

YORK REGION VACANT LAND CONDOMINIUM CORPORATION No. 1066

RULES

PREAMBLE

These Rules constitute a compendium and, in some cases, a re-ordering or re-writing of the design and quality standards and the restrictions contained in the Corporation's Declaration, the Rules as originally enacted by the Developer, the design and quality standards and the modification of design and quality standards subsequently approved by the Developer and, finally, for greater certainty, an interpretation, expansion, modification or clarification of some design and quality standards and rules.

The purpose of compiling these Rules in this format is to collect, in one place, all the relevant design and quality standards and rules for better understanding and for ease of reference.

The objective of these Rules is to provide Owners, within the constraints of the Corporation's Declaration, with a clear and reasonable set of standards and rules that can be applied uniformly in the management of the Corporation.

These Rules are enacted pursuant to the Condominium Act, 1998, S.O. 1998, C.19 (the "Act") and shall be observed by and be binding on all Owners and any other person(s), including, without limitation, occupants of a Unit, members of the Owner's family, his tenants, guests, invitees, servants, agents and contractors.

In all circumstances, when the word "Owner" is used throughout these Rules it is intended to include and shall mean, as appropriate to the context of the particular rule or part thereof, the Owner, the occupants of a Unit, members of the Owner's family, his tenants, guests, invitees, servants, agents and contractors.

These Rules are to be read in conjunction with the provisions of the Declaration which, when applicable, continue to govern the affairs of the Corporation.

SECTION D: RULES

A. General Rules - Rules 1 – 8

(Issued at Registration, August 2006)

These rules were initially issued by the Developer (Declarant) when the Condominium was registered. We have reorganized these rules to combine references to the specific issue for example (Pets) from various rules and the Declaration, as well as removing duplications. The reorganization of these rules required renumbering of the original rules.

B. Specific Rules - Rules 9 – 38

These rules are additional to the original rules and reflect:

- owner applications for change that the Developer has approved on an individual basis,
- the experience of Condominium 968 (Phase 1),
- careful consideration of each issue by your Board of Directors.

The experience of Condominium 968 (Phase 1) is of limited use since their Declaration is much less restrictive than that of Condominium 1066.

The Board's objective is to provide Owners with a standard and reasonable set of rules that will apply uniformly to all applications for change and to all owners in our Condominium.

Note: As a result and in conjunction with the Changes to the Declaration registered in March 4, 2010, Rules 32 – 38 have been added.

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), including without limitation, members of the Owner's family, his tenants, guests, invitees, servants, agents and contractors.

A. GENERAL: Issued at Registration, August 2006

- 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 Owner, or his family, guests, servants, agents or occupants of his Unit, shall be borne and/or paid for by such Owner and may be recovered by the Corporation against such Owner in the same manner as Common Expenses.
- 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 and of other units.
- Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit owners and occupants, their families, guests, visitors, servants or agents.

1. 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 Property Manager, may or does disturb the comfort or quiet enjoyment of the 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 any unit or the common elements.
- d. Firecrackers or other fireworks are not permitted in any unit or on the common elements.
- e. Any repairs to the units shall be made only during reasonable hours.

2. SECURITY

- a. Owners shall supply to the Board the names of all residents and tenants of all dwelling units.
- b. Residents are to immediately report any suspicious person(s) seen on the property to the Property Manager or the office.
- c. Every Owner will complete an owner/resident information form and return it to the Property Manager. Owners are responsible for keeping all information up-to-date. The Form is available in Section F: Form F2.

3. SAFETY

- a. No storage of any combustible or offensive goods, provisions or materials shall be kept in any of the Units or Common Elements.
- b. 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.

4. COMMON ELEMENTS

- a. No Owner shall harm, mutilate, destroy, alter or litter the common elements or any of the landscaping work on the property.
- b. No equipment shall be removed from the common elements by, or on behalf of, any Owner or occupant of a unit.
- c. 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.
- d. 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.
- e. No school buses will be permitted within the condominium premises. Persons requiring transportation by a school bus will have to meet the school bus outside the front gate, and be dropped off at that location.

5. UNITS

- a. 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.
- b. 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.

6. PETS

- a. Residents must register their pets with management. All dogs and cats must be kept under personal supervision and control and held by leash at all times during entry and exit from a unit and while on the Common Elements.
- b. All damages caused by a pet to the Common elements and the Units are the responsibility of the owner of the Unit and the said owner shall fully reimburse the Corporation for the cost of the repair, replacement or renovation.
- c. Each pet owner must clean up any defecation by a pet immediately, so that the Common Elements and Units are neat and clean at all times. Should a pet owner fail to clean up after his/her pet as aforesaid, the pet may be deemed to be a nuisance.
- d. No pet deemed by the Board, in their sole and absolute discretion, to be a danger to the residents of the Corporation is permitted to be on or about the Common Elements. No attack dogs are allowed in any Unit. No breeding or animals for sale shall be carried on, in or around any Unit.
- e. An owner is not allowed to keep any animal, which is deemed by the Board in their absolute discretion, to be a nuisance. Such Owner shall, within two (2) weeks of receipt of a written notice from the Board requesting the removal of such animal, permanently remove such animal from the Property.

7. **MOTOR VEHICLES and PARKING**

- a. For the purpose of these Rules, “**motor vehicle**” means a private passenger automobile, station wagon, compact van, or motorcycle as customarily understood. No motor vehicle parked upon any common elements may exceed a height of 1.85 metres.
- b. All motor vehicles operated by Owners must be registered with the Manager. Each Owner will provide to the Manager the licence numbers of all motor vehicles driven by residents of that Unit. See Section F: Form F2.
- c. No motor vehicle will be driven on any part of the Common Elements at a speed in excess of posted speed.
- d. No person will operate a motorized vehicle within the complex without a proper operating licence.
- e. Motorcycles must 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 may be operated only on the road, and in a manner that will not obstruct traffic. No mopeds and bicycles may be operated on sidewalks.
- f. No vehicles bearing commercial or farm plates may be parked on common areas or driveways, except for the purpose of loading and unloading furniture or any other household effects of the Owner(s) provided that the length of time of such parking is limited to no longer than is reasonably necessary to perform the service.
- g. No person will place, leave, park or permit to be placed, left or parked upon the Common Elements any motor vehicle, moped, golf cart, trailer, boat, snowmobile, machinery or equipment of any kind. If a motor vehicle or any other of the foregoing items is left standing upon the Common Elements, the vehicle or item may be towed without notice to the owner and at the Owner’s expense.
- h. No servicing or repairs may 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.
- i. No person will park or use a motor vehicle in contravention of these Rules, otherwise such person will 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 whosoever caused to such motor vehicle or to the owner thereof.

8. TENANCY OCCUPATION

- a. No unit shall be occupied under a lease unless, prior to the tenant being permitted to occupy the unit, the Owner shall have delivered to the Corporation a completed Form F3, a duly executed copy of the Application/Offer to Lease and the Lease itself.

Note: Form F3 is found in Section F: Forms

- b. In the event that the Owner fails to provide the foregoing documentation in compliance with paragraph (a) above, prior to the commencement date of the tenancy, and in compliance with Section 49 of the Condominium Act, any person or persons intending to reside in the Owner's unit shall be deemed a trespasser by the Corporation until and unless such person or persons and the Owner comply with these rules and with the Act.
- c. Within seven (7) days of ceasing to rent his unit (or within seven (7) days of being advised that his tenant has vacated or abandoned the unit, as the case may be) the Owner shall notify the Corporation in writing that the unit is no longer rented.
- d. The foregoing documentation shall be supplied promptly and without charge to and upon request for same by the Corporation.
- e. No lease shall be for a period of less than six (6) months without the approval of the Board.
- f. No Owner shall allow his tenant to sublet his unit to another tenant.
- g. All Owners shall be responsible for any damage or additional maintenance to the common elements and/or unit caused by their tenants and will be assessed and charged therefore.
- h. The Owner shall supply to the Property Manager, his current address and telephone number during the period of occupancy by the tenant.

B. SPECIFIC RULES:

9. BBQ Gas Hook-up

Owners may request approval for a natural gas BBQ hook-up on the back patio. Owners must ensure that the installation is done by a licensed gas installer and meets Gas Company specifications and safety requirements, with a gas shutoff outside the house. A gas shutoff inside the house is also recommended by installers.

10. Decorative Items

(revised July 2017)

Owners may place on their front porch/entry area and on the rear patio various decorative items including planters, pots, small statues, artistic items.

The Board expects owners to show discretion in relation to the size, number, colour, placement and good taste in the use of such items. Particular care should be taken in the selection and use of synthetic or plastic flowers, plants, or shrubs.

Owners of the Grand Cypress model may request approval to place a decorative item on the Sandstone insert located on the front or side exterior wall of this model. This decorative item is not to exceed the perimeter of the sandstone insert. An Alteration Request form, together with a description/picture of the intended decorative item, must be submitted to the Property Manager for Board approval prior to execution.

The Board reserves the right to order the alteration, repair or removal of a previously approved decorative item at any time should the Board deem it necessary or appropriate to do so.

11. Door Screens

Owners may request approval to install retractable door screens. Door screens must retract to the door frame when not in use. The frame must be installed as part of the original door jam and the colour must match the colour of the vinyl door frame and windows.

Note: Permanent swinging storm/screen doors are not permitted.

12. Exterior Power Generator

(revised July 2021)

Owners may request approval for the installation of an exterior power generator subject to the following conditions.

- a. The Owner must supply specifics on the generator related to;
 - the specific unit and related noise level
 - the installation plan
 - the location
 - the venting required
 - actions to moderate the noise level of the unit
 - the final appearance showing efforts to make the installation as inconspicuous as possible.
- b. The Owner must agree to inspections by the Property Manager.
- c. The generator will be used only during a power outage.
- d. The generator is to be located at the side of the home, as close as possible to the hydro box entry point to the home and will be placed on heavy duty concrete pads provided by the owner or installer.
- e. If natural gas operated, the owners must ensure the installation is done by a licensed gas installer and meets gas company specifications and safety requirements, with a gas shutoff outside the home. A gas shutoff inside the home is also recommended by installers.
- f. Must be CSA approved.
- g. If the unit is to be installed next to a property with a generator already installed, the new unit must be located at least 10 feet on a diagonal from the existing neighbours unit to permit lawn maintenance vehicles mobility.
- e. All costs associated with this application will be borne by the Owner.
- f. Board approval for this application must be signed by the Owner indicating that the Owner has read, understood, and agrees to all the conditions.

13. Fences

All fences, partitions and barriers, including ornamental, privacy, decorative, and invisible pet fences, are prohibited.

14. Festive Decorations, Lights.

Owners may put out festive decorations and lights on their unit one month prior to the seasonal or festive holiday date, and must remove such decorations no later than one month following the seasonal or festive holiday. Festive lights and decorations must be placed so as not to interfere with entry or exit from the unit nor interfere with the work of the Board's snow clearing, maintenance, landscaping contractors etc.

15. Flags

The Canadian flag may be flown at any time on the Owner's unit when the Owner is in residence. The Canadian flag must be flown on an approved *flag standard* mounted on the unit, but in a manner so as not to interfere with access to the unit or to groundskeepers working on the unit. No free-standing flag poles are permitted. No flags other than the Canadian flag may be displayed on the unit.

16. Floral Plants – Annuals

Owners may plant floral annuals in the Standard Gardens on their property, provided that:

- a. The planting of floral annuals will not impede grass cutting or the maintenance of the Standard Gardens;
- b. The Owner is responsible for all maintenance of the floral annuals;
- c. The Owner must remove the floral annuals and leave the Standard Garden in the condition the landscapers leave the Standard Garden in the fall;
- d. The Corporation will not be responsible for any damage done to floral annuals resulting from normal garden maintenance;
- e. The planting of floral annuals must not interfere with the sprinkler system, nor crowd out the Standard Garden's foundation planting.

If any of these conditions are not met, the Board will require the Owner to remove the floral annuals.

17. Floral Plants - Perennials

The Master List of approved perennial plants for the Standard Gardens is in Section E: Appendix. NO additional perennial plants are permitted in the Standard Gardens.

18. Foundation Plantings

- a. Owners may request approval to replace dead, diseased or original plantings not suitable to the location for horticultural reasons with an improved type and quality of plant subject to the following conditions:
- b. The Owner must specify the reason for the replacement;
- c. The Owner must select the replacement from an approved lists available in Section E: Appendix.
- d. The Owner must provide a garden plan showing the location of all plants and shrubs and the specific location of the replacement plant;
- e. The replacement plant(s) must maintain or enhance the appearance of the garden, be complementary to the standard gardens of neighbours and meet the standards of the Quality Assurance and Design Code specified in the Declaration.
- f. Any expansion of a standard garden, additional standard gardens and additional plants, shrubs or trees is prohibited.
- g. All costs of replacement and planting will be borne by the Owner.
- h. The Board may reject the request based on the “Quality Assurance and Design Code” and section 4.2.a.16 of the Declaration.

19. Garbage

- a. No Owner will place, leave, or permit to be placed or left in or upon the Common Elements, or anywhere on his/her property any debris, refuse, or garbage, except on days designated by the Town as garbage pick-up days.
- b. Owners must follow the regulations of the Town for garbage collection. See Section B: Garbage and Recycling.

20. Exterior Doors and Window Alterations

- a. Owners may request approval for the installation of non-coloured decorative glass inserts in the following locations:
Front door, front door side-lites and transoms, patio doors and patio transoms, half-moon windows above the front door or front rooms and in all other transom windows - these are the horizontal narrow-pane overhead windows.

The decorative inserts must be of the etched, leaded type. The Board has approved obscure or translucent glass such as Chinchilla, Niagara, Taffeta, Glue Chip or Snowflake Frost and opaque glass such as acid etched, fogged or smoked glass with no perceived patterns. Decorative glass inserts, with scenes, are allowed only on the patio doors however are subject to Board review and approval. No installation may proceed until Board approval is granted.
- b. Side-lites refer specifically to the glass panel(s) adjacent to the front door and should not be confused with side windows.

- c. Owners may request approval for privacy windows in bathrooms and side windows between homes. 'Between homes' is defined as windows immediately facing the house next door. Windows that face the common element are not considered as 'between homes'. These non-coloured inserts must be leaded glass, acid etched, obscure or translucent windows.
Wrought iron in these windows is prohibited. Non-decorative, non-coloured appliques (stick and peel) are also allowed; however, they must cover the entire window. The Property Manager has samples of products which have received approval to date.
- d. Internal blind inserts are permitted in patio doors, but must be white or a neutral colour. Glass inserts with scenes are allowed only on the patio door.
- e. Light and medium tint sun film to protect flooring and furniture is allowed on all windows but must cover the entire window.
- f. Coloured or stained glass inserts including coloured or stained glass hanging inside windows that can be seen from the exterior are not permitted.
- g. Owners must provide with their Alteration Request, the location of the proposed change with a sample, picture or drawing of the product.

The chart below indicates the locations – by Model – where inserts or appliques are permitted, on side of house as per paragraph b. on previous page.

Model	Bathroom	Second Bedroom	Servery	Living	Dining	Kitchen	Den	Stairs to Bsmt.	Laundry
Augusta	OK	OK	X	X	X	OK	X	OK	X
Castle Pines	OK	X	OK	X	X	X	OK	X	OK
Doral	OK	OK	OK	X	OK	X	H	X	X
Grand Cypress	OK	OK	X	X	H	X	OK	X	X
Innisbrook	OK	H	OK	X	X	X	OK	X	OK
Pebble Beach	OK	OK	X	OK	OK	X	X	OK	X
Pinehurst	OK	OK	X	OK	OK	X	OK	X	X
In addition, all other transom windows; these are the horizontal narrow-pane overhead windows. (see Rule 20. a. on previous page)									

OK – Permitted H – Approved Half-Moon Windows X- Prohibited or not applicable

Note: The windows and room names referred to herein are those in locations shown in the Builder's standard plans, irrespective of any modifications to these plans made by or done on behalf of Owners.

21. Hose Hanger or Reel

Owners may request approval for the installation of a hose hanger or reel under the following conditions:

- a. The hose hanger or reel must be installed adjacent to the water outlet on the side wall of the house;
- b. The hose hanger or reel will be installed no higher than 1.2m (48") above ground level;
- c. The colour of the hose hanger or reel should be a neutral colour, i.e. green or beige;
- d. The hose hanger or reel must not interfere with any downspout, water course, or sprinkler. If the owner selects a hose hanger, the hose must be coiled in such a manner to ensure the landscaper has uninterrupted access for grass cutting and other maintenance.
- e. Owners must not leave hoses on the ground after use. After use the hose must be coiled on the hose hanger or reel or stored in the garage.

22. Light Fixtures – Exterior

(revised December 2016)

(revised July 2021)

The existing exterior coach light fixtures mounted by garages and front doors may only be replaced with similar fixtures. They must be of cast aluminum with black mat finish and similar in style and size as the original fixtures. For supplemental information please refer to Section E: Appendix.

Owners may request approval to install recessed lights in the soffit, along the front of the home only, on any home model, provided they are of the same style and standard as those initially installed on selected Grand Cypress models by the Developer. The number of soffit lights should not exceed five. For Grand Cypress model owners, the number and location of the soffit lights should be the similar to those originally installed on that home model by the Developer.

IMPORTANT:

An Alteration Request, together with a picture of the intended replacement fixture must be submitted to FSR for Board approval prior to such installations.

23. Patios, Porches and Verandas, Stairs and Driveways

Owners may request approval to apply a clear sealant on patios, porches, verandas, stairs and driveways.

Owners may also request permission to apply liquid concrete products and other applications on existing patio, porch and veranda floor surfaces.

For details please refer to Rule 36, Section D and Section E: Appendix.

24. Outbuildings and Structures

(Declaration: Sections 4.2a-22; 24; 26)

(revised July 2021)

- | | |
|---|------------------------------------|
| a. Belvederes | b. Bird Baths |
| c. Decorative Garden Flags
(effective January 2022) | d. Exterior Clotheslines |
| d. Flag Poles (those fixed to the
home are allowed, see Rule 15) | e. Fountains |
| f. Gazebos | g. Hot Tubs |
| h. Lanais | i. Lawn Ornaments |
| j. Mail Boxes | k. Pergolas |
| l. Porch Enclosures (meaning
attached and/or permanent
enclosed structures) | m. Sand Boxes |
| n. Saunas | o. Statues on Lawn or in
Garden |
| p. Storage Sheds | q. Swimming pools |
| r. Swing Sets | s. Trampolines |
| t. Wood burning fireplaces | |

All of the above are prohibited; *refer to Declaration for a complete list.*

25. Recreational Equipment

Recreational equipment such as (but not limited to) hockey nets, basketball nets, may be used during daylight hours under proper supervision on the driveway. Recreational equipment should not be used on roadways. After use and at night these items must be stored in the garage. Permanent installation is prohibited.

26. Satellite Dish

Owners may request approval for the installation of one satellite dish subject to the following conditions.

- a. There may be only one satellite dish installed.
- b. The maximum diameter of the satellite dish is 24".
- c. No other aerial or antenna is permitted.
- d. The satellite dish must be installed on one of the side walls of the unit, under the eaves, in the most inconspicuous position possible. Wires should be complementary in colour to the brick and be installed behind a downspout if possible.
- e. If an Owner encounters problems in meeting these conditions because of the siting of that particular house, the Owner should contact the Property Manager for further assistance.

27. Sprinkler Heads

The Corporation is responsible for the spring repair and start-up and the fall shut-down of the sprinkler/irrigation system. Owners are responsible for the repair and replacement of sprinkler heads, unless damage is a result of winter snow clearance, or other contractor action. Sprinkler heads may also have to be replaced as a result of plant growth. The Board's contractor will do all repair and replacement of sprinkler heads. Owners should contact the Property Manager if any maintenance, repair, or replacement of sprinkler heads is required, and will be billed the costs.

CAUTION: Owners must not attempt to redirect or otherwise tamper with the sprinkler system or automatic controls.

28. Storage Patio

No storage is permitted around the exterior of the unit. All storage of personal items is to be inside the unit. The patio is to be kept neat and clean. During the winter, patio furniture should be stacked securely to guard against the Ballantrae breeze or stored inside the unit. BBQ's and heavy planters may be left on the patio over the winter. Planters should be cleaned up at the end of the season and debris removed before it snows. An Owner considering a winter display in planters should consult Rule 14 – Festive Decorations.

29. Vents – Exterior

(revised July 2016)

Exterior vents other than those originally installed by the Declarant are prohibited. (Declaration 4.2a. -12).

- a. The Declarant has approved and/or installed additional vents for very specific reasons, as follows:
- For the installation of a main floor fireplace
 - To vent a basement washroom
 - To vent a basement dryer
 - To vent a basement air exchanger

Owners may submit requests for such venting, subject to c., below.

- b. Manufacturers advise that high efficiency gas furnaces require a fresh air intake to the furnace to help secure maximum efficiency and optimal mechanical operation of the furnace. If the basement is finished, the fresh air intake is strongly recommended.

The Board will consider an Owner's request to install a fresh air intake to the high efficiency furnace as follows:

- The intake must be located on the side of the unit
- The owner must submit a plan showing the location of the intake so as to secure as inconspicuous a location as is consistent with safety issues.

- c. Any additional vents must conform with the building code.
In all cases, the Owner must have the vent approved before any installation is made.

- d. Vent height is not to exceed 24" above point of roof penetration.

- e. Snorkel vents for basement gas fireplaces are allowed and the Owner will be fully responsible for any risks associated with such installations. Exterior gas lines to accommodate such installations ARE STRICTLY PROHIBITED.

IMPORTANT:

An Alteration Request, with proper drawings, together with Installation Request - Statement by Owner (Form F4) must be submitted to FSR for Board approval prior to such installations.

In addition, it is highly recommended that Owners apply to the Town of Whitchurch-Stouffville for a building permit to ensure that such installations comply with the local building code and are executed by a certified contractor.

30. Wall-mounted Pots, Flower Baskets. Etc.

Owners may put up wall-mounted pots, flower baskets, etc. providing such items are properly secured and are no hazard to anyone walking around. Wall-mounted items must not interfere with access to the building, nor interfere with the normal work of the landscape or maintenance employees. All hung pots, baskets, etc. must be removed as part of fall clean-up. Owners who install wall-mounted pots, baskets, etc. bear full liability for any injury or damage resulting from such installations.

For your own safety, please ensure that hanging baskets and seasonal decorations do not cover up your house number!

31. Window Coverings

No exterior window coverings are permitted. Interior window coverings must be of a conventional nature and the external appearance of such coverings must be complimentary to the house décor.

Printed matter, metal foil, cardboard, sheets, flags, or any other covering that would adversely alter the appearance and décor of the unit exterior is prohibited.

32. Reasonable Variations

(Issued May 2010)

With the Changes to the Declaration registered on March 4, 2010, the Board may consider reasonable variations to restrictions in the Quality Assurance and Design Code, such as, but not restricted to:

1. Documented circumstances of medical or health condition requiring special alterations and/or changes in the unit;
2. Technological changes and/or environmental requirements that may make the original specifications in the Declaration outdated, unworkable or no longer required to achieve the original intent or purpose of the restriction;
3. Changed building codes and/or municipal by-laws that may require changes in the original Declaration specifications for new repairs and/or alterations.

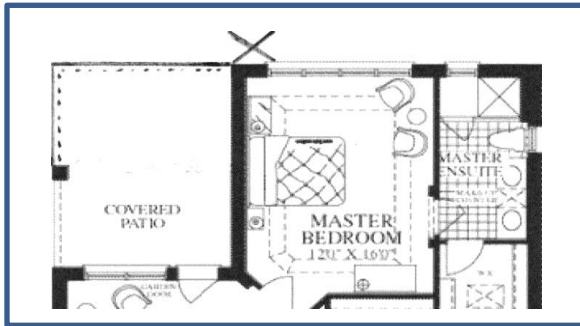
33. BBQ PAD

Owners may request approval for the construction of a pad as per D 20 and D 21, to be used exclusively for the placement of the BBQ.

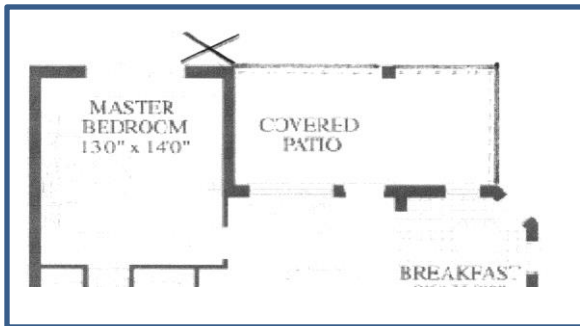
The following standards and conditions will apply:

1. The BBQ Pad must be constructed level with the ground and may not exceed 4' x 5' (1.25m x 1.5m).
2. The BBQ Pad may not extend beyond the side brick wall boundary of the house.
3. The BBQ Pad will be constructed using either standard grey concreted slabs (max. 2' x 2.5'}, or pavers matching the driveway pavers over a prepared base material.
4. The BBQ Pad must not interfere in any way with the landscaping or gardening service provided by the Board's contractor.
5. The Owner must submit with the request specific information related to:
 - a. location,
 - b. materials,
 - c. construction specifications including the name of the Owner's contractor,
 - d. proposed dates for the start and completion of the workNo construction may begin until the Board approves the request.
6. The Owner must first arrange with the Property Manager for an assessment of the sprinkler and sprinkler heads system in order to arrange for any changes necessary and minimize disruption of the system, the subject property, the neighbour's property and common elements. Any sprinkler system work necessary will be undertaken by the Board's contractor to ensure proper operation of the sprinkler system. Any work required must be prepaid by home owner.
7. The Property Manager will inspect the completed project to ensure all conditions have been met.
8. The Owner agrees to pay for all costs associated with assessments, inspections, and work done to relocate sprinkler lines and heads.
9. The Board reserves the right to reject the request if the proposed base interferes with the grading of the property, the rain run-off, the irrigation system or any other condition which contravenes the Declaration or Rules.
10. For some house models, the Augusta and Grand Cypress in particular, the installation of a BBQ Pad may necessitate the movement of an existing Standard Garden, however see # 11 below. Any such garden change must be **clearly identified** in the application for change.
11. Approval of a BBQ Pad does NOT provide approval for any additional gardens, foundation plantings or BBQ Gas Hook-up (See Section D, Specific Rule 9).

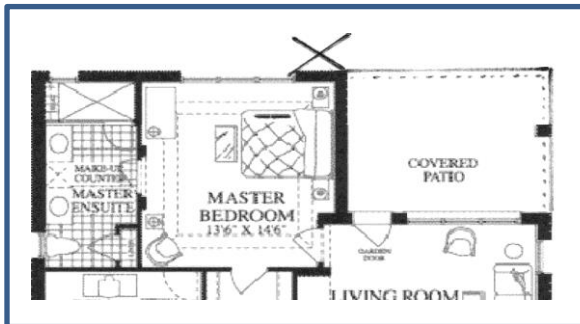
Note: For specific BBQ Pad locations please refer to the plans below.



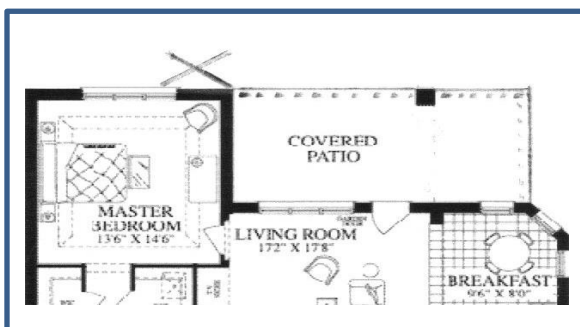
Pebble Beach



Innisbrook

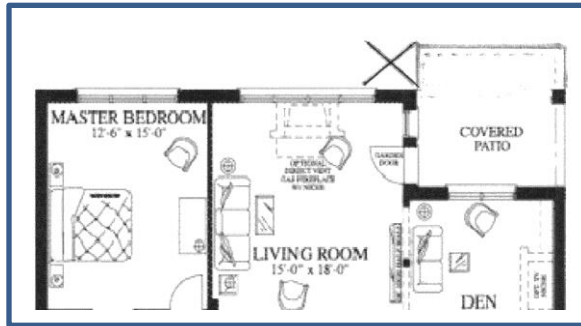


Pinehurst

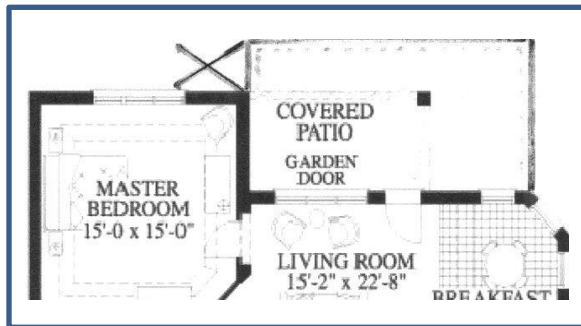


Castle Pines

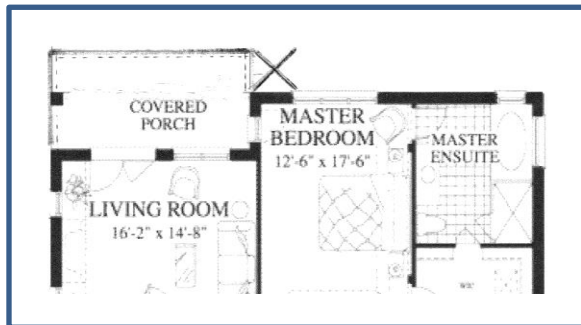
Note: X indicates BBQ Pad location



Augusta



Doral



Grand Cypress

Note: X indicates BBQ Pad location

34. House Numbers

The Board has received concerns from Owners and Emergency Services that at times, particularly at night, the current house numbers may not be visible. This is not a universal problem but is apparent in some situations.

Therefore, conforming to Municipal By-law Number 90-103 which requires that every property Owner “ensure a street number is affixed to a wall of a building ... to ensure clear visibility of the number at all times ...”, and utilizing the new clause in the Declaration 4.2.(d) Reasonable Variations, the Board is prepared to receive applications for house number changes.

The Board has approved two types of numbers only:

- the present 7 inch brass numbers as installed by the builder;
- the same 7 inch numbers in BLACK only, and must be the same font.

Numbers must remain in the current location.

Lighted numbers are prohibited.

Owners must receive approval before any change is made.

Note: Good quality house numbers are expensive and it may be difficult to find BLACK house numbers in the same size and font. An inexpensive way to overcome this problem is to take off the existing brass numbers, sand the surface lightly and spray paint them with black Tremclad.

35. Patio Awnings

The Changes to the Declaration registered on March 4, 2010, removed the restriction on Patio Awnings. Owners may now request approval for the installation of Patio Awnings under the following conditions:

1. The Patio Awning (hardware and material) must be of a design and quality to conform with the Quality Assurance and Design Code and appropriate safety considerations.
2. The Patio Awning installation must be wind resistant.
3. The Patio Awning must be installed in a manner to ensure that when the Patio Awning is retracted it is fitted to lie flat to the overhang and is as unobtrusive as possible.
4. The Patio Awning material colour must be a solid neutral colour as close as possible to the colour of the vinyl trim and ceiling in the patio area. (Examples are taupe, beige, sand, light grey)
5. The colour of the hardware and arms should match the patio colours as specified in # 4 above. See Owner's Manual, Section E: Appendix for further information.
6. The edge of the Patio Awning must be straight. Scalloped or any other edge designs are not permitted.
7. For a two-stage Patio Awning, which must be fully retractable, the vertical drop for the second stage must not exceed 1.25 m. or 4 feet.
Note: The second stage will be hand operated even if the first stage is motorized.
8. All electrical wiring and fittings required for a motorized unit must be hidden by the overhang as far as possible. A motorized unit must be controlled by a remote electronic control.
9. Patio Awnings must be kept in good condition and the Owner must ensure regular maintenance and repair, or replacement of worn Awnings.
10. If a Patio Awning is permanently removed, the Owner must return the overhang and brick areas affected by the installation to the original condition.
11. Patio Awnings may be used on a daily basis only when the Owner is home. Otherwise the Patio Awning must be retracted when not in use and during the night.

All requests for approval for Patio Awnings must provide the following details:

1. The location of the proposed Patio Awning (with diagram);
2. The total extension beyond the roof line and/or patio edge, particularly for the Augusta and Grand Cypress models. (include diagram);
3. The colour of the present vinyl trim and brick;
4. Specifications of the proposed Patio Awning installation – i.e. motorized or hand-operated, colour and composition of the hardware and Awning material (a material sample should be submitted);
5. Name of contractor must be provided.
6. Proposed dates for start and completion of work must be submitted.

36. Patios, Front Porches and Verandas – Repairs

Patios, porches and verandas installed by the Developer shall be considered to be standard, and their size, shape, dimensions and location may not be altered, widened, extended, or otherwise enlarged, and no borders of stone, brick pavers, cobbles or other material shall be placed against the outside edges thereof. Additional walkways, pavers, stones, slabs, steps, patios, porches, decks, or verandas are prohibited. On some of the Grand Cypress models only, an additional walk or set of steps has been allowed which runs from the front door directly to the street. The materials for such steps and walk must match the existing walkway and steps, and must be installed in a manner which meets applicable Building Codes and requires Board approval.

Repairs to existing driveways, patios and porches are the responsibility of the Owner and may be done using a suitable concrete coloured repair material on patios, porches and verandas. However, Owners should be aware of the limitations of some patio, porch and veranda materials. Every attempt should be made to match adjacent surfaces. Sealers must be clear, low lustre product and not be coloured in any way.

Some general guidelines for patios, porches and verandas are as follows. An Alteration Request Form accompanied by a product sample or product brochure of the proposed material must be submitted to FSR for Board approval before work begins:

- a. * Slip-resistant tiles or natural stone such as Travertine may be installed over existing surfaces.
- b. * Painted or rolled-on liquid concrete coloured topical materials may be used to cover and restore existing surfaces.
- c. All such materials must be neutral, muted colours, compatible with the house brick colour.
- d. The Board will not approve the installation of interlocking brick pavers, cobbles as patio, porch or veranda material.
- e. Outdoor carpeting is allowed on patios only and must be of neutral, muted colour and must not be permanently affixed.
- f. If, in the opinion of the Corporation, the product or surfaces fall into disrepair, the Owner will be obliged to restore the surfaces to a satisfactory condition.
- g. New caulking must match the colour of the original caulking.
- h. The size of standard patios, porches and verandas may not be increased.

* These products are for use on horizontal surfaces only (not walls); however, they may be used on patio edges.

Note: The Property Manager has information on selective products which have received approval to date. Refer also to Section E: Appendix.

37. Window Well Covers

The Changes to the Declaration registered on March 4, 2010, removed the restriction on window well covers. Owners may now request approval for the installation of Window Well Covers under the following conditions:

1. Window Well Covers must be of a clear, colourless, durable plastic material, and installed to minimize any chance of damage in the normal performance of work by the landscapers and others, as the Corporation will not be responsible for any damage.
2. In order to minimize possible damage to the Window Well Cover the Board strongly recommends the installation of a brick border around the window well.
3. Damaged Window Well Covers **MUST** be replaced immediately by the Owner.
4. Please consult the supplementary information page in the Section E: Appendix.

38. Motion Lights/Wireless Security Cameras

(revised July 2021)

The Changes to the Declaration registered on March 4, 2010, removed the restriction on Motion Lights. Owners may now request approval for the installation of solar powered motion lights and/or wireless security cameras at points of access and egress to the home, under the following conditions:

- a. The motion light and/or security camera must be of design and quality to conform with the Quality Assurance and Design Code and appropriate safety considerations.
- b. Security Cameras must face the house and/or points of access or egress.
- c. Both must be CSA approved.
- d. Solar motion light not to exceed 1600 lumens (100-watt bulb equivalent).

An Alteration Request must be submitted to the Property Manager, with the following details:

- Make, model and product number
- Size and colour
- Picture of product

Note: For supplementary information, please see Owner's Manual, Section E: Appendix.

39. Solar Tube/Sun Tunnel

(revised December 2014)

The Board has reviewed and remains committed to the architectural standards of the Quality Assurance and Design Code.

Owners may request approval to install a Solar Tube/Sun Tunnel under the following conditions:

1. The maximum diameter of the tube may not exceed 14".
2. The exposed dome must have a low profile with the roof.
3. The flashing must match the roof shingle colour.
4. No Solar Tube/Sun Tunnel may be installed on roof fronts facing the street.
(installations for corner lot homes will be dealt with on an individual basis)
5. Owners must provide a diagram with the application identifying:
 - the make and model of the tube
 - the exact roof location proposed for installation
 - the height in inches to the top of the dome above the roof
 - the colour of the roof shingles and flashing
6. A maximum of three (3) Solar Tubes/Sun Tunnels are permitted for any house.

No installation may proceed until Board approval has been given.

LARGER SIZED TUBULAR UNITS AND SKYLIGHTS OF ANY SIZE ARE PROHIBITED.

Important Solar Tube/Sun Tunnel Information

Solar tubes/sun tunnels are eco friendly alternatives to electric lights, and are easy to install post construction. They can be used in areas which do not receive natural light from windows.

A solar tube/ sun tunnels is a tube with a clear dome that collects sunlight from a rooftop into a highly reflective tube that reflects light down to a diffuser on the ceiling. In the ceiling, solar tubes look just like an overhead light fixture. A distinct feature of a solar tube/sun tunnel is that it allows light in, without being able to see to the outside like in a typical sky light.

Solar tubes can be retrofitted into existing homes. Due to their relatively small size, they work with most roof support system without the need for reinforcing joists.

Although a solar tube/sun tunnel may be also referred to as tubular skylight, solar powered skylight tube, sun tunnel, sun tube, tube light or solar day lighting device, it should not be confused with a typical skylight. Unlike a skylight, which is expensive to install post construction, a solar tube is inexpensive. A solar tube is also unlikely to have problems associated with a skylight such as overheating, heat loss and condensation or rain leaks. For the purpose of this new RULE 39, Solar Tube/Sun Tunnel, solar tubes/sun tunnels must not be confused with sky lights of any size which are not allowed.

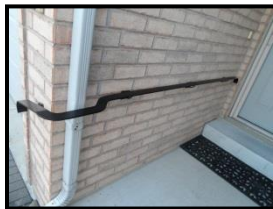
40. Hand Railings

(revised December 2016)
(revised July 2021)

Hand Railings are permitted on the front and back of a home unit but only with prior approval from the Board.

The following guidelines apply:

- The handrail and accompanying hardware must be fabricated in mild steel with the appropriate paint finish in semi-gloss black.
- Handrail profile is to be rectangle, 2 inches by 1/4 inch securely fastened to the masonry walls with a minimum clearance of 1-1/2 inches.
- Front and street elevation handrail returns must not extend beyond the masonry surround to the garage door.
- Owners of properties with a column positioned on the garage side of the front step may apply for a hybrid design of the railing, incorporating portions of the shown handrails.
- The Grand Cypress models which have a side garage step may apply to install a handrail as shown below.
- Owner is to maintain/paint the handrail to keep it in good condition



A diagram, submitted with the request for Board approval, is required PRIOR to installation, showing the exact location of the handrail.

41. Patio Fans

(revised December 2016)

An exterior ceiling hugging fan (with no pipe), with or without a light, is permitted as a flush installation only on the back patio, providing the following guidelines are met:

- It cannot hang lower than 360 mm (15") below the patio ceiling.
- The fan light must be rated for 'damp' or 'wet' locations, and the light must have a 'globe' to enclose the bulb, so as to diffuse the light as much as possible.
- The fan may replace the existing patio light; however the fan may not be relocated from the location of the original light fixture.
- The colour of the fan must blend in with the surrounding house exterior colours.

The following information must be included on the Alteration Request:

- Colour

42. Roof Replacements

(issued December 2014)

The 'Quality Assurance and Design Code' as set out in the Declaration Article 4, 4.2(a), 3, calls for asphalt shingles when replacing roofs. The new roof shingles must match as close as possible the colour of the existing roof as per the Colour Chart, Section E: Appendix. An Owner uncertain about their colour package may contact the Property Manager for that information.

With technological changes ongoing, a combination of fiberglass/asphalt shingles appear to be the current trend. These shingles are stronger and virtually indistinguishable from the asphalt shingles used by the developer. A quality roofing company will ensure that the correct underlay material will be installed as required under the manufacturer's warranty program that applies to fiberglass/asphalt shingles.

The roof valleys are of closed construction or 'Lapcut Valleys'; the appearance being a woven look and not to be confused with a 'seamless' application suitable for very shallow valleys. The 'Lapcut Valleys' treatment will ensure that flashings are not exposed. Exposed Metal flashings are not allowed.

Prior to installing a new roof an Owner needs to:

- Complete an Alteration Request Form and present it to the FirstService Residential Property Manager for Board approval.
- Submit a sample of the new roof shingle with the Alteration Request; best to contact the Property Manager so he/she can visit the Owner's residence. For their record, the Property Manager will also take a photo of the old roof.
- Ensure that the roofing company inspects the old roof so that they are aware of the '**Lapcut Valley**' installation requirement, and quote and install the new roof accordingly.

Following information must be included on the Alteration Request Form:

- Name, Address and phone number of the roofing company
- Type, name and colour of the new roof shingles

43. Central Air Conditioners

Central air conditioning units may not be located in a front or rear yard and no portable wall or window units are permitted. Air conditioning units shall be mounted off the ground with steel wall brackets as provided by the manufacturer.

New or replacement central air conditioning units are to be placed in the same location as the original unit. A request for an exception may be submitted to wall or off ground mounting, along with specifications and details, in situations where the manufacturer/installer recommends placement on the ground as opposed to the wall mounted standard noted above.

In this instance, an Alteration Request Form, together with detailed plans for ground installation should be sent to the Property Manager prior to installation and include / be guided by the following:

- The unit would require either: (1) a concrete pad, (2) concrete patio stones or (3) pavers to serve as a base for the unit. This base must extend 5" - 6 " out on all three sides so as not to impede grass trimming or risk collision with the A/C unit. If pavers (interlocking brick) are used, they must match the driveway.
- When larger units are installed between two homes and in areas where there is limited space between homes, installers must insure the units for both homes are offset in order to allow for grass cutting machines to manoeuvre around the units.
- Owners need to provide a drawing with the dimensions of the unit and dimensions of the concrete slab/stones or pavers. Upon completion, Property Management will verify that installation has been completed in accordance with these standards.

44. Patio Heaters

(issued July 2021)

Patio heaters are permitted, with the following guidelines:

- Must be floor standing or smaller table top models.
- Either natural gas or propane fueled, incl. propane fireplace.
- If natural gas, owners must ensure that the installation is done by a licensed gas installer and meets the gas company specifications and safety requirements, with a gas shutoff outside the home. A gas shutoff inside the home is also recommended by installers.
- Must be CSA approved.

An Alteration Request must be submitted to the Property Manager, with the following details:

- Make, model and product number (provide picture)

45. Retractable Manual or Motorized Back Patio Screens (issued July 2021)

Retractable manual or motorized back patio screens are permitted, however permanent enclosures are NOT permitted.

- a. The screens must be of design and quality to conform with the Quality Assurance and Design Code and appropriate safety considerations.
- b. The screens must be CSA approved.
- c. Must be flush mounted hidden by the support beam when retracted. The power unit and all electrical lines must also be hidden above the patio support beam.
- d. All fittings, moldings etc. must be same color as roof beam and the vinyl moldings. Mountings on the brick should be the same as the brick color or a color complimentary to the brick and molding colors.
- e. The screen color must be complimentary to the patio colors.
- f. The power control must be a portable electronic controller.

An Alteration Request must be submitted to the Property Manager, with the following details:

- Make, model and product number.
- Size and color and manufacturer's picture
- Name of Company doing the installation

46. Garage Heaters (issued July 2021)

Infrared (radiant) garage Heaters (natural gas) are permitted.

Heaters must be ceiling mounted and vented through the garage side wall.

- a. If natural gas, owners must ensure that the installation is done by a license gas installer and meets the gas company specifications and safety requirements, with a gas shutoff outside the home. A gas shutoff inside the home is also recommended by installers.
- b. Must be CSA approved.

An Alteration Request must be submitted to the Property Manager, with the following details:

- Make, model and product number (manufacture picture)
- Name of company doing the installation

47. Garden Lighting

(issued July 2021)

- Garden lighting is permitted and must be LED solar powered, positioned as reasonably as possible so as not to interfere with contracted garden maintenance.
- Electrical lighting (with wiring) is not permitted.
- Spotlights are not permitted.

An Alteration Request must be submitted to the Property Manager, with the following details:

- picture of garden lights

48. Driveway Replacement

(issued June 2022)

Driveways installed by the Declarant shall be the standard, and their size, shape, dimensions and location may not be altered, widened, extended, or otherwise enlarged, and no borders of stone, brick pavers, cobbles or other material shall be placed against the outside edges thereof.

Additional driveways are prohibited.

An approved Alteration Request is required for any driveway replacement, whether re-bricking the driveway using the original bricks or with newer or different paver or cobble stones.

Alteration Requests must be accompanied by samples and/or brochures of the proposed materials to be installed, colours and pattern design, contractor name and contact info.

The size and pattern of interlocking bricks, cobblestones, unit pavers may vary based on contemporary design norms. Colours and colour combinations should match closely to the colour shades that exist in the driveway before replacement. Compatibility must be demonstrated in different lighting conditions and must include texture and sheen of the bricks, cobblestones, unit pavers.

If a sealer is to be applied, sealers must be a clear low lustre product and not coloured in any way.

All must be installed in a manner which meets applicable Building Codes and requires Board approval.

49. Window Replacements/Alterations

(issued June 2022)

Building windows facing the street shall have, or shall not have, grilles, also known as, lattice or muntin bars, between sealed panes of glass. When installed, they shall be of the same original dimensions and the colour same as the window frames.

Where there are multiple windows facing the street, i.e., homes on corner lots, all windows facing both streets shall be consistent in appearance with each other.

No other aspect of the window frames shall be changed, i.e., size, shape, number of windows, mullions, transoms, etc.

An approved alteration request is required and be accompanied by samples and/or brochures of the proposed windows to be installed, colours and pattern design, contractor name and contact info.