



Introduction...

Condominium Act, Declaration, By-Laws and Rules - Condo (YRVLCC) 1002

Owning a condominium is different than owning any other type of property. Personal relationships and interactions are much more important. The fact is that much of condo living is guided by the relationship between the unit owner and the corporation, and between the unit and the common elements/property. The Condominium Act, 1998 and the Declaration, and Rules provide a structure in which these relationships function. A good understanding of the unit boundaries and the documentation that governs the condo is much like a good fence – it helps to avoid disputes and misunderstandings. Read your documentation and you will know what to expect.

All condominiums have a set of condominium plans. All condominiums have a Declaration and most have one or more. All of these documents are registered on title. You may have received copies of them when you purchased your unit. The condo plans are the equivalent of the building location survey that you would obtain on the purchase of a single family home. The plans show the extent of the common elements/property and the boundaries of each unit. These plans are registered on title and are therefore available through the Land Registry Office. You should also have a copy of the Declaration, and Rules. All these covenants, conditions and restrictions are legally binding. For your convenience we have posted these documents for Condo 1002 on this Webpage.

The **Condominium Act, 1998**, regulates most aspects of condo formation, purchasing, living in, and governance. The **Declaration**, essentially serves as “the constitution” of a condominium that describes in detail the function, powers and rights of the corporation, along with the obligations of the owners. The By-Laws set out how the corporation will be run and deal with the responsibilities and powers of the Board of Directors. The **Rules** are designed to govern day-to-day use of the common elements and units so as to help promote the safety, security and welfare of the Owners and property and the use and enjoyment of the common elements.

The Owner’s Manual is intended to assist you with these relationships and interactions and to understand the boundaries between your unit and the common elements. We ask that you refer to it at anytime you are considering making an alteration to your unit property or the common elements. However, in the event of a dispute, the Condominium Act, 1998, the registered Declaration, and Rules are the ultimate authorities.