

YORK REGION VACANT LAND CONDOMINIUM CORPORATION NO. 968

September 21, 2020

Dear Owners:

RE: NOTICE OF RULE - YRVLCC 968 RULE NO. 14; 26; 40; 49 AMENDMENTS

Statutory Criteria

Section 58(1) of the *Condominium Act, 1998* provides that the Board may make, amend or repeal rules respecting the use of common elements and units to promote the safety, security or welfare of the owners and of the property and assets of the Corporation, or to prevent unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the Corporation. Pursuant to Section 58 of the Act, the Board has made amendments to Rules No. 14; 26; 40; 49 and Schedule A – Colour Packages governing York Region Vacant Land Condominium Corporation No. 968.

The followings are the amended Rules No. 14; 26; 40; 49 and Schedule A – Colour Packages that were passed by the resolution of the Board during the Meeting on September 18, 2020:

YRVLCC 968 RULE AMENDMENTS

RULE #14 PATIO & BBQ PADS

May not extend any further than 5 feet from the back wall of the house and not beyond the side wall of the house. Patio extensions or BBQ pads may be flush with existing surface or stepped down. All patio extensions or BBQ pads require Board Approval and sample of finished products if necessary. Coverings of any kind to front or rear patios require Board Approval. Contractor's name, all measurements, material, colours are required for Board Approval.

RULE #26 AWNINGS, SHADES, SCREENS, ENCLOSURES OR INSTALLATIONS OF ANY KIND ERECTED ON THE OUTSIDE OF ANY RESIDENCE

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All installations require Board Approval. Awnings and Sun/Bug screens should be retractable and retracted when not in use. The name of the contractor doing the work shall be included on the Alteration Request application form.

RULE #40 EXTERIOR DOORS AND TRIM

1. Shall be in accordance with approved colours. See attached Schedule (A). 2. Garage Door replacements are to be four sectional overhead doors, either manual or electronically operated. Panels are to be similar to existing, two or four panels wide for a single door. Glazed panels are permitted in the top section only in either clear or opaque plan glass. Hardware, except for operational hardware is not permitted on the door's exterior. All replacement doors require Alteration Request completed with drawings or photographs in one of the approved colours from Schedule (A)

RULE #49 AIR CONDITIONER REPLACEMENT & PADS

For maximum stability and operation, replacing Air Conditioners with new units of bigger size and capacity may be installed on either properly affixed wall brackets or at ground level, in accordance with the following requirements. The Owner MUST provide full details of the air conditioner size, the size of the wall bracket or pad and the sub-base pad. If at ground level, the pad and the sub-base pad must be completed before the air conditioner is installed. When a pad is constructed, the following Specifications must be met:

1. First, a detailed proposal must be submitted.
2. The pad must consist of pre-cast concrete installed over a properly prepared sub-base to protect against possible heaving due to frost. The detailed proposal must specify the manner in which this will be achieved.
3. Owner must confirm there is no interference with the sprinkler system.

Board Approval Required.

SCHEDULE A – COLOUR PACKAGES

New addition to the colour chart: External Doors: Benjamin Moore HC -182 "Classic Burgundy"

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EFFECTIVE DATE OF RULES

Under the Condominium Act, 1998 these amendments to Rules No. 14; 26; 40; 49 and Schedule A – Colour Packages shall become effective thirty (30) days after notice has been given to each Owner, unless the Board is in receipt of a requisition in writing made by Owners who together own at least fifteen (15%) percent of the units, requiring a meeting to be called in order to consider and approve the rule. Accordingly the amended Rules shall take effect on the 31-st day after the Notice of Rule has been given to each of the owners in accordance with any of the permitted methods of giving notice as set out in s. 47 of the Act, or at such a date as the owners may approve them at a meeting of owners, if the board receives a requisition for an owners' meeting in accordance with s. 46 of the Act to discuss and vote on the said, within 30 days after the date the Notice of Rule was given to the owners.

Any questions regarding the new amendments to the Rules should be addressed via email to Property Manager or via mail to YRVLCC No.968 c/o FirstService Residential at the address noted below.

Yours truly,

FirstService Residential
AGENTS FOR AND ON BEHALF OF Y.R.V.L.C.C. No. 968

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