

## **ARROWHEAD AT BLUE**

### **RULES**

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## **RULES**

The following Rules made pursuant to the *Condominium Act, 1998, S.O. 1998, C.19* shall be observed by all owners (collectively, the "**Owners**") of a parcel of tied land ("Potl") and any other person(s) occupying the Potl with the Owner's approval, including, without limitation, members of the Owner's family, his tenants, guests and invitees.

### **1. GENERAL**

- (a) Use of the Common Elements and units shall be subject to the Rules which the Board may make to promote the safety, security or welfare of the owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the Common Elements;
- (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.

### **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 Common Elements by other Owners or their respective families, guests, visitors, servants and persons having business with them.

### **3. SECURITY**

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 combustible or offensive goods, provisions or materials shall be kept on the Common Elements;
- (b) No owner or occupant of a Potl shall do, or permit anything to be done in respect to the Common Elements which will in any way increase the risk of fire or the rate of fire insurance 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 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;
- (b) No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of Common Elements, whatsoever, 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 Potl;
- (d) The walkways which are part of the Common Elements shall not be obstructed by any of the owners or occupants of a Potl;
- (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 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;
- (g) 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.

6. **GARBAGE DISPOSAL**

No Owner shall place, leave or permit to be placed or left in or upon the Common Elements any debris, refuse or garbage, except on days designated by the Board or the Corporation's manager (the "**Manager**") as garbage pick-up days, nor shall he or she place or deposit same, except in an area designated by the Corporation or the Manager. 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 and shall be disposed of as directed by the Manager and the applicable governmental authority. 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.

7. **PARKING**

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 belonging to visitors or invitees of owners or residents of Potls shall be parked or left on any part of the Common Elements.
- (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 the road portion.
- (d) 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 residents of that Potl.
- (e) No motor vehicle shall be driven on any part of the Common Elements at a speed in excess of the posted speed.
- (f) 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/her 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 whosoever caused to such motor vehicle or to the Owner thereof.
- (g) Guests and visitors shall park only in areas designated as guest or visitor parking.