounces;
- (ii) candles, or tiki torches with a total fuel capacity of not more than 12 ounces; and
- (iii) propane or natural gas appliances (i.e. barbecue, heater, fire-pit or fireplace) listed and approved for use in Canada when operated as per the manufacturer's instructions and as per its listing label. All other forms of Open Air Fires are prohibited.

35. No fireworks or firecrackers are permitted to be set off on the common elements or the exclusive use common elements of the Corporation.

36. Commencing on August 30th, 2018 all forms of cultivating and/or smoking cannabis/marijuana are prohibited on the condominium property, including the inside of condominium units, on exclusive use common elements or on the common elements. This Rule applies to all persons, including but not limited to owners, tenants, guests, service persons, occupants and visitors. "Smoking" shall include inhaling, exhaling, burning, vaping or carrying of lighted products. Medical exemptions can be granted; however, the board of directors has the

authority to set reasonable conditions for units that are granted a medical exemption. Reasonable conditions include, turning on/ installing exhaust fans, keeping windows and doors closed, or, sealing up one's unit to prevent the transfer of smells to other units. Please note that exemptions can be revoked if the use or cultivation of cannabis creates a nuisance for neighboring residents.

PARKING RULES

1. Parking is prohibited in the following areas:
 - a) Fire zones
 - b) Traffic lanes and access routes
 - c) All common elements not paved for vehicle use.
2. No motor vehicle other than a private passenger automobile, station wagon, van or minivan, or pickup truck up to a half ton, all used exclusively for passengers shall be parked on any part of the common elements (including any part of the common elements over which the owner has exclusive use).

Without limiting the generality of the foregoing, no motorbike or motorcycle, nor any motor home, trailer, recreational vehicle, boat, snowmobile and/or mechanical toboggan, nor any piece of heavy machinery or motorized equipment of any kind whatsoever shall be parked on any part of the common elements without the prior written consent of the Board or Manager

Visitors parking spaces are to be used by visitors only and not by residents. Visitors may not park more than 48 continuous hours without the prior approval of the Manager or Board. The Board or Manager shall determine at their sole discretion whether a vehicle belongs to a resident or a visitor. Overnight visitors parking shall only be allowed in the main parking lot beside unit 84 and visitors must place a notice on the dash visible through the windshield indicating which unit they are visiting.

No vehicle used for commercial purposes shall be parked on the property unless temporarily servicing a unit.

3. No motor vehicle leaking an excessive amount of any oil or fluid of any kind shall be parked on any part of the common elements or in any parking unit.
4. No motor vehicle shall be stored on any part of the common elements.
5. No in-operable motor vehicle, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements or in any parking unit.
6. No owner or occupant shall store or leave in any parking area any object (except a permitted motor vehicle), including tires, bicycles, firewood, rubbish, trailers or commercial vehicles.
7. No person shall place, leave, park or permit to be placed, left or parked upon the common elements or in any parking unit any motor vehicle which, in the opinion of the Manager or as directed by the Board, may pose a security or safety risk, either caused by its length of un-attended stay, its physical condition or appearance or its potential damage to the property. Upon 48 hours' notice from the Manager, the owner of the vehicle shall be required to either remove or attend to the vehicle as required and directed by the Manager, in default of which, the vehicle shall be removed from the property at the expense of the owner.

8. No motorized recreational vehicles licensed as such or unlicensed motor vehicles shall be operated within the complex. Motor vehicles are limited to safe ingress and egress only to and from the property at posted speeds.
9. No person shall park or use a motor vehicle in contravention of these Rules, otherwise such person shall be liable to be fined or to have their vehicle towed from the property in accordance with City By-laws and in which event, neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses howsoever caused to such motor vehicles or the owner thereof.