

LAKESIDE AT ROCKY CREST

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RULES

The following Rules made pursuant to the *Condominium Act*, 1998, S.O. 1998, C.19 (the "Act") shall be observed by all owners (collectively, the "Owners") and any other person(s) occupying Resort Units including, without limitation, members of Owners families, their tenants, guests, invitees and servants.

Any losses, costs or damages incurred by the condominium corporation (the "Corporation") by reason of a breach of any Rules in force from time to time by any Owners, or their families, guests, servants or occupants, shall be borne and/or paid for by such Owners and may be recovered by the Corporation against such Owner in the same manner as common expenses.

1. GENERAL

- (a) Use of the common elements and Resort Units shall be subject to the Rules which the Board may make to promote the safety, security or welfare of the Owners or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other Resort Units.
- (b) Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all Owners and occupants, their families, guests, visitors, servants or agents.
- (c) Any losses, costs or damages incurred by the Corporation by reason of a breach of any Rules in force from time to time by any Owners or their occupants, families, guests, visitors, servants or agents shall be borne by such Owners and may be recovered by the Corporation against such Owners in the same manner as common expenses.
- (d) 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 Owners in any unit. Such Owners shall, immediately upon receipt of a written notice from the Board requesting the removal of such animal, permanently remove such animal from the Property. Notwithstanding the generality of the foregoing, no pet deemed by the Board, in its sole and absolute discretion, to be a danger to the residents of the Corporation is permitted to be on or about the common elements and without limiting the generality of the foregoing Pitbull and Rottweiler dogs shall be deemed to be considered to be a "danger" to residents and shall thereby not be permitted to be kept in any unit nor on or about the common elements.

2. QUIET ENJOYMENT

- (a) Owners and their families, guests, visitors, servants and agents shall not create nor permit the creation 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 Resort Units or common elements by other Owners or their respective families, guests, visitors, servants and persons having business with them.
- (b) No noise shall be permitted to be transmitted from one unit to another. If the Board determines that any noise is being transmitted to another unit and that such noise is an annoyance or a nuisance or disruptive, then the Owner of such unit shall at his expense take such steps as shall be necessary to abate such noise to the satisfaction of the Board. If the Owner of such unit fails to abate the noise, the Board shall take such steps as it deems necessary to abate the noise and the Owner shall be liable to the Corporation for all expenses hereby incurred in abating the noise (including reasonable solicitor's fees).
- (c) No auction sales, private showing or public events shall be allowed in the any unit or the common elements.
- (d) Firecrackers or other fireworks are not permitted in any unit or on the common elements.

3. SECURITY

- (a) Owners shall supply to the Board the names of all residents and tenants of all Resort Units.
- (b) Residents are to immediately report any suspicious person(s) seen on the property to the manager or its staff;

4. **SAFETY**

- (a) No storage of any hazardous or offensive goods, provisions or materials shall be kept in any of the Resort Units or common elements.
- (b) No propane or natural gas tank shall be kept in the Resort Units or in or within any exclusive use common elements areas.
- (c) Owners and occupants shall not overload existing electrical circuits.
- (d) Water shall not be left running unless in actual use.
- (e) Nothing shall be thrown out of the windows or the doors of the Resort Units.
- (f) No Owner or occupant 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 on any buildings, 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 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.

5. **COMMON ELEMENTS**

- (a) No one shall harm, mutilate, destroy, alter or litter the common elements or any of the landscaping work on the property, if any.
- (b) No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements, unless approved by the Board.
- (c) No equipment shall be removed from the common elements by, or on behalf of, any Owner or occupant of a unit.
- (d) The passageways and walkways which are part of the common elements shall not be obstructed by any of the Owners or occupants or used by them for any purpose other than for ingress and egress to and from a unit or some other part of the common elements.
- (e) Any physical damage to the common elements caused by an Owner or occupant, his family, guests, visitors, servants, or agents shall be repaired by arrangement and under the direction of the Board at the cost and expense of such Owner or occupant.
- (f) No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window or door.
- (g) No building or structure or tent shall be erected, placed, located, kept or maintained on the common elements and no trailer, either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained on the common elements.
- (h) Each pet owner must ensure that any defecation by such pet must be cleaned up immediately by the pet owner, so that the common elements are neat and clean at all times. Should a pet owner fail to clean up after his pet as aforesaid, the pet shall be deemed to be a nuisance, and the Owner of said pet shall, within two (2) weeks of receipt of written notice from the Board or the Manager requesting removal of such pet, permanently remove such pet from the property.

6. **RESORT UNITS**

- (a) The toilets, sinks, showers, bath tubs and other parts of the plumbing system shall be used only for purposes for which they were constructed and no sweepings, garbage, rubbish, rags, ashes, or other substances shall be thrown therein. The cost of repairing damage resulting from misuse or from unusual or unreasonable use shall be borne by the Owner who, or whose, tenant, family, guest, visitor, servant or agent shall cause it.
- (b) No Owner shall overload existing electrical circuits in his unit and shall not alter in any way the amperage of the existing circuit breakers in his unit.

- (c) Resort Units shall be used only for such purposes as provided for in the Corporation's Declaration and as hereinafter provided. No immoral, improper, offensive or unlawful use shall be made of any unit. All municipal and other zoning ordinances, laws, rules and regulation of all government regulatory agencies shall be strictly observed.
- (d) No Owner shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his unit or adjacent common elements. Each Owner shall immediately report to the Manager all incidents of pests, insects, vermin or rodents and all Owners shall fully co-operate with the Manager to provide access to each unit for the purpose of conducting a spraying program to eliminate any incident of pests, insects, vermin or rodents within the buildings;

7. **GARBAGE DISPOSAL**

No Owner shall place, leave or permit to be placed or left in or upon the common elements (including those of which he/she has the exclusive use) any debris, refuse or garbage, except on days designated by the Board or the Manager as garbage pick-up days. On such specified day(s), Owners shall deposit their refuse and recycling in the "animal proof" bins provided. 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 large items, crates or cartons, the Owner shall arrange with the Manager or supervisor for disposal thereof and such crates or cartons shall not, in any event, be left outside the unit

8. **PARKING AND MOTOR VEHICLES**

For the purpose of these Rules, "**motor vehicle**" means a private passenger automobile, station wagon, compact van, or motorcycle as customarily understood.

- (a) No vehicles, equipment or machinery, other than motor vehicles shall be parked or left on any part of the common elements other than areas designated for parking and without limiting the generality of the foregoing, no parking areas shall be used for storage purposes.
- (b) Parking is prohibited in the following areas:
 - (i) fire zones;
 - (ii) traffic lanes;
 - (iii) delivery and garbage areas; and
 - (iv) roadways.
- (c) No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the common elements without the express written consent of the Manager or the Board. No motor vehicle shall be driven on any part of the common elements other than on a driveway or parking space.
- (d) 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 in a designated parking space. No person shall operate any golf carts within or upon the common elements or any other area of the property unless otherwise authorized by the Board and similarly, no golf carts shall be operated within the Rocky Crest Golf Club unless in accordance with the rules and regulations of the Rocky Crest Golf Club enacted from time to time in connection therewith.
- (e) All motor vehicles operated by Owners must be registered with the Manager. Each Owner shall provide to the Manager the licence numbers of all motor vehicles driven by occupants of that unit.
- (f) No motor vehicle shall be driven on any part of the common elements at a speed in excess of the posted speed thereon.
- (g) No person shall place, leave, park or permit to be placed, left or parked upon the common elements 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 unattended stay, its physical condition or appearance or its potential damage to the property. Upon seventy-two (72) hours' written notice from the Manager, the Owner

of the motor vehicle shall be required to either remove or attend to the motor vehicle as required and directed by the Manager, in default of which the motor vehicle shall be removed from the property at the expense of the Owner. If a motor vehicle is left standing in a parking space or upon the common elements and is unlicensed or unregistered with the Manager, the vehicle may be towed without notice to the Owner and at the Owner's expense.

- (h) Motorcycles shall be licensed and equipped with the most recent noise control devices and operated on the roadways and in a manner so as not to disturb the other Owners. Mopeds and bicycles shall be operated only on the road and in such manner as not to obstruct traffic. No mopeds and bicycles are permitted to be operated on sidewalks and pathways.
- (i) No unlicensed motor vehicle including mopeds and go-carts shall be driven within the property and no person shall operate a motorized vehicle within the property without proper operating licence.
- (j) 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 his motor vehicle towed from the property in which event neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses whatsoever caused to such motor vehicle or to the Owner thereof.

9. BALCONY/TERRACE/PATIO (EXCLUSIVE USE AREAS)

- (a) No hanging or drying of clothes is allowed on any balcony, terrace, patio or exclusive use area.
- (b) Balconies, terraces, patio and exclusive use areas shall not be used for the storage of any goods or materials.
- (c) Only seasonal furniture is allowed on balconies, terraces, patios and exclusive use areas. All such items shall be safely secured in order to prevent such items from being blown off the balcony, terrace, patio or exclusive use areas by high winds.
- (d) No Owner or occupant shall do or permit anything to be done on a balcony, terrace, patio or exclusive use area which does or may unreasonably disturb, annoy or interfere with the comfort and/or quiet enjoyment of the Resort Units and/or common elements by other Owners, occupants or tenants.

10. BOATING AND DOCK USE

- (a) Boaters on Lake Joseph and other related lakes shall be respectful of cottagers in the bay in terms of noise, speed of boat, amount of wake etc..
- (b) Open hull exhaust boats shall not be permitted at the docks.
- (c) Boaters using the docks shall not be allowed to do so before 7:30 a.m..
- (d) Hours of operation of the dock area are from 7:30 a.m. to 10:00 p.m. (overnight docking is prohibited).
- (e) Personal motorized watercraft (typically vessels usually less than 5 meters) which may include jet skis, waverunners, wavejammers, wetjets, sea-doo's, wetbikes and surf jets (and which may be further outlined under the Rules of the Condominium) are prohibited.