



GENERAL RULES



**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2583
68 ABELL ST. TORONTO ON M6J 0B1**

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1. ENFORCEMENT

- 1.1 These Rules are made pursuant to the Condominium Act, 1998, S.O. 1998, c. 19 (the “**Act**”) and any amendments thereto, and shall be complied with by all Owners and Residents of Toronto Standard Condominium Corporation No. 2583 (the “**Corporation**”), and all of their tenants, licencees, family, visitors, guests, employees and agents.
- 1.2 The terms used in these Rules shall have the same meanings prescribed to them in the Act, unless otherwise stated.
- 1.3 “Property Manager” shall mean the individual or company appointed by the Corporation to manage the property and the assets of the Corporation, or any agent or employee thereof. The more general term “management” or “property management” shall include the Property Manager and any or all of the agents or employees working under his or her jurisdiction.
- 1.4 Any and all losses, costs or damages, including, but not limited to, all legal fees, disbursements and taxes, incurred by the Corporation by reason of a breach of the Act and/or any provision in the Corporation’s Governing Documents in force from time to time, by any Owner and/or Resident, or any person, thing or animal for whom or for which the Owner and/or Resident is responsible, shall be borne and/or paid for by the Owner and/or Resident and may be fully recovered by the Corporation against the Owner in the same manner as common expenses or as may be provided in the Act or in any other lawful manner (including an order of the Court or arbitrator directing compliance as provided for in the Act). Notwithstanding the foregoing, each Owner is ultimately liable to cover all costs incurred by the Corporation for any Resident and/or those persons or things for which the Owner is responsible.
- 1.5 The Corporation, its directors, officers, employees or agents are not liable whatsoever for any damages, costs or expenses howsoever caused with respect to any personal property of the Owners and/or Residents, including, without limitation, motor vehicles, bicycles and attachments or any other personal property of the Owners and/or Residents located within the units or on the common elements.
- 1.6 No one shall, upon reasonable notice, deny entry to his or her unit to the Corporation or any person authorized by the Corporation to perform the objects and duties of the Corporation.
- 1.7 Each of the Rules contained in this document shall be deemed independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of the Rules shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of the Rules. And in such event all other Rules shall continue in full force and effect as if such invalid provision had never been included herein.

- 1.8 The failure to take action to enforce any of the Rules contained in this document, irrespective of the number of violations or breaches which may occur, shall not constitute a waiver of the right to do so thereafter, nor be deemed to abrogate or waive any such Rules.
- 1.9 This document shall be read with all the changes of number and gender required by the context.
- 1.10 The headings in the body of this document form no part of the Rules, but shall be understood as inserted for convenience of reference only.
- 1.11 The general procedures for enforcement of Rules shall be two (2) enforcement letters sent to the owner by management with evidence, and the third and all subsequent letters will be from the lawyer. This will be for all enforcement within a twelve (12) month period of the same resident(s) breaking the rules. Furthermore, the Corporation reserves the right to deny Residents whom are found to break the Rules access to any or all amenities for a reasonable period of time, as determined by the Board.
- 1.12 These Rules supersede and replace all previous Rules and shall become effective on the 17th day of January 2020.

2. HARASSMENT AND INTERFERENCE

- 21 No one shall act in a manner that is deemed by the Board or Management to be unmanageable, rude, disruptive, aggressive, abusive, anti-social, threatening or harassing in nature towards any Board members, Property Manager, employees, agents, invitees or contractors of the Corporation or Management, Owners and/or Residents or on the common elements.
- 22 No one shall interfere with, hinder or impede the Board, Management or either of their employees or agents from carrying out their duties and obligations pursuant to the Act, the Corporation's Governing Documents and/or any agreement to which the Corporation is a party.
- 23 The above-mentioned Rules operate in accordance with the Corporation's Workplace Violence and Harassment Policy. The same is subject to change and may be amended from time to time. No one shall contravene the Workplace Violence and Harassment Policy.

3. NOISE AND DISTURBANCES

- 31 No one shall create or permit the creation or continuation of any noise or nuisance which, in the opinion of the Board of Directors or the Property Manager, may or does disturb the comfort or quiet enjoyment of the units or common elements by other Owners and/or Residents.
- 32 No repairs, hammering, drilling, or any other related activity which creates noise or disturbs in any way other Owners and/or Residents will be permitted except between the hours of 9:00 a.m. to 7:00 p.m., Monday through Saturday. No repairs shall take place on Sundays or on statutory holidays (see Section 18 Renovations to Units and/or Common Elements)
- 33 No radios, iPods, laptops, portable video games, DVD players and similar devices shall be used by Owners and/or Residents in or on the common areas, except with earphones and at a volume which no other person can hear, unless specifically provided to the contrary in these Rules.
- 34 Owners and/or Residents must make noise complaints in writing, which includes the date, time and nature of the occurrence. An Owner and/or Resident experiencing noise issues is expected to deal with Security and/or the management office and not to confront other Owners and/or Resident.
- 35 If the Corporation receives complaints about noise emanating from a unit, the Board may require the Owner and/or Resident to take steps to eliminate the noise or nuisance. Owners and/or Residents will take whatever steps are requested by the Corporation, acting reasonably, to eliminate the noise or nuisance at the Owner's sole cost and expense.

4. EMERGENCY PROCEDURES

- 4.1 In the event of any occurrence which requires emergency repair and/or clean-up and/or removal of items from a unit so that the Corporation can carry out required repairs, or prevent damage to property, where an Owner and/or Resident is not available to remove his/her personal belongings and/or upgrades, betterments or improvements and/or refuses to do so, the Corporation shall, as part of its obligations to maintain and repair the common elements of the Corporation and to mitigate damage where possible, remove from a unit the Owner's and/or Resident's personal belongings, upgrades, betterments and/or improvements that are required to be removed for that purpose, or for the protection of the items themselves. All costs incurred by the Corporation will be recovered from the Owner of the Unit and any costs incurred shall be recoverable in accordance with Rule 1.4.
- 4.2 In the event of any occurrence where hazardous substances may be involved which may pose a health risk to Owners and/or Residents, and emergency repair and/or clean up and removal of items from the unit is required so that the Corporation can carry out repairs, or prevent damage to property, the Corporation, not the Owner or Resident shall, as part of its obligations to maintain and repair the common elements of the Corporation and to mitigate damage where possible, remove from a unit the Owner's and/or Resident's personal belongings, upgrades, betterments and/or improvements that are required to be removed for that purpose, or for the protection of the items themselves. All costs incurred by the Corporation will be recovered from the individual responsible and/or the Owner of the unit and any costs incurred shall be recoverable in accordance with Rule 1.4.
- 4.3 In the event of any hoarding in a unit which may pose a health risk or risk of personal injury to Owners and/or Residents or potential risk of damage to the property or assets of the Corporation and the Owner and/or Resident of such unit fails to clean up and remove items upon notice to do so, the Corporation may enter the unit to complete the work necessary to carry out these obligations on behalf of the Owner and/or Resident. All costs incurred by the Corporation will be recovered from the Owner of the unit, in accordance with Rule 1.4.

5. KEYS/FOBS/REMOTES

- 51 The Corporation shall retain a master key to all units. No duplication of keys/fobs/garage remotes shall be permitted, except with the prior authorization of the Board of Directors and/or Property Management.
- 52 No one may change, re-key or add a lock or locks to a unit entry door. In the event of an emergency, unauthorized locks will be forced open and all resulting damage will be the responsibility of the Owner in accordance with Rule 1.4.
- 53 The Corporation has set a limit of one (1) building fob/garage remote per resident registered in the unit and only one (1) garage remote per registered parking spot to the same unit. Requests for additional or replacement keys and fobs must be submitted to Property Management in writing by the Owner of the unit and issuance of same shall be at the sole discretion of Property Management, acting reasonably. The Corporation reserves the right to deactivate any fob/garage remote and/or deny entry to a certain common element area if there is suspected misuse of the same.
- 54 No building access or common element fobs and remotes shall be made available to anyone other than an Owner and/or a registered Resident with the exception of bonded persons or individuals employed by the Owner and/or Resident for cleaning, repairing or maintenance purposes. Permission for admittance must be given, in writing, by the Owner and/or Resident and kept on file in the management office. Those without a fob/remote may be refused entry to the building. Residents requesting a Unit/Locker access shall do so in accordance with Rule 9.
- 55 Owners and/or Residents must notify the Property Manager or the authorized agent of the Corporation immediately of any lost key, fob, or remote used to enter the building or any of the common elements.
- 56 When a unit is sold, all keys, fobs and remotes must be turned over to the new Owners. Upon move out, all fobs and/or remotes associated to the unit will be deactivated.
- 57 Access Fobs/Remotes may be purchased by an Owner and/or Resident for the fee set by the Board from time to time. All purchased keys, fobs and remotes are not refundable.
- 58 Access fobs for people under the age of eighteen (18) will be restricted to the main entrance.
- 59 Defective (not damaged) access devices, within 30 days of purchase, may be returned to Management where they will be reprogrammed or replaced. A fee, at the rate set by the Board from time to time, will apply for the replacement of a damaged access device.

- 5.10 New Owners/Residents are expected to meet with Management prior to taking occupancy of their units. If a new Owner and/or Resident was not provided with fobs from the previous Owner/Resident, then new fobs must be purchased at the fee set by the Board in accordance with the Rule 5.7.

6. CONCIERGE/SECURITY PERSONNEL

- 61 Security personnel have the authority to act on behalf of the Board of Directors to enforce the Act and the Corporation's Governing Documents. The authority of the security personnel includes the right to restrict anyone from using the facilities.
- 62 The Security desk is staffed twenty-four (24) hours per day, seven (7) days per week. Employees of the Corporation who are in attendance at the desk from time to time shall be deemed to be the acting Concierge.
- 63 Only the Concierge/Security, Property Manager and other authorized employees of the Corporation or Management are authorized to operate the Concierge desk controls.
- 64 The Concierge/Security keeps a record of standing authorizations for deliveries, cleaning staff and/or other service providers.
- (a) The Concierge/Security may not access a unit for the purpose of delivering goods or allowing entry of repair and service personnel without an authorization document signed by the Owner and/or Resident. The Concierge is not permitted to allow unauthorized entries.
 - (b) Small deliveries, not exceeding 11.5kg (25lbs) and/or 43cm x 35cm x 30cm (17" x 14" x 12"), if properly wrapped and sealed, will be accepted by the Concierge/Security on behalf of an Owner and/or Resident, if the Owner and/or Resident has signed a waiver. The Owner and/or Resident will be notified that the package is being held for them.
 - (c) Non-perishable packages will be held a maximum of two (2) weeks before being returned to sender.
 - (d) All perishable food items must be picked up by end of day (11:59pm) or will be disposed of without notice.
- 65 Personal property shall not be left with the Concierge/Security.
- 66 Flowers or plants will be accepted by Concierge/Security and the Owner and/or Resident will be informed by telephone and/or email and/or notice attached to their mailbox. Owners and/or Residents must pick up the flowers/plant the same day. The flowers/plants will be held for no more than two (2) days.
- 67 Neither the Concierge/Security nor the Corporation is responsible for any delivered goods or personal property that is left in the common elements or at the Concierge/Security desk.
- 68 No keys from realtors, agents, or Owner/Resident can be accepted by the Concierge/Security.
- 69 No cash can be accepted by the Concierge/Security.
- 610 Visitors shall identify themselves to the Concierge/Security personnel before entering the building, and state their names and the unit they are visiting. The

Concierge/Security personnel will announce the visitor to the Owner and/or Resident, and upon receiving the Owner's and/or Resident's verbal approval, will allow the visitor entry to the building. This procedure shall only be followed if communication via the entry phone system fails.

- 6.11 The Concierge/Security desk telephones are to be used only by the Concierge/Security, the Property Manager and other authorized employees of the Corporation or Management.
- 6.12 The Concierge/Security/Superintendent must be notified immediately of any serious malfunctions in the building's common areas or within the units so that proper entry and follow-up can be made in the logbook.

7. FIRE

- 7.1 No one shall do or permit anything to be done in a unit, or bring or keep anything in a unit or on the common elements, which will in any way increase the risk of fire or the rate of fire insurance premiums on any building or on property kept therein, or obstruct or interfere with the rights of Owners and/or Residents, or in any way injure or annoy them, or conflict with the regulations of the relevant fire department or with any insurance policy carried by the Corporation or conflict with any ordinances of the local board of health or with any municipal by-laws or any provincial or federal statute or regulation.
- 7.2 No smoking is permitted in the general common elements, including, without limitation, halls, elevators, stairwells, lobbies, parking garage and the recreation facilities. No smoking is permitted under the overhang at the front door.
- 7.3 No natural Christmas trees or any parts thereof are permitted in the building.
- 7.4 No one shall overload the existing electrical circuits.
- 7.5 No stores of coal, propane gas or any combustible or offensive goods, provisions or materials shall be kept in the units or common elements without the prior written consent of the Board.
- 7.6 Sprinkler heads in all units and common areas are to be kept free of obstructions. No tape, hangers or any other items are to be hung or attached to any sprinkler head. Any damage resulting from any tampering will be the responsibility of the Owner in accordance with Rule 1.4.
- 7.7 Fire routes must be kept clear at all time.
- 7.8 All Owners and/or Residents are required to maintain a regularly serviced fire extinguisher, carbon monoxide detector and smoke detector in their units.
- 7.9 All Owners and/or Residents are required to maintain and clean all lint traps associated with their laundry dryer.
- 7.10 Fireworks of any kind are not permitted in any unit or on the common elements.
- 7.11 No one shall disengage, disconnect, damage, block or otherwise prevent from functioning properly fire alarms, smoke detectors, CO detectors, fire extinguishers and other related equipment installed from time to time in a unit, or in common areas.

8. MOVING AND ELEVATORS

(Also see Section 9 – Owner and Resident Registration Access and Insurance)

- 81 Elevator reservations can only be made by a registered Owner/Resident, in accordance with Rule 9.
- 82 No one shall move anything including but not limited to the delivery of goods, services, furniture and equipment ("**Items**") from one floor to another or in or out of the building ("**Move**") except by the service elevator designated for such purpose by the Property Manager or Security. The time and date of moving or delivery shall be fixed in advance with Security a minimum of forty-eight (48) hours prior to use. The reservation shall be for a period not exceeding four (4) hours. The Elevator Reservation Agreement attached hereto at Schedule "D" shall be signed when reserving the service elevator.
- 83 Arrangements for using the elevator when carrying out a move-in or out must be made a minimum of forty-eight (48) hours in advance with Security. Deliveries (up to three items) must be advised as soon as possible. Owners/residents are to check for elevator availability.
- 84 All bookings of the elevator for a move out require a security deposit (the "**Deposit**") payable to Toronto Standard Condominium Corporation No. 2583 at the time of reservation by a **Certified Cheque or Money Order**. Each Owner and/or Resident must complete the Elevator Reservation Agreement (Schedule "D") in advance. After completing a Move, the Deposit will be returned if, after inspection, no damage has occurred.
- 85 Moves are permitted from Monday to Saturday between 8:00 a.m. and 8:00 p.m. No Moves shall take place on Sunday or on statutory holidays (except for deliveries, which are permitted on Sundays only between the hours of 9:00 a.m. and 5:00 p.m.).
- 86 All Items must be taken directly from the service elevator to the unit or from the unit to the service elevator, as applicable. Nothing shall be placed or left, even temporarily, in or on the common elements.
- 87 All Moves and deliveries must be made through the service elevator. No Items can be moved through or stored in the moving room corridor. No Items of any type are allowed to be moved through the main lobby doors.
- 88 Where damage to the elevator and/or any other part of the common elements has been caused by a Move, the Deposit is forfeited and the Owner shall be responsible to the Corporation for the cost of repairing any damage caused. The cost of repair shall be assessed by the Property Manager or the authorized agent of the Corporation as soon as possible after the Move, on the basis of quotations. The Deposit will be applied towards the repair costs. If the Deposit amount is

inadequate to cover the cost of the damage, all costs incurred by the Corporation will be recovered from the Owner of the unit in accordance with Rule 1.4.

- 8.9 During a Move the Owner and/or Resident shall take reasonable precautions to prevent unauthorized entry into the building.
- 8.10 No Owner and/or Resident shall obstruct access to the hallways and elevator lobbies.
- 8.11 No Owner and/or Resident shall jump in the elevator.
- 8.12 Owners and/or Residents shall remove, break up, and dispose of all boxes used during the Move. Flattened boxes must be recycled in the supplied bins in the recycling area.

9. OWNER AND RESIDENT REGISTRATION AND ACCESS

- 91 All Owners and Residents are required to obtain home insurance and all other insurance (as may be required by the Corporation's Declaration), prior to moving in or purchasing their unit.
- 92 Prior to moving into a unit and concurrent with the booking of the service elevator for a Move, each Owner and/or Resident must complete the Owner and Resident Information Forms (Schedule "A" or "B") and provide proof the insurance required in Rule 9.1.
- 93 All Owners and Residents are responsible for keeping their information updated with the Corporation via submitting a new Owner and Resident Information Form to the Property Management. Residents must include vehicles information and parking number, locker number, and all access fobs/remote/key serial numbers when registering. Residents must obtain an interphone code ("Buzzer") when registering and ensure at all times the phone line associated is in working order and associated to the Resident.
- 94 Residents requesting access to their Unit/Locker shall present a valid piece of ID and have the proper registration of Unit/Locker with the Corporation under their names showing unequivocally they have the right to access such Unit/Locker.

10. TENANCIES AND GUESTS

- 10.1 These Rules shall be observed by each Owner, Resident, their family, employees, Guests (as defined below), tenants, invitees, licencees and occupants of their unit.
- 10.2 The terms used in this Section 10 of these Rules shall have the same meanings prescribed to them in the Act, unless otherwise stated herein:
- a. The term "Guest" wherever used in this Section 10 shall mean an individual residing in a unit free of charge pursuant to the permission of the Owner and/or tenant the unit.
- 10.3 For the purposes of the Corporation's Declaration, the phrase "single family residence" shall specifically prohibit:
- a. any "commercial" use of and/or within a unit, which includes, without limiting its general meaning, any of the following:
 - i. the carrying on of a business;
 - ii. hotel, boarding or lodging house use; or
 - iii. the disposition of an Owner's or Resident's right to occupy the unit whereby the party or parties acquiring such interest or right is or are entitled to use or occupy the unit on a transient use basis or under any arrangement commonly known as time sharing;
 - b. any "transient" use of a unit, which is when a unit is used or occupied by an individual for a period of more than two (2) consecutive nights but less than six (6) consecutive months; and
 - c. any "independent guest" use, which is when one (1) or more Guests are permitted to reside in a particular unit by the Owner or Resident of the unit, in the absence of the Owner or Resident being present.
- 10.4 No unit shall be used or occupied for transient, commercial or independent guest uses.
- 10.5 Guests are only permitted to reside in a unit if the registered Owner or registered Resident of said unit resides in the unit at the same time as the Guest.
- 10.6 No unit shall be occupied, used, leased, licensed, sublet, or rented for a period of less than six (6) consecutive months.
- 10.7 No unit shall be occupied and/or used for any use other than as a private single-family residence and no portion of any unit shall be partitioned or subdivided for any other use.

- 108 Prior to anyone occupying, using, leasing, subletting or renting a unit, the Owner of the unit shall provide a copy of the Corporation's Declaration, By-laws and Rules to the Resident, occupant, tenant or sublessee.
- 109 Within seven (7) days of anyone (aside from the Owner of the applicable unit) occupying, using, leasing, subletting or renting a unit, the Owner of the unit shall:
- a. provide Property Management a copy of the written agreement required by Rule 10.10 of these Rules; and
 - b. submit a completed copy of the Owner and/or Resident Information Forms attached hereto at Schedule "A" or "B" to Property Management, which must include:
 - i. the number of all persons intending to reside in the unit (including children);
 - ii. the names of all persons intending to reside in the unit (including children);
 - iii. the resident's telephone number and email address;
 - iv. the Owner's telephone number, email address and off-site mailing address;
 - v. the make, model, year and license plate numbers of the motor vehicles belonging to the resident;
 - vi. the resident's emergency contact information; and
 - vii. any other information as the Board of Directors may from time to time reasonably require.
- 10.10 No unit shall be occupied, used, leased, sublet or rented to anyone in absence of a written agreement between said person and the Owner of the unit, which agreement shall be provided to Property Management within seven (7) days of the person using and/or occupying the unit. In the event that an Owner fails to provide Property Management with the information and documentation required by Section 10 of these Rules, the person occupying and/or using the unit or intending to occupy and/or use the unit shall be deemed to be a trespasser, and the Corporation will be entitled to deny the person entry into the property.
- 10.11 Within seven (7) days of ceasing to lease, sub-lease or rent a unit, the Owner of the unit shall notify the Corporation in writing of same.
- 10.12 The Owner of the unit shall remain directly responsible to the Corporation for all common expenses, assessments and any other charges. The Owner of the unit shall be responsible for any legal and/or other costs incurred by the Corporation

in seeking to obtain anyone's compliance with the Act as well as the Corporation's Declaration, By-laws and Rules.

- 10.13 In circumstances where efforts to obtain the voluntary compliance of the Owner and/or resident with these Rules are unsuccessful, the Corporation, with the assistance of legal counsel, will enforce these Rules by legal means, including, but not limited to the termination of the tenancy or license arrangement in accordance with enforcement proceedings pursuant to the Act, and in such event, the Owner shall be directly responsible to reimburse the Corporation for its full legal costs, together with any interest thereon, within twenty (20) days of being billed for same, and the Owner agrees that such costs shall be deemed to be common expenses attributable to their unit, and shall be recoverable by the Corporation as such.
- 10.14 An Owner that does not reside in their unit shall be prohibited from using the common elements, including but not limited to the recreational facilities.

11. UNITS

- 11.1 No one shall permit an infestation of pests, insects, vermin or rodents to exist at any time in his/her unit or adjacent common elements. Owners and/or Residents shall immediately report to the Property Manager any incidents of pests, insects, vermin or rodents.
- 11.2 Upon receipt of notice in writing, each Owner and/or Resident shall permit entry to his/her unit for the purpose of conducting pest control operations, including any spraying programs. Each Owner and/or Resident shall prepare the unit in the manner prescribed in the aforesaid notice and shall permit and facilitate entry into the unit by any authorized pest control personnel and shall co-operate in order to carry out the full extent of this Rule. Should the Owner and/or Resident refuse access to the unit, the Corporation or its authorized representative may enter the unit.
- 11.3 No plumbing fixture and/or appliance shall be used for purposes other than those for which they were constructed. No items, including, but not limited to, sweepings, garbage, rubbish, rags or ashes, shall be thrown therein. Any damage resulting to them and/or pipes from misuse or from unusual or unreasonable use shall be borne by the Owner.
- 11.4 No water shall be left running unless in actual use.
- 11.5 "Open House" viewings, for the purpose of a sale or lease of a unit, are not permitted. The showings of units for sale or lease shall be by appointment only. The sales representative, who has been granted access by the Owner, must accompany the prospective purchaser to and from the front door of the building.
- 11.6 No portion of a unit shall be partitioned or divided.
- 11.7 To preserve the good appearance of the building, no window, visible from the exterior, shall have a window covering that is other than white or off-white. Window coverings are to be kept in good repair. If furniture is placed against the windows, the window coverings must be drawn behind the furniture so that the uniform appearance of the building is maintained.
- 11.8 No weather stripping is to be installed around unit entry doors
- 11.9 No one shall make any major plumbing, electrical, mechanical or structural changes or television cable alterations in or to his/her unit without prior written consent of the Board of Directors and in accordance with the requirements of the Act (also see Section 18).

12. COMMON ELEMENTS

- 121 To ensure a uniform, clean appearance in the Corporation, nothing, including, but not limited to, doormats, benches and shoe racks, shall be placed on or adjacent to or outside the individual doorways in the common elements.
- 122 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 whatsoever without the written consent of the Corporation, including for the sale of a unit, except on the bulletin board.
- 123 Nothing shall be thrown out of the windows or doors or over any balcony, including but not limited to cigarettes. No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window, door, or those parts of the common elements over which the Owner and/or Resident has exclusive use. When washing or sweeping the balcony floor, all debris must be contained so that nothing falls over the side of the balcony.
- 124 No hanging or drying of clothes is allowed from windows or any part of the common elements, including on any balcony or other exclusive use common element area.
- 125 No auction, garage sale, private showings or public events shall be held in any unit or on the common elements unless permitted in writing by the Board.
- 126 Propane or charcoal barbecues are not permitted on any balcony or any part of the common elements except when used by the Corporation for an event for Residents. Only electric barbecues are permitted on balconies.
- 127 Save as otherwise provided or contemplated in the Declaration of the Corporation, the sidewalks, lobby passageways, walkways and driveways used in common shall not be obstructed or used for any purpose other than for ingress and egress to and from the units and/or the common elements.
- 128 No television antennae, satellite dish, aerial, tower or similar structure and appurtenances thereto shall be placed, erected on, installed or fastened to any unit or common elements except in connection with a common television cable or similar system supplying service to the entire building or with the written consent of the Corporation.
- 129 Nothing (including bundle buggies, spare tires, baby carriages, etc.) shall be placed, erected, installed, located, kept or maintained on the common elements and/or the exclusive use common elements in absence of the written consent of the Board. Anything placed or installed in contravention of this Rule may be removed and stored by the Corporation or placed in warehouse storage with a company authorized to hold chattels in storage, all at the expense of the Owner and/or Resident.

- 1210 Nothing other than seasonal furniture (being chairs, tables, lounges, and movable seasonal planters) is permitted on any balcony or other exclusive use common element area, without the written consent of the Board. All seasonal furniture must be safely secured.
- 1211 No one shall harm, mutilate, destroy, alter or litter the common elements or any of the landscaping work on the property, including, but not limited to, grass, trees, shrubs, hedges, flowers or flower beds, nor shall anyone uproot existing plants, hedges, shrubs or trees, nor shall anyone plant new shrubs, hedges or trees on the common elements.
- 1212 Except as otherwise provided in these Rules, no beverage shall be consumed on the general common elements.
- 1213 Owners and Residents are required to wear proper attire (shoes, shirts and bathing suit cover-ups) when on the general common elements.
- 1214 No one shall congregate in the lobby and/or adjacent common element areas. Owner/Residents shall not use the lobby and/or common element areas for any purpose which may interfere with the use and enjoyment of the property by other Owners and/or Residents, including, but not limited to, canvassing, loitering, lounging or entertaining.
- 1215 No one shall conduct any business on the common elements.
- 1216 No storage of any goods or materials, including bicycles, is permitted on any balcony or other exclusive use common element area.
- 1217 No bicycles, carts, roller blades, motorized toys, wheelies, skateboards, or recreational scooters (powered or un-powered) shall be allowed in the interior common elements, except for the purpose of transporting the same to a storage locker.
- 1218 No one is permitted to remove any furnishings or equipment of the Corporation from the common elements.
- 1219 No soliciting is allowed anywhere in the building. No flyers or notices shall be delivered door-to-door other than notices from the Board, Management or municipal, provincial or federal election officials.

13. PETS

13.1 Pets

- (a) For the purpose of these Rules the term “Pet” shall mean one dog, one cat, one canary, one budgie, one small bird, goldfish, and tropical fish. Breeds of dogs prohibited under the *Dog Owners’ Liability Act* shall be excluded from the term “Pet” as used in these Rules.
- (b) No animal, reptile, livestock, insect or fowl other than a Pet (as defined in these Rules) shall be allowed on the common elements (including the exclusive use common elements) or in any unit.
- (c) No breed of dog prohibited under the *Dog Owners’ Liability Act* shall be allowed on the common elements (including the exclusive use common elements) or in any unit.
- (d) No Pet deemed to be dangerous and/or a nuisance by the Board of Directors or Property Management, shall reside or be kept in any unit at the Corporation or permitted on the common elements (including the exclusive use common elements).
- (e) No more than two (2) Pets shall reside in a unit at a single given time. However, only one (1) dog shall reside in a unit at a single given time. Thus, two (2) cats can reside in a unit at a single given time; and one (1) dog and one (1) cat reside in a unit at a single given time. However, two (2) dogs cannot reside in a unit at a single given time.

13.2 Weight Restriction

- (a) Upon these Rules coming into force, no Pet whose weight exceeds twenty-five pounds (25 lbs.) will be permitted in any unit or anywhere on the common elements (including the exclusive use common elements).
- (b) Upon these Rules coming into force, no Pet whose weight exceeds twenty-five pounds (25 lbs.) shall reside or be kept, left or placed in any unit or anywhere on the common elements (including the exclusive use common elements).
- (c) Notwithstanding Rules 13.2(a) and 13.2(b) of these Rules, any Pet who resides at the Corporation upon these Rules coming into force will be exempt from the application of Rules 13.2(a) and 13.2(b) of these Rules, provided that the applicable Resident and/or Owner enters into the Pet Grandfathering Agreement attached hereto as Schedule “J” with the Corporation within thirty (30) days of these Rules coming into force.

133 Pet Registration, License and Vaccination

- (a) Within thirty (30) days of these Rules coming into force, any Pet residing in a unit at the Corporation must be registered with Property Management by the Owner of the unit submitting a completed copy of the Pet Registration Form attached hereto at Schedule "C" to Property Management, which shall include a clear colored photograph of the Pet, as well as information including, but not limited to, name, breed, age, distinctive markings and/or any other such information as may be required by the Board of Directors or Property Management, from time to time.
- (b) All Pets residing at the Corporation upon these Rules coming into force, must be registered with Property Management by the Owner of the applicable unit submitting a completed Pet Registration form to Property Management within thirty (30) days of these Rules coming into force.
- (c) Any Pet that resides at the Corporation after these Rules come into force must be registered with Property Management by the Owner of the applicable unit submitting a completed Pet Registration Form to Property Management within thirty (30) days of the Pet residing at the Corporation.
- (d) All dogs and cats must be municipally licensed, vaccinated and wear a leash at all times (which identifies their owner), and proof of all of the foregoing must be included in the completed Pet Registration Form, which must be provided to Property Management as detailed in this Rule 13.3.
- (e) Any Pet visiting a unit shall be municipally licensed, vaccinated and wear a leash at all times (which identifies their owner), and must be registered with Property Management by the Owner of the applicable unit submitting a completed Visitor Pet Registration Form (attached hereto at Schedule "I") to Property Management in advance of the Pet visiting their unit.

134 Care, Control, Grooming and Breeding

- (a) No Owner or Resident shall permit a Pet to cause any noise and/or disturbance that interferes with the comfort and/or quiet enjoyment of the property by other Owners or Residents.
- (b) All Pets shall be controlled while on the exterior common elements and while on the interior common elements by being held in hand, controlled by means of a leash no longer than six (6) feet in length or by being held in carrier.
- (c) No Pet shall be permitted to soil or damage any part of the common elements including, but not limited to, those parts over which Owners have exclusive use in the event that a Pet soils or damages the common elements, the owner of the Pet or the Owner of the unit in which the Pet resides shall immediately make good any damage and effect the

immediate removal of any excrement. It is hereby understood that if the owner of the Pet or the Owner of the unit in which the Pet resides fails to comply with this provision, the Corporation will remove the excrement and/or rectify the damage and charge the Owner of the unit in which the Pet resides back for the cost of same, which shall be recovered in the same manner as common expenses.

- (d) Pets are only permitted on the interior common elements for the purpose of being transported to and from the dwelling unit in which they reside or are visiting to the outside of the building.
- (e) Pets shall only be transported in and out of the building by way of the front lobby doors.
- (f) No one shall place litter boxes on balconies or any part of the common elements. Soiled litter must be double-wrapped and disposed of in accordance with Rule 19 of these Rules. Under no circumstances shall soiled litter be flushed down a toilet, this includes litter labelled "flushable".
- (g) Breeding of Pets and the commercial grooming of Pets is not permitted in any residential unit on the common elements.
- (h) Pet grooming debris must be controlled and collected whenever a Pet is groomed on the exterior common elements.

13.5 Prohibited Conduct, Behaviour and Activity

- (a) No Pet shall breach these Rules or cause or engage in any of the following:
 - (i) injury and/or damage;
 - (ii) urinating and/or defecating on an exclusive use common element balcony;
 - (iii) urinating and/or defecating on any part of the interior common elements;
 - (iv) exhibiting aggressive, dangerous or potentially dangerous behavior;
 - (v) unruly behavior; and/or
 - (vi) cause a noise and/or disturbance that disturbs other Owners or residents.
- (b) No Owner or Resident shall breach these Rules or permit a Pet to cause or engage in any of the conduct, behavior or activity referred to in Rule 13.5(a) of these Rules.

- (c) No Pet shall urinate or defecate on any exclusive use common element balcony and as such, no “pee pads” or similar products are permitted on any exclusive use common element balcony.

136 Deemed Nuisance

- (a) A Pet may be deemed to be a nuisance by the Board of Directors or Property Management if the Pet causes or engages in any of the following:
 - (i) injury and/or damage;
 - (ii) exhibiting aggressive, dangerous or potentially dangerous behavior;
 - (iii) unruly behavior;
 - (iv) causing a noise and/or disturbance that disturbs other Owners or Residents;
 - (v) is prohibited under the *Dog Owners’ Liability Act*; and/or
 - (vi) is in breach of any of these Rules.
- (b) Any Pet deemed to be a nuisance by the Board of Directors or Property Management, in its absolute discretion, shall be permanently removed from the Corporation’s property within two (2) weeks of the Owner of the unit in which the Pet resides receiving a written notice from the Board of Directors or Property Management requesting the permanent removal of the Pet. The Owner shall comply with the notice and ensure that the Pet is permanently removed from the Corporation’s property, including the unit in which the Pet resides, within two (2) weeks of their receipt of the notice.

137 Indemnity

- (a) Owners of the units in which a Pet resides or visits shall indemnify and save harmless the Corporation against all costs, damages, claims and/or causes of action resulting from the presence of a Pet in their unit and/or on any part of the common elements including, but not limited to, all costs, charges and expenses incurred by the Corporation to enforce these Rules and any other rules and/or to assess any necessary repair or maintenance required as a result of the Pet. All payments made pursuant to this clause shall be deemed to be common expenses attributable to the unit in which the Pet resides or visits and shall be recoverable by the Corporation against the Owner of the unit in the same manner as common expenses.

14. PARKING

- 14.1 The term "Parking Space" shall mean either a parking unit owned by an Owner, an exclusive use parking space or a parking space designated for the exclusive use of an Owner and/or Resident.
- 14.2 Each Parking Space shall be used and occupied only for motor vehicle parking purposes, in strict accordance with the Governing Documents in force from time to time.
- 14.3 The term "motor vehicle" as used in these Rules shall mean a property licensed and insured as a private passenger automobile, motorcycle, station wagon, mini-van or truck not exceeding 1.8 metres (six feet) in height, and shall exclude any type of, trailer truck, trailer or recreational vehicle, as well as any, motor home, boat and/or snowmobile (and such other vehicles as the Board may wish to exclude from the property from time to time).
- 14.4 All motor vehicles must be parked, stored, kept and left within the boundaries of a single Parking Space without encroaching upon the adjacent areas.
- 14.5 No one shall lease or permit his/her Parking Space to be used by anyone other than a registered Owner and/or Resident of the Corporation or an Owner and/or Resident of the Edge Condominium or Phase I Condominium. Parking Spaces may only be leased and/or used by a Tenant or Resident who is in occupation of their unit.
- 14.6 No one shall sell or convey his/her Parking Space unless it is combined with the sale or conveyance of his/her unit. No one shall retain ownership of his/her Parking Space upon the sale or conveyance of his/her unit.
- 14.7 Any change to the information provided on the Owner and Resident Information Forms (Schedule "A" or "B") must be reported immediately to the Property Manager or the authorized agent of the Corporation and all motor vehicles parked, left, stored or kept in the underground garages must be registered with Management.
- 14.8 Every Owner and Resident shall park their motor vehicle in his/her designated/owned Parking Space.
- 14.9 No motor vehicle may be parked on the surface roadways within the property, which are designated fire routes, including but not limited to driveways, delivery and garbage pickup areas. Any motor vehicle parked on these roadways will be tagged and/or towed away at the vehicle owner's expense and risk.
- 14.10 No motor vehicle shall be driven at a speed in excess of ten (10) km per hour anywhere on the property.

- 14.11 All motor vehicles in motion in the indoor parking areas must have their headlights on.
- 14.12 No servicing, vacuuming, washing or repairs shall be made to any motor vehicle on the common elements or in a Parking Space, except in areas designated for that purpose by the Corporation.
- 14.13 No trailer, camper, recreational vehicle, boat, snowmobile, tires, toboggan, combustible materials, machinery or equipment or goods of any kind shall be parked, left or placed on any part of the common elements or on any Parking Space.
- 14.14 Owners and/or Residents with a Parking Space shall maintain the Parking Space in a clean and tidy condition at all times.
- 14.15 No one shall park, store, leave, keep, drive or use a motor vehicle in contravention of these Rules. If this should occur, the person is liable to be fined or have the motor vehicle towed away from the property in accordance with City by-laws. If this occurs, the Corporation, its directors, officers, employees or agents are not liable whatsoever for any damages, costs or expenses howsoever caused to the Owner and/or Resident or his/her motor vehicle.

No one shall place, leave, park or permit to be placed, left or parked in or upon common elements or a Parking Space any motor vehicle which, in the opinion of the Board or Management, may pose a security or safety risk, caused either by its length of unattended stay, its physical condition or its potential damage to the property. Upon seventy-two (72) hours' written notice from the Corporation, the Owner and/or Resident responsible will be required to attend to or remove the motor vehicle, as the circumstances require or as directed by the Property Manager, the Corporation shall remove it and any costs incurred shall be recoverable in accordance with Rule 1.4.

- 14.16 The Corporation is not responsible for damaged/stolen motor vehicles or contents.

15. BICYCLES

- 15.1 Bicycles shall only be left, kept, stored and parked in the “bike rooms”, storage lockers and bike racks if registered with Property Management as detailed in Rule 15.2.
- 15.2 The Corporation shall issue numbered stickers, available to registered Residents only, at a fee, which shall be set by the Board from time to time, which shall serve as evidence that said bicycles have been registered with Property Management as required.
- 15.3 No bicycles shall be stored, left, kept or parked in a Parking Space or on any part of the common elements not designated for bicycle storage parking.
- 15.4 Any bicycle found left, parked, stored or kept at the property on contravention of these Rules shall be removed by the Corporation at the Owner’s expense.
- 15.5 No bicycles are permitted to be taken through the lobby, corridors or elevators or any other part of the common elements, except designated routes, such as the drive lanes in the parking garage.
- 15.6 The Corporation is not responsible for damaged/stolen bicycles.

16. LOCKERS AND STORAGE UNITS

- 16.1 Storage lockers shall not be used to store anything that is perishable, a hazardous material or otherwise unsafe for storage. The term “hazardous material” shall mean any material defined by municipal, provincial or federal legislation as being hazardous and any flammable or combustible material, including, but not limited to, gasoline, natural gas, propane or butane. Anyone storing a perishable or unsafe object, or an object that gives off an objectionable odour, must remove it from the storage locker upon receiving written notice from the Corporation.
- 16.2 No item shall be stored at a height, which is higher than the sprinkler heads.
- 16.3 Nothing may be kept on top of a storage locker.
- 16.4 Storage lockers shall not be used for any purpose other than for storage.
- 16.5 No one is permitted to lease a storage locker to anyone other than an Owner and/or Resident of the Corporation.
- 16.6 Any items outside of a storage locker will disposed of by the Corporation without notice at the Owner’s expense in accordance with Rule 1.4.
- 16.7 The Corporation is not responsible for damaged/stolen items.

17. VISITORS AND VISITOR PARKING

- 17.1 Visitors are required to use the main lobby entrance.
- 17.2 All visitors must comply with all of the Corporation's Rules.
- 17.3 There are 58 designated visitor parking spaces for use of VISITORS OF REGISTERED RESIDENTS ONLY. Off-site Owners shall only be permitted to use a designated visitor parking space when at the property for official business of the Corporation.
- 17.4 Only motor vehicles (as defined in Rule 14.3) shall be parked in a designated visitor parking space.
- 17.5 Visitor's motor vehicles are required to have a valid visitors parking pass at all times.
- 17.6 Only registered Residents of the Corporation may obtain a visitors parking pass for their visitors.
- 17.7 A maximum of eight (8) visitor day parking passes (applicable for the hours of 9:00 a.m. through 11:00 p.m.) and five (5) visitor over-night parking passes (applicable for the hours of 11:00 p.m. through 9:00 a.m.) are allowed per month, per unit.
- 17.8 Motor vehicles parked in contravention of these Rules may be tagged and/or towed as detailed in Rule 1.4.

18. RENOVATIONS TO UNITS AND/OR COMMON ELEMENTS

- 18.1 All Residents will be required to complete a renovation agreement form prior to any work commencement. Residents must state what work is being completed. Drawings would be required for any major alteration work. All trades will be required to carry insurance. The Renovation form will be passed onto the Board for final approval. Approval can take 1 to 3 business days.
- 18.2 No wall, floor, door or window, toilet, bathtub, washbasin or sink, heating, air-conditioning, plumbing or electrical equipment ("Work") shall be installed, removed, extended or otherwise altered in a unit, or to the common elements, without the prior written consent of the Corporation and in accordance with the Act; provided, however, that the provisions of this Rule 18.1 shall not require any Owner and/or Resident to obtain the written consent of the Corporation for the purpose of painting or wallpapering the interior of their unit.
- 18.3 In the interest of preserving and maintaining the common areas of the Corporation, particularly the elevators, carpets and walls, it is required that an Owner who has complied with Rule 17.1 and has been granted permission to conduct Work, shall notify the Property Manager or the authorized agent of the Corporation of any Work to be done at least three (3) weeks in advance, in order to provide for necessary precautions. The contractor or workmen must remove all debris from the building daily. Owners must ensure that the common elements are kept clean and not damaged.
- 18.4 If there are any complaints from Owners and/or Residents that any Work carried out by anyone creates a noise or nuisance during unauthorized hours or the Owner and/or Resident is in breach of his/her obligations under the Act and the Corporation's Governing Documents (and the Rules), the Corporation may by written notice to the Owner, require the Owner to remedy the breach. If the Owner fails to remedy the breach, as required by the Board within the time specified, acting reasonably, in the written notice, and the Corporation may remedy the breach and the Owner will be responsible for any expenses and costs incurred by the Corporation in accordance with Rule 1.4.
- 18.5 If an Owner wants to install a hard surface floor such as, but not limited to, tiles instead of hard wood or carpeting, the written consent of the Corporation must be obtained. The Owner will be required to install and maintain sound attenuation materials, as approved by the Board of Directors, so as to prevent any noise disturbance to surrounding units. The Board has approved any underlay for the purpose of sound attenuation with an IIC Rating >70 and an STC Rating >70.
- 18.6 If the Corporation receives complaints about any noise emanating from a unit, the Property Manager or the Board of Directors may require that the Owner install, place or keep under padding and/or carpeting throughout their unit. If the carpeting and/or under padding does not alleviate the noise complaints, the Owner shall take whatever steps are requested by the Corporation, acting

reasonably, to eliminate the noise at the Owner's sole cost and expense. All costs incurred by the Corporation will be recovered from the Owner of the unit in accordance with Rule 1.4.

18.7 The following apply where Work is being done in the units and/or common elements on behalf of an Owner:

- (a) Construction and delivery shall be carried out on Monday through to Friday between the hours of 9:00a.m. and 7:00p.m. and on Saturday between the hours of 10:00a.m and 5:00p.m.
- (b) Construction shall not be carried out on Sundays or on holidays.
- (c) All equipment, goods and materials shall be stored in the unit.
- (d) Equipment, goods and materials, can only be brought into the units and/or common elements through the moving room and can only be transported in the service elevator. The service elevator must be reserved as detailed in these Rules.
- (e) All Work shall be carried out in a manner so as to prevent disturbance to other Owners in the units and/or common elements and adjacent units and/or common elements.
- (f) All plumbing and electrical Work must be done by licensed electricians and plumbers.
- (g) No interruption of electrical, water or other service to any unit shall be made except at times and for durations specified by the Property Manager and then only after the Property Manager has had the ability to deliver twenty-four (24) hours' notice to the occupants of the affected units.
- (h) No pneumatic or other percussion tools or hammers shall be used without the specific written authorization of the Corporation and/or Property Manager. The Property Manager must be notified at least twenty-four (24) hours in advance of the use of pneumatic or other percussion tools or hammers.
- (i) The Property Manager shall be notified in advance of Work which will create dust. When work is being done that creates dust, the Owner shall cease the use the heating/air conditioning unit.
- (j) Any common elements and exclusive use common elements which may be damaged, defaced or marked directly or indirectly by reason of the Work being carried out shall be adequately protected at the cost of the Owner during such periods as the Work may affect them and such protection shall be removed during hours in which Work is not being performed as the Corporation or its agent may direct. Any common

elements affected by the Work shall be restored to their original condition forthwith as required by the Corporation, acting reasonably.

- (k) All garbage and/or debris shall be disposed directly into containers at locations approved and/or directed by the Property Manager. The supply and removal of said garbage and debris (including any containers) shall be at the cost of the Owner.
- (l) No door giving access to the units and/or common elements shall be kept open other than when actually in use and no apparatus, scaffolds or hoisting device shall be left unsafely or unattended in a manner so as to permit access to the units and/or common elements by unauthorized persons.
- (m) The names and identities of all contractors and other persons involved in the Work requiring entry to the property shall be provided to the Property Manager and/or Security so that they may obtain access to and from the units and/or common elements by means designated by the Property Manager and shall not be in the units and/or common elements other than during the hours when Work is being carried out.
- (n) Contractors and other persons involved in the Work are required to report to the Concierge and/or the Property Manager who will issue them security badges subject to a letter of authorization from the Property Manager. Security badges are to be worn and visible at all times when in the units and/or common elements.
- (o) Common area washrooms must be left in a clean state after use.
- (p) Contractors and other persons involved in the Work shall not park in the driveway except to unload equipment and material.
- (q) Owners are required to ensure that their contractors have insurance and that Work being done in their units and/or on exclusive use common elements are compliant with all governmental codes and regulations.

188 If there are any complaints from Owners that any Work carried out creates a noise problem or the Owner is in breach of his/her obligations under the Act, Declaration and/or Rules, the Corporation may by written notice to the Owner, require the Owner to remedy the breach. If the Owner fails to remedy the breach, as required by the Board, within the time specified by the Corporation, acting reasonably, in the written notice, the Corporation may remedy the breach and the Owner will be responsible for any expenses and costs incurred by the Corporation in doing so, which shall be recoverable in accordance with Rule 1.4.

19. GARBAGE/RECYCLING

- 19.1 Hours of use for the garbage disposal chutes and/or refuse room are 7:00 a.m. to 11:00 p.m. only.
- 19.2 Only household garbage, not recycling materials, is to be wrapped in plastic bags, double bagged, securely tied and pushed down the chute.
- 19.3 All glass bottles/containers, plastic containers, paper products, boxes, cartons, pizza boxes and other recyclable materials, as set out by City of Toronto, must be separated from regular garbage, flattened and disposed of by the Owner and/or Resident through the tri-sorter attached to the garbage chute or for larger items in the recycling bins at locations decided by the Board. No one shall place non-recyclable materials in the recycling bins. Residents must comply with the garbage, recycling and organics requirements set here: <https://www.toronto.ca/services-payments/recycling-organics-garbage/waste-wizard/>.
- 19.4 Nothing shall be placed in any garbage chute which may result in blockage of the chute.
- 19.5 No flammable materials, liquids and/or renovation materials may be placed down the chute.
- 19.6 No garbage is to be left on the floor of the disposal room located on each floor or at the top of the chute.
- 19.7 All large items, such as mattresses, chairs, shelving, etc., must be disposed of according to Management instructions set from time to time.
- 19.8 All mattresses must be bagged prior to being disposed of. Mattress bags may be purchased from the front desk security at a cost as set out by the Board of Directors.
- 19.9 From time to time bulk pick-ups are scheduled by Management and for a fee as set out by the Board. On the day before the scheduled bulk collection those bulk items shall be placed outside for collection no earlier than 6:00 p.m. on days set out by Management.
- 19.10 Contractors or an alternate disposal agency, must remove all construction materials from the site (carpeting, cupboards, flooring, drywall, tiles etc.). If not using a contractor, the Owner is responsible for disposal of all renovation materials.
- 19.11 No one shall place any plants and/or gardening materials down the chute. Plants and gardening materials must be disposed in the garbage bin located in the garbage area of the building.

20. RECREATIONAL FACILITIES - GENERAL

- 20.1 The recreational facilities include exercise room, lounge, media room, meeting room, guest suites, party room and rooftop patio.
- 20.2 A Resident who is eighteen (18) years or older must accompany anyone under eighteen (18) years of age in all recreational facilities, at all times.
- 20.3 The common elements, including the recreational facilities, are for the sole use and enjoyment of on-site registered Residents, subject to the temporary use by permitted guests of Residents in accordance with these Rules. Owners who are not Residents are not permitted to use any of the Corporation's recreational facilities.
- 20.4 No guest is permitted to use the recreational facilities unless accompanied at all times by a Resident eighteen (18) years of age or older.
- 20.5 The recreational facilities are not supervised. All recreational facilities are used at the user's risk. The Corporation, agents, and employees of the Corporation are not responsible for accidents, lost or stolen personal property or any other damages, howsoever caused. Those on medication, with respiratory, heart problems or other physical disabilities are urged to consult a physician before using any of the facilities.
- 20.6 Except where specifically provided otherwise in these Rules or where maintenance is being carried out by the authorized agents of the Corporation, the recreational facilities are available to Residents daily from 6:00 a.m. to 11:00 p.m.
- 20.7 Residents shall ensure that their guests are aware of and obey the Rules of the Corporation.
- 20.8 The use of the recreational facilities may be restricted during organized activities of the Corporation.
- 20.9 Appropriate attire is to be worn at all times while using the recreational facilities.
- 20.10 No one shall use the recreational facilities while under the influence of alcohol, tranquilizers or other drugs that cause drowsiness.
- 20.11 Except where specifically provided otherwise in these Rules, drinking and eating are prohibited in the recreational facilities. Notwithstanding the foregoing, water in plastic/metal containers is permitted throughout the recreational facilities.
- 20.12 Boisterous behaviour of any sort, including, but not limited to, yelling, running or rowdiness and other forms of general misconduct are not permitted within the recreational facilities, and any person who commits same may be ejected from the facilities by the Property Manager and/or security personnel and/or or the

authorized agent of the Corporation. Any authorized agent of the Corporation has the unfettered discretion, acting reasonably, to determine what constitutes “boisterous behaviour”.

- 20.13 The authorized agents of the Corporation have been authorized to restrict entry to the recreational facilities and remove any person who fails to comply with the Rules and to record in the log book provided any incident of non-compliance with the Rules.
- 20.14 Booking of the amenities takes place by filling the appropriate forms and payment of the fees, as directed by the Board. The Corporation reserves the right to deny booking or access to recreational facilities under certain circumstances, such as prior breach of the rules by the Resident.
- 20.15 Smoking and Pets are not permitted in/on the recreational facilities.
- 20.16 No items of any kind can be hung, taped, glued or in any manner displayed on the walls and ceilings of the recreational facilities.
- 20.17 Persons using the recreational facilities are fully liable for any damages that they or their guests cause. All costs incurred by the Corporation will be recovered from the individual responsible and/or the Owner of the unit in accordance with Rule 1.4.

21. ROOFTOP PATIO

(Also see Section 20 - Recreational Facilities - General)

- 21.1 Parties are not permitted on the patio.
- 21.2 Guests of Residents must abide by the Rules or they will be removed. Residents are allowed a maximum of ____ guests per unit.
- 21.3 Furniture may not be removed from the patio.
- 21.4 Smoking is not allowed on the Patio
- 21.5 Pets are not allowed on the patio.
- 21.6 Alcohol is not permitted on the patio.
- 21.7 Glass containers are not permitted on the patio.
- 21.8 Personal barbecues are not allowed on the patio.
- 21.9 No ball games or sport activates allowed on the patio.
- 21.10 Access to the patio through the party room is not permitted except in the event of an emergency.
- 21.11 Noise levels must be controlled at all times as not to disturb the other Residents.
- 21.12 Residents are not allowed on the patio after 11:00 p.m. except as egress.

22. EXERCISE ROOM

(Also see Section 20 - Recreational Facilities - General)

- 221 Guests are not permitted in the exercise room during peak hours (7:00 a.m. to 10:00 a.m. and 5:00 p.m. to 8:00 p.m.).
- 222 Children under twelve (12) years of age are not permitted in the exercise room. Children twelve (12) years of age or older must be accompanied, at all times, by a Resident who is eighteen (18) years of age or older.
- 223 Use times are for thirty (30) minutes per station/equipment.
- 224 Machinery or equipment situated in the exercise room must be wiped dry of any perspiration after each use.
- 225 Residents who use equipment improperly, or who do not wipe down equipment after use, will be refused use of the exercise room for a reasonable period of time determined by the Corporation and Management.
- 226 With the exception of the free weights, no equipment shall be moved around the exercise room. Free weights are to be returned to their stand after each use. Users must not bang the weights or allow them to drop to the floor.
- 227 No sound producing devices are permitted in the exercise room except when used with personal earphones and at a volume that no other person can hear.
- 228 Residents shall not keep their own exercise equipment such as weights, bench-presses etc. in the exercise room.
- 229 Proper gym attire must be worn at all times, including proper athletic footwear must be worn at all times.
- 2210 All equipment shall be used properly and treated with reasonable care and caution.

23. LOUNGE AND PARTY ROOM

(Also see Section 20 - Recreational Facilities - General)

- 231 The Lounge/Party Room is subject to all conditions set out in the Lounge/Party Room Reservation Agreement (Schedule "E").
- 232 Residents over the age of eighteen (18) may book the Lounge/Party Room for their personal use by entering into a Lounge/Party Room Reservation Agreement (Schedule "E") with the Corporation. The Resident that booked the Lounge/Party Room must be present at all times when the room is being used.
- 233 No more than _____ guests are permitted in the Lounge/Party Room.
- 234 All bookings for the Lounge/Party Room shall be made with Management during regular business hours and should be made no more than six (6) months in advance. The Property Manager or the authorized agent of the Corporation may require information, as it decides in its sole discretion, acting reasonably, and is reasonable from any person applying for use of any of the amenity.
- 235 The Lounge/Party Room Reservation Agreement (Schedule "E") requires the Resident to provide a security/cleaning/damage deposit (the "**Deposit**"), in the amount determined by the Board from time to time. Any usage fee and Deposit must be paid by a **Certified Cheque, Money Order or Credit Card** at the time of booking.
- 236 Reservations must be cancelled no later than 48 hours prior to the reserved date, except if the reservation is on a designated holiday, in which case the cancellation must be made at least one month in advance of the reserved holiday date. Any reservation not cancelled in accordance with this Rule will result in the forfeiture of the usage fee.
- 237 Subsequent to any event being held within the lounge/party room, the Property Manager or the authorized agent of the Corporation will determine if any damage has occurred to the lounge/party room finishes and/or the common elements and will notify the Resident who rented the room in writing as to the determination. If no damage has occurred, then the Deposit, less security and cleaning and/or repair charges shall be returned to the Resident that booked the lounge/party room. If there is damage, the Property Manager or the authorized agent of the Corporation shall apply the Deposit first against any and all damage. In the event the Deposit is insufficient to the pay for the security and/or damage and/or cleaning and/or repair expenses, then the Owner and/or Resident shall immediately reimburse the Corporation for all sums expended by the Property Manager or the authorized agent of the Corporation in excess to the Deposit amount to repair the damage and clean the party room. All costs incurred by the Corporation will be recovered from the Owner of the applicable unit in accordance with Rule 1.4.

- 23.8 Food is permitted in the Lounge/Party Room during such times, and subject to such restrictions, as Property Management may decide from time to time, including requiring that all food be served and consumed in the non-carpeted areas of the room.
- 23.9 No furniture may be removed from the Lounge/Party Room whatsoever.
- 23.10 All functions within the Lounge/Party Room must be terminated as of 12:00 a.m. (midnight) and the Lounge/Party Room thereafter immediately vacated by all persons. The Resident that booked the party room must clean the party room by 11:00 a.m. the following day. In the event that the room is booked for the following day, cleanup must take place as soon as the event is over.
- 23.11 Notwithstanding the above, none of the Corporation's facilities may be used for commercial functions for which payment and/or an admission fee is required.
- 23.12 No hooks may be put into the ceiling tile. No items may be hung over the strips between the ceiling tiles. No tape may be used on the walls or ceiling.
- 23.13 All guests attending a function in the Lounge/Party Room are to remain in the room at all times.
- 23.14 Prior to and during any event held within the Lounge/Party Room, the Corporation's staff may access the same to inspect the facilities and review the behavior of residents and guests.
- 23.1 No one shall use the pool table except with a proper reservation made with Security not more than twenty-four (24) hours in advance of the reserved time. Each reservation shall be for a maximum of sixty (60) minutes. Residents from the same unit cannot book two consecutive time slots, but if a table is not in use, the same players may continue to use the table until another party comes. A reservation will be forfeited if not used within ten (10) minutes of the time booked.
- 23.2 The Board or Management may refuse any Resident the use of this room for improper use of the equipment or improper supervision.
- 23.3 Billiard players must keep one foot on the floor at all times and use the bridge, thus avoiding damage to the table, and all equipment must be used for its intended purpose.
- 23.4 Smoking is not allowed in the Lounge/Party Room.
- 23.5 Pets are not allowed in the Lounge/Party Room.
- 23.6 No more than _____ guests are permitted in the Lounge/Party Room at one time.

24. GUEST SUITE

(Also see Section 20 - Recreational Facilities - General)

- 24.1 The guest suite is subject to all conditions within the Guest Suite Reservation Agreement (Schedule "F").
- 24.2 Residents eighteen (18) years of age or older, may rent the guest suite, for the nightly rental fee set by the Board, by entering into a Guest Suite Reservation Agreement with the Corporation.
- 24.3 The guest suite is available by reservation no greater than six (6) months in advance.
- 24.4 The applicant Resident shall provide, in addition to the nightly rental fee for the guest suite, a security/damage/cleaning deposit (the "**Deposit**") in the amount determined by the Corporation. The Deposit and rental fee shall be paid to the Corporation by way of a **Certified Cheque/Money Order or Credit Card** at the same time of booking.
- 24.5 The Corporation may, at its sole discretion, acting reasonably, refuse to rent the guest suite to an Owner and/or Resident or impose conditions on the use of the guest suite, as it deems reasonable.
- 24.6 The maximum stay for a guest of a Resident within the guest suite is fourteen (14) consecutive nights. Approval for booking in excess of fourteen (14) consecutive nights is required from Management.
- 24.7 The guest suite shall not be occupied prior to 3:00 p.m. on the day of reservation and on the last day of use, shall be vacated no later than 11:00 a.m. If the guest suite is not vacated by 11:00 a.m., the Resident that rented the guest suite will be charged an additional nightly rental fee, which will be deducted from the Deposit. Any additional costs incurred by the Corporation will be recovered from the Owner at the unit, in accordance with Rule 1.4.
- 24.8 Subsequent to any reservation of the guest suite, the Property Manager or the authorized agent of the Corporation will determine if any damage has occurred to the guest suite finishes and/or the common elements and will notify the Resident that booked the guest suite in writing as to the determination. If no damage has occurred, then the Deposit, less security and cleaning and/or repair charges, shall be returned to the Resident that booked the guest suite. If there is damage, the Property Manager or the authorized agent of the Corporation shall apply the Deposit first against any and all damage. In the event the Deposit is insufficient to the pay for the security and/or damage and/or cleaning and/or repair expenses, then the Resident shall immediately reimburse the Corporation for all sums expended by the Property Manager or the authorized agent of the Corporation in excess to the Deposit amount to repair the damage and clean the

guest suite. All costs incurred by the Corporation will be recovered from the Owner of the unit in accordance with Rule 1.4.

- 24.9 The Resident is responsible for picking up and returning both the front door fob and the guest suite key. Failure to return the guest suite key will result in a charge in the sum of One Hundred Dollar Fifty Dollars (\$150.00) being applied to the Resident's unit, which shall be recovered as per Rule 1.4. Failure to return the front door fob will result in a charge in the sum of Fifty Dollars (\$50.00) being applied to the Resident's unit, which shall be recovered as per Rule 1.4.
- 24.10 A maximum of two (2) adults and one (1) child are allowed to use the guest suite at one time.
- 24.11 Pets are not allowed in the Guest Suite.
- 24.12 Smoking is not allowed in the Guest Suite.

25. MEDIA ROOM

(Also see Section 20 - Recreational Facilities - General)

- 25.1 The Board or Management may refuse any Owner and/or Resident the use of this room for improper use of the room and/or equipment and/or improper supervision of children.
- 25.2 No more than _____ guests are permitted in the Media Room at one time.
- 25.3 The Media Room is subject to all conditions set out in the Media Room Agreement (Schedule "G").

26. MEETING ROOM

(Also see Section 20 - Recreational Facilities - General)

- 26.1 The Board or Management may refuse any Owner and/or Resident the use of this room for improper use of the room or improper supervision of children.
- 26.2 No more than eight (8) guests are permitted in the Meeting Room at one time.
- 26.3 The Meeting Room is subject to all conditions set out in the Meeting Room Reservation Agreement (Schedule "H").

SCHEDULE “A” - Owner Information Form

Toronto Standard Condominium Corporation No. 2583

By filling the Owner Information Form, you are agreeing to receive our building general notices electronically from the Corporation and will be provided access to Condo Control Central to book amenities and pay online, obtain parking passes, etc. Notices are general information about the building (e.g. water shut-down, Community events, etc.) as well as personal notices when receiving a postal package (please see ACCEPTANCE WAIVER TO RECEIVE PARCEL & COURIER MAIL). You may unsubscribe from the notices at any time by using the link at the bottom of the emails and will be solely responsible to keep informed about building's general notices.

In an effort to reduce administrative expenses and to simplify our AGM processes, TSCC2583 has implemented online services to distribute AGM related documents and proxy forms. This also help reduce our ecological footprint by avoiding to print and send out via postage massive amounts of regulatory documents. If you can, please agree to receive notices electronically (please see the AGREEMENT TO RECEIVE NOTICES ELECTRONICALLY).

Documents Required for Move-In (For Office Use Only)

1. Copy of Liability Insurance/Proof of Insurance ☐
2. Owner Information Form ☐
3. Property Title/ Deed ☐
4. Agreement to Receive Notices Electronically ☐
5. Pets Registration ☐
6. Package Waiver ☐
7. Special Assistance Form ☐

Owner's Information (Please PRINT)

All information collected by the Corporation is done so and recorded in accordance with TSCC2583 Information Management and Privacy Policy.

Tenant (Occupant) - PRINT CLEARLY	
Personal Information	Vehicle(s) Information
1. Unit #:	1. Parking Level/Spot #:
2. First Name:	2. License Plate #:
3. Last Name:	3. Vehicle Type/Colour/Model:
4. Date of Birth:	Bicycle(s) Information
5. Mobile Phone:	1. Locker/Rack:
6. Alternative Phone:	2. Colour/Brand/Serial Number:
7. Email:	3. TSCC2583 Sticker # (required):
8.. Fob #:	Locker(s) Information
9. Remote #:	1. Locker Floor and Number:
10. Key Number:	Emergency Contact Information
11. Buzzer Code:	1. First and Last Name:
	2. Relationship:
	3. Mobile Phone:
	4. Alternative Phone:
	5. Comments:

Children

If you have children (<18 years old), list age and name here:

ACCEPTANCE WAIVER TO RECEIVE PARCEL & COURIER MAIL

As a service to Residents of the Epic on Triangle Condominium, we will accept delivery of small parcels and courier mail. You will appreciate that while all efforts will be made to hold such items in safe keeping, we cannot be held responsible for them. We cannot allow items to be left in the hallways outside of suites, as this is a violation of Fire Code in case of an emergency evacuation.

Please indicate below if you authorize our staff to receive parcels and courier mail on your behalf. In doing so you will be releasing the Corporation's authorized agents and employees from any present or future liability should the package be lost, stolen or damaged. Note the Corporation reserves the right to deny packages as its sole discretion.

- Packages will not be accepted if they are over 25lbs (11.5 kg) and/or larger then (17" x 14" x 12" in.)/(43 x 35 x 30 cm).
 - Packages will be returned to sender after two (2) weeks.
- Flowers/plants/gift baskets will be held for no more than two (2) days, then disposed of.
- Perishable items must be picked by the end of the day (11:59pm) they are delivered or will be disposed of.
- Personal property will not be accepted by the Front Desk.
- Consider using Penguin Pick Up for your deliveries to relieve the Front Desk. It's a free service.

☐ **I DO AUTHORIZE THE STAFF TO RECEIVE SMALL PARCELS AND COURIER MAIL ON MY BEHALF.**

Unit # _____ 68 Abell Street, Toronto Ontario M6J 0B1

Resident's First and Last Name (please print)

Resident's Authorized Signature

Date

RESIDENTS REQUIRING SPECIAL ASSISTANCE INFORMATION FORM

The Fire Department (Ontario Fire Code Section 2.8 subsection 2.8.2.1) requires that the Corporation have readily available a list of residents requiring additional assistance to evacuate the building in the event of an emergency. This list enables fire fighters to attend to special needs people without delay.

It is crucial to keep this list accurate and up-to-date. Therefore, if there are any occupants within your suite requiring additional assistance, please provide the nature of the disability below and return this information to the Front Desk or Management's Office.

All information received is kept in strict confidence and used only by authorized persons in case of an emergency.

PRINT CLEARLY

Name of the Person Requiring Special Assistance		Telephone:
Unit/Suite Number:		
Address:	68 Abell Street, Toronto Ontario M6J 0B1	
Date:		
Brief description (i.e. difficulty walking, special breathing apparatus, bedridden, sprains/fractures, hearing/visually impaired). Please type below.		
EMERGENCY INFORMATION		
In case of Emergency Contact	Name:	Relationship:
	Home:	Cell:

AGREEMENT TO RECEIVE NOTICES ELECTRONICALLY – TSCC2583



Ontario

Ministry of Government
and Consumer Services

Agreement to Receive Notices Electronically

Agreement by owner or mortgagee to
receive notices from the corporation by
electronic delivery

Unit #: _____

Owner's or mortgagee's name _____

Condominium corporation's name _____

TSCC2583

In order for your condominium corporation to enter into this agreement, the board of your corporation must have passed a resolution to determine the methods of electronic communication that it will use for serving notices on owners or mortgagees. Before filling out this form, you should consider contacting the corporation to find out what those methods are.

Method the corporation will use to deliver notices to me:

☐ Email

My email address is _____

☐ Facsimile

My fax number is _____

☐ Other _____

☐ I agree that I am sufficiently served, as described in section 54 of the *Condominium Act, 1998*, if the corporation uses the method of delivering notices identified in this agreement.

Signature of owner or mortgagee

Date (yyyy/mm/dd)

Signature of individual on behalf of the
condominium corporation

Date (yyyy/mm/dd)

Signature of individual on behalf of the
condominium corporation

Date (yyyy/mm/dd)

Please affix the corporate seal or add a statement below that the person signing has the authority to bind the corporation.

SCHEDULE "B" - Tenant Information Form

Toronto Standard Condominium Corporation No. 2583

Tenant's Undertaking and Acknowledgment – TSCC2583

I, _____, the undersigned, as tenant of Unit _____, Level _____, (the "Unit"), according to Toronto Standard Condominium Plan No. 2583 do hereby agree and undertake on behalf of myself and any resident, occupants or guest of the said unit that I/We shall comply with the provisions of the Condominium Act, 1998 and the Regulations made thereunder, and all subsequent amendments thereto, and also the Declaration, By-Laws, Policies and Rules of the said Toronto Standard Condominium Corporation No. 2583 (the "Corporation").

I acknowledge that I am subject to the provisions contained in the said Act, Declaration, By-Laws, Policies and Rules of the said Corporation. I further acknowledge receipt of the Declaration, By-Laws, Policies and Rules of the said Corporation. I intend to occupy the Unit as my principal residence for the stated term of the Lease/Summary of Lease or Renewal accompanying this Information Form and for no other purpose and I further acknowledge and agree that only the person named herein will be entitled to reside in the Unit, subject always to my right to have guests and visitors from time to time in accordance with the Rules.

I further acknowledge and understand that in the event that I or any occupant residing in the Unit contravenes the provisions of the Declaration, By-Laws, Policies and Rules of the Corporation, my tenancy may be terminated in accordance with the provisions of the Condominium Act.

DATED at _____ this _____ day of _____

Tenant Signature

Landlord/Owner Information

1. Landlord Name and Address of Service:

2. Telephone:

3. Email:

3. Unit Rented/Occupied:

All information collected by the Corporation is done so and recorded in accordance with TSCC2583 Information Management and Privacy Policy.

CORPORATION CONTACTS:

- Management office: pm@tsc2583.com or apm@tsc2583.com, 416- 531-0764
- Front Desk Security: security@tsc25783.com, 416- 531-3680

Documents Required for Move-In (For Office Use Only)

- | | |
|--|---|
| 1. Copy of lease OR Summary of Lease or Renewal <input type="checkbox"/> | 4. Pets Registration <input type="checkbox"/> |
| 2. Tenant Information Form <input checked="" type="checkbox"/> | 5. Package Waiver <input type="checkbox"/> |
| 3. Copy of Liability Insurance/Proof of Insurance <input type="checkbox"/> | 6. Special Assistance Form <input type="checkbox"/> |

Tenant's Information (Please PRINT)

Tenant (Occupant) - PRINT CLEARLY

Personal Information

Vehicle(s) Information

1. Unit #:

1. Parking Level/Spot #:

2. First Name:

2. License Plate #:

3. Last Name:

3. Vehicle Type/Colour/Model:

4. Date of Birth:

Bicycle(s) Information

5. Mobile Phone:

1. Locker/Rack:

6. Alternative Phone:

2. Colour/Brand/Serial Number:

7. Email:

3. TSCC2583 Sticker # (required):

8.. Fob #:

Locker(s) Information

1. Locker Floor and Number:

9. Remote #:

Emergency Contact Information

10. Key Number:

1. First and Last Name:

11. Buzzer Code:

2. Relationship:

3. Mobile Phone:

4. Alternative Phone:

5. Comments:

Children

If you have children (<18 years old), list age and name here:

By filling the Tenant Information Form, you are agreeing to receive notices electronically from the Corporation and will be provided access to Condo Control Central to book amenities and pay online, obtain parking passes, etc. Notices are general information about the building (e.g. water shut-down, Community events, etc.) as well as personal notices when receiving a package. You may unsubscribe from the notices at all time by using the link at the bottom of the emails and will be solely responsible to keep informed about general information and potential Rules changes.

ACCEPTANCE WAIVER TO RECEIVE PARCEL & COURIER MAIL

As a service to Residents of the Epic on Triangle Condominium, we will accept delivery of small parcels and courier mail. You will appreciate that while all efforts will be made to hold such items in safe keeping, we cannot be held responsible for them. We cannot allow items to be left in the hallways outside of suites, as this is a violation of Fire Code in case of an emergency evacuation.

Please indicate below if you authorize our staff to receive parcels and courier mail on your behalf. In doing so you will be releasing the Corporation's authorized agents and employees from any present or future liability should the package be lost, stolen or damaged. Note the Corporation reserves the right to deny packages as its sole discretion.

- Packages will not be accepted if they are over 25lbs (11.5 kg) and/or larger then (17" x 14" x 12" in.)/(43 x 35 x 30 cm).
 - Packages will be returned to sender after two (2) weeks.
- Flowers/plants/gift baskets will be held for no more than two (2) days, then disposed of.
- Perishable items must be picked by the end of the day (11:59pm) they are delivered or will be disposed of.
- Personal property will not be accepted by the Front Desk.
- Consider using Penguin Pick Up for your deliveries to relieve the Front Desk. It's a free service.

☐ **I DO AUTHORIZE THE STAFF TO RECEIVE SMALL PARCELS AND COURIER MAIL ON MY BEHALF.**

Unit # _____ 68 Abell Street, Toronto Ontario M6J 0B1

Resident's First and Last Name (please print)

Resident's Authorized Signature

Date

RESIDENTS REQUIRING SPECIAL ASSISTANCE INFORMATION FORM

The Fire Department (Ontario Fire Code Section 2.8 subsection 2.8.2.1) requires that the Corporation have readily available a list of residents requiring additional assistance to evacuate the building in the event of an emergency. This list enables fire fighters to attend to special needs people without delay.

It is crucial to keep this list accurate and up-to-date. Therefore, if there are any occupants within your suite requiring additional assistance, please provide the nature of the disability below and return this information to the Front Desk or Management's Office.

All information received is kept in strict confidence and used only by authorized persons in case of an emergency.

PRINT CLEARLY

Name of the Person Requiring Special Assistance		Telephone:
Unit/Suite Number:		
Address:	68 Abell Street, Toronto Ontario M6J 0B1	
Date:		
Brief description (i.e. difficulty walking, special breathing apparatus, bedridden, sprains/fractures, hearing/visually impaired). Please type below.		
EMERGENCY INFORMATION		
In case of Emergency Contact	Name:	Relationship:
	Home:	Cell:

SUMMARY OF LEASE OR RENEWAL

Condominium Act, 1998 - O. Reg. 49.01

For Owner(s) to fill as per Clause 83 (1) (b) of the Condominium Act, 1998

To: TSCC2583/Epic on Triangle, located at 68 Abell Street, Toronto Ontario M6J0B1

This is to notify you that an original lease ☐, assignment of lease ☐ or renewal of lease ☐ has been entered with the following:

Unit _____ Level _____

Parking _____ Level _____

Locker _____ Level _____

TERMS

1. Lessee's first and last name:

Email:

Telephone:

2. Lessee's first and last name:

Email:

Telephone:

3. Lessee's first and last name:

Email:

Telephone:

4. Lessee's first and last name:

Email:

Telephone:

- Commencement Date (MM/DD/YYYY):

- Expiry Date (MM/DD/YYYY):

Comments:

Please ensure that the Tenant Information Form is provided to Management prior to move-in.

Owner(s) Statements

- ✓ I (We) have provided the above-designated lessee(s) with a copy of the declaration, policies, bylaws and rules of the Condominium Corporation.
- ✓ I (We) acknowledge that, as required by subsection 83 (2) of the *Condominium Act, 1998*, I (We) will advise you in writing if the above-designated lease/renewal of lease/assignment of lease is terminated.
- ✓ I (We) hereby certify that all information given above is correct.

DATED at _____ this _____ day of _____

Owner(s) Name and Signature *(In the case of a corporation, affix corporate seal or add a statement that the persons signing have the authority to bind the corporation)*

Owner(s) address of service

Owner(s) telephone number(s) and email address(es)

SCHEDULE "C" - Pet Registration Form

Toronto Standard Condominium Corporation No. 2583

Pet 1 Information		Colour Picture
1. Pet Name:		
2. Breed:		
3. Weight:		
4. Date of Birth/Age:		
5. Distinctive Markings:		
6. Go to Veterinary Clinic (contact info):		
7. Behaviour towards strangers/Comments:		
Toronto Pet License	Vaccines	

Pet 2 Information		Colour Picture
1. Pet Name:		
2. Breed:		
3. Weight:		
4. Date of Birth/Age:		
5. Distinctive Markings:		
6. Go to Veterinary Clinic (contact info):		
7. Behaviour towards strangers/Comments:		
Toronto Pet License	Vaccines	

SCHEDULE "D" - Elevator Reservation Agreement

Toronto Standard Condominium Corporation No. 2583

New Residents must be registered with the Corporation prior to booking (Owner/Tenant Information Form) and Management must confirm with Security to allow the booking of the elevators.

- Resident's Information (PLEASE PRINT CLEARLY)

RESIDENT'S NAME: _____ SUITE: _____ PHONE: _____

EMAIL: _____

DATE AND TIME REQUESTED FOR ELEVATOR: _____

MOVE-IN _____ MOVE-OUT _____ DELIVERY* _____

* If delivery, please indicate company name and type of delivery: If delivery, please indicate company name and type of delivery:

- Damage Deposit \$ _____

Payment by credit card, money order or certified cheque payable to TSCC2583.

- Deposit Received (Y/N): _____ Date: _____ By: _____ Form of Payment: _____

ELEVATOR RENTAL AGREEMENT CONDITIONS

I understand and agree to the following conditions:

1. I agree to deposit with the Corporation upon signing this agreement, a Security Deposit in the amount of \$ _____ by cheque payable to Toronto Standard Condominium Corporation No. 2583. I understand that the deposit will be refunded after completion of the move, provided that no damage has been caused.
2. I understand that I will be held liable for all damages which may occur as a result of the use of the service elevator by me or my agents.
3. I understand that no items shall be moved from one floor to another or in or out of the building except in accordance with the Corporation's Rules and the provisions of this agreement.
4. I understand that no items shall be moved from one floor to another or in or out of the building except by way of the service elevator and only after proper wall and floor protection has been affixed.
5. I understand that I must dismantle all empty boxes and moving cartons and placed same in the recycling area.
6. I understand that all items must be taken directly from the service elevator to the unit or from the unit to the service elevator, as applicable, and that nothing shall be placed or left in the hallways or elsewhere on the common elements.
7. I understand and agree that the Corporation and/or its agents will not be held liable for any costs pertaining to the delay, if any, in receiving the elevator as reserved above.

Call to confirm your booking with Security the day before.

If your move or delivery is delayed, please notify the Management Office at 416-531-3410 to make alternate arrangements. Discarded furniture must be disposed of appropriately. You must make separate arrangements to dispose of unwanted furniture.

The resident(s) must sign in acceptance of these terms and rules prior to being permitted use of the Service Elevator for this Reservation Period.

I, _____ have read and agree to the above terms, conditions and rules. I can pick up my Damage Deposit from the Front Desk/Management Office at the end of the seventh business day following the booking date, provided no rule violations or damages to the facilities have occurred during the booking of the elevator. Credit card deposit is automatically returned to the account under the same conditions.

RESIDENT'S Signature: _____ DATE: _____

PROPERTY MANAGER/SECURITY'S Signature: _____ DATE: _____

If move out please complete the following:

Name Telephone Number

Forwarding Address

DAMAGE DEPOSIT RETURN (for Office Use Only)
--

Damage Deposit Returned to Resident:	\$ _____
Less Damages incurred:	\$ (_____)
TOTAL RETURNED TO (OWED BY) RESIDENT	\$ _____

RESIDENT'S Signature: _____ DATE: _____

INSPECTION REPORT

SUITE: _____ DATE: _____

MOVE IN_____

MOVE OUT_____

DELIVERY_____

An inspection must be completed prior to and immediately after each and every move in/out or delivery

PRE-INSPECTION			POST-INSPECTION		
Condition of Moving Area			Condition of Moving Area		
Wall Damaged	Y	N	Wall Damaged	Y	N
Floor Damaged	Y	N	Floor Damaged	Y	N
Ceiling Damaged	Y	N	Ceiling Damaged	Y	N
Doors Damaged	Y	N	Doors Damaged	Y	N
Comments:			Comments:		
Condition of Elevators			Condition of Elevators		
Floor Scratches	Y	N	Floor Scratches	Y	N
Wood Panel Scratches	Y	N	Wood Panel Scratches	Y	N
Metal Frame Scratches	Y	N	Metal Frame Scratches	Y	N
Moving Door Scratches-Interior	Y	N	Moving Door Scratches-Interior	Y	N
Moving Door Scratches-Exterior	Y	N	Moving Door Scratches-Exterior	Y	N
Hallway Door Scratches-Interior	Y	N	Hallway Door Scratches-Interior	Y	N
Hallway Door Scratches-Exterior	Y	N	Hallway Door Scratches-Exterior	Y	N

Floor Buttons Scratched	Y	N	Floor Buttons Scratched	Y	N
Comments:			Comments:		
Condition of Hallway Corridors			Condition of Hallway Corridors		
Wall Paper Damaged	Y	N	Wall Paper Damaged	Y	N
Paint Damaged	Y	N	Paint Damaged	Y	N
Lights Damaged	Y	N	Lights Damaged	Y	N
Floor/Carpet Damaged	Y	N	Floor/Carpet Damaged	Y	N
Suite Entry Door Damaged	Y	N	Suite Entry Door Damaged	Y	N
Suite Entry Door Frame Damaged	Y	N	Suite Entry Door Frame Damaged	Y	N

Pre-Inspection

Inspection Day and Time: _____

Inspection By: _____

Post-Inspection

Inspection Day and Time: _____

Inspection By: _____

SCHEDULE "E" – Lounge/Party Room Reservation Agreement

Toronto Standard Condominium Corporation No. 2583

RESIDENT'S NAME: _____ SUITE: _____ PHONE: _____

BUZZER: _____

PARTY DATE: _____ START TIME: _____ END TIME: _____ NUMBER OF GUESTS: _____ (max.

Specify type of event _____

- **BEFORE 6PM RENTAL FEE (\$ _____) + DAMAGE DEPOSIT (\$ _____).....\$ _____**
 - **AFTER 6PM RENTAL FEE (\$ _____) + DAMAGE DEPOSIT (\$ _____).....\$ _____**
 - Rental is provided as first come, first serve basis, to Registered Residents only. To secure your Reservation, the Management Office must receive your rental cheque, Damage Deposit cheque and the signed Rental Agreement.
 - You can also reserve the booking online via your Condo Control Central account. By proceeding to booking online you therefore agree to the rental agreement and will not receive a paper copy unless you make the request in writing to the management office. Booking online also allow you to pay via Credit Card.
 - Only your payment cheque will be cashed. If the rental is cancelled before 24h of the start time of the reservation, you will be refunded a cheque for \$_____; otherwise rental payment will not be reimbursed and only the Damage Deposit will be returned. If you want to revise your rental date and your date can be accommodated there will be no charge. The Management office must receive your \$_____ Damage Deposit cheque no later than two (2) working days prior to your party or the booking will be cancelled. The \$_____ Damage Deposit will be held up to seven (7) business days after the rental has ended and will be returned to you provided no damage was caused during your party.
 - **INCLUDED in Rental Fee:**
Lounge/Party Room, Kitchen, 15th Floor Washrooms (no other facilities).
- Payment is by Certified Cheque or Money Order, payable to TSCC 2583.
- **Payment Received (Y/N)_____ Date:_____ By:_____ Form of Payment:_____**

STATEMENT BY RESIDENT

I agree that:

- ✓ I will not use the Lounge/Party Room for Commercial Purposes.
- ✓ No one shall smoke or bring pets in the Lounge/Party Room, or in any other indoor common element.
- ✓ I will read and follow the Conditions of Lounge/Party Room Rental which form part of this Agreement.
- ✓ I will be responsible for any violations of the Rules of TSCC2583 and for any damages to the Lounge/Party Room facilities arising from the above reservation, which could forfeit my deposit. I acknowledge that the Damage Deposit is only for partial payment of damage, should such damage exceed the amount deposited. I will notify Security or the Management Office of any breakage, damage, or Rule violations caused by me or my Party Room guests.

I understand that:

- ✓ I can pick up my Damage Deposit (\$_____) from the Front Desk/Management Office at the end of the seventh business day following my event, provided no rule violations or damages to the facilities have occurred during my Party Room rental period. Credit card deposit is automatically returned to the account under the same conditions.

RESIDENT'S Signature: _____ DATE: _____

PROPERTY MANAGER/SECURITY'S Signature: _____ DATE: _____

DAMAGE DEPOSIT RETURN (for Office Use Only)

Damage Deposit Returned to Resident:	\$ _____
Less Damages incurred:	\$ (_____)
TOTAL RETURNED TO (OWED BY) RESIDENT	\$ _____

RESIDENT'S Signature: _____ DATE: _____

CONDITIONS OF THE LOUNGE/PARTY ROOM RENTAL

1. The Resident is fully aware of the Corporation's Rules beyond the Rental Conditions set herein and will abide by them.
2. It is understood and agreed that, a maximum of _____ persons are allowed to be present in the Lounge/Party Room at one time for the use of an event/party.
3. Confirmation of booking is contingent on receiving the following deposits a \$_____ Refundable Security Deposit, along with a Non-Refundable payment of \$_____ (if the Lounge/Party Room is checked out before 6pm the same day of the booking) or \$_____ (if the Lounge/Party Room is checked out after 6pm the same day of the booking) for the use of the room. All funds are payable to TSCC 2583 via Certified Cheque or Money Order. Provided all Residents' obligations hereunder are satisfactorily met, the \$_____ Security Deposit will be refunded. It is understood, however, that the above sum is a deposit only and that the failure of the Resident to abide by any or all of the room rules, may result in the forfeiture of all or part of the security deposit, at the sole discretion of the Manager. The Resident is, nevertheless, responsible for any damages, extra cleaning charges, or costs, in excess thereof.
4. Damage to furnishings and/or finish of rooms and/or theft or loss of the Corporation's property is the responsibility of the resident who will be invoiced for costs of replacement, repairs, or refinishing as determined by the Corporation in its sole discretion. The Resident hereby accepts responsibility for the use of the room in accordance with rules governing usage of areas described in the permit, and as set out herein.
5. Residents renting the Lounge/Party Room shall provide the Corporation Security Desk with a written list of invited guests and their expected time of arrival. The Security Officer will admit the listed guests onto the property, or the guests will call the Resident via the Intercom to be buzzed in.
6. The Resident is responsible for providing directions to the party for his/her guests. NO ADDITIONAL SIGNS are to be posted in the hallways or lobby. DOORS are NOT to be left jammed open and unattended for people to enter. It is strictly prohibited to tape, glue or hang anything on the walls or the ceiling of any parts of the Lounge/Party Room and/or Common Elements. Fire alarms, safety equipment and mechanical equipment must be kept free at all time. No furniture shall be added or removed to the Lounge/Party Room unless with written permission from Management. No tape, glue or anything may be hanged on any of the walls.
7. The Resident will be responsible for his/her guests' behavior. If in the opinion of the Corporation or its representative, the Resident cannot or will not control the behavior of his/her guests, and the situation in the Corporation's opinion has deteriorated to an unsatisfactory level, the Corporation or its representative on duty will have the full authority to terminate the event/party immediately and ask all persons to leave the premises; and/or the police may be called to assist the representative in controlling the situation.
8. Any damage to the building, grounds, and room itself, caused by the Resident, any members of the Resident's family, or by any of the Resident's guests by reason of, or arising out of, the rental and use of the Lounge/Party Room will be the full responsibility of the resident and that the resident agrees to pay the costs involved in restoring any property damaged to its original condition.
9. Exits must be kept free from obstructions at all times.
10. The Corporation is not responsible for loss or damage to any personal property, or for personal injury to homeowners or guests, however caused.
11. The event/party is to be confined to the Lounge/Party Room. The washrooms to be used are located to the 15th Floor in the Amenities Room. No food or drinks are allowed beyond the party room doors. Use of the patio's barbecue is not permitted.
12. The Resident will assume full responsibility for the preservation of proper order and decorum and ensure no disturbances to, or disruption of the ongoing activities in the, grounds and common areas.
13. The contemplated use of the premises will be fully disclosed to the Corporation as a condition of, prior to the rental of the Lounge/Party Room. It is agreed that the premises will not be used for any immoral or offensive use and by way of specific example, "strip" shows, or similar live performances, pornographic or sexually explicit films may not be shown. The Resident is responsible for full compliance with any legal or regulatory obligations and will fully indemnify and hold harmless the Corporation from any breach thereof.

14. The Resident agrees to ascertain any and all permits, licenses, consents that are or may be required in connection with the use of the Lounge/Party Room by the Resident as aforesaid, and to obtain such permits, licenses, and consents at his or her own expense prior to the rental date set out above, and to have licenses, permits and consents posted or available for inspections, as may be required.
15. Smoking and pets in the Lounge/Party Room or other interior common areas, i.e., hallways, are strictly prohibited.
16. The Party Room shall be vacated no later than 1:00 a.m.
17. Clean Up is the responsibility of the Resident renting the Lounge/Party Room.
18. The Lounge/Party Room shall be cleaned and restored to the original order no later than 1:00 a.m. on the day following the Resident's private party in order to permit the Corporation's staff to clean the stove and refrigerator, to vacuum, and rearrange the tables and chairs.
19. The resident shall clear counters, empty kitchen's refrigerator, and deposit garbage into container provided. Do not use garbage the chute after 11pm due to the noise it creates. Bring all garbage to the front desk after hours.

INDEMNITY OF THE CORPORATION

Person, persons or organization(s) using facilities and common element areas shall indemnify and save harmless the Corporation, its officers and employees, from any and all liability and from all claims and demands arising out of misuse of facilities, damage or injuries to persons, or property from any cause whatsoever, in or about or in any way connected with the property and defend, at the expense of the person, persons, or committee to whom any permit is issued, all suits which may be brought out against the Corporation, its officers or employees in respect of any such claim or demand and pay all the judgments, fines or penalties that may be rendered against the Corporation, its officers or employees on that account thereof.

RESIDENT'S Initials: _____

INSPECTION REPORT

Inspection Report – Resident Name(s): _____

Event: _____ Time: _____

Security

At the end of a party the concierge will inspect the Lounge/Party Room for any damages or irregularities. The Lounge/Party Room checklist shall be used as a reference. Comments in relation to the residents and guests' behavior are to be recorded at the bottom of this page. The concierge will provide the inspection form to the cleaner prior to the cleaning of the room.

Cleaners

The cleaner shall report any item which they find during the cleaning. The completed inspection form shall be given to Management for review. At no time shall the Concierge release the Security Deposit.

1. **Date of Inspection before Event:** _____ **Time:** _____

Inspected By: _____ Signature: _____

Item Inspected	Condition BEFORE	Condition AFTER

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2. **Date of Inspection after Event:**_____ **Time:** _____

Inspected By:_____Signature: _____

I/We acknowledge that I/We have read and accept the terms identified in the Corporation's Rules and Rental Agreement. I/We acknowledge that the results of the Inspection Report are accurate and binding.

Date:_____Date:_____Print Name: _____

Print Name:_____Signature:_____Signature: _____

SCHEDULE "F" - Guest Room Reservation Agreement

Toronto Standard Condominium Corporation No. 2583

RESIDENT'S NAME: _____ SUITE: _____ PHONE: _____

BUZZER: _____

BOOKING DATE (Check In) _____ END DATE (Check out): _____
MM/DD/YYYY MM/DD/YYYY

NUMBER OF NIGHTS: _____ NUMBER OF GUESTS: _____

Guest Suite # _____ Check-in is after 3pm and check-out is before 11am. Return fobs and keys to Front Desk.

• **RENTAL FEE (\$ _____ /night) + DAMAGE DEPOSIT (\$ _____)**

Rental is provided as first come, first serve basis, to Registered Residents only. To secure your Reservation, the Management Office must receive your rental cheque, Damage Deposit cheque and the signed Rental Agreement.

You can also reserve the booking online via your Condo Control Central account. By proceeding to booking online you therefore agree to the rental agreement and will not receive a paper copy unless you make the request in writing to the management office. Booking online also allow you to pay via Credit Card.

Cancellation Policy: Cancellation must be received 48-hours (2 days) prior to reservation date otherwise a cancellation fee Of One (1) nights guest suite rental fee will be forfeited. The Management office must receive your \$ _____ Damage Deposit cheque no later than two (2) working days prior to your check-in date or the booking will be cancelled. The \$ _____ Damage Deposit will be held up to seven (7) business days after the rental has ended and will be returned to you provided no damage was caused during the guest(s) stay.

Payment is by Certified cheque or Money Order, payable to TSCC 2583.

• **Payment Received: _____ Date: _____ By: _____ Form of Payment: _____**

STATEMENT BY RESIDENT

I agree that:

- ✓ I will not use the Guest Suite for Commercial Purposes.
- ✓ No one shall smoke or bring pets in the Guest Suite, or in any other indoor common element.
- ✓ I will read and follow the Conditions of Guest Suite Rental which form part of this Agreement.
- ✓ I will be responsible for any violations of the Rules of TSCC2583 and for any damages to the Guest Suite facilities arising from the above reservation, which could forfeit my deposit. I acknowledge that the Damage Deposit is only for partial payment of damage, should such damage exceed the amount deposited. I will notify Security or the Management Office of any breakage, damage, or Rule violations caused by me or my guests.

I understand that:

- ✓ I can pick up my Damage Deposit (\$ _____) from the Front Desk/Management Office at the end of the seventh business day following my event, provided no rule violations or damages to the facilities have occurred during my Party Room rental period. Credit card deposit is automatically returned to the account under the same conditions.

RESIDENT'S Signature: _____ DATE: _____

PROPERTY MANAGER/SECURITY'S Signature: _____ DATE: _____

DAMAGE DEPOSIT RETURN (for Office Use Only)

Damage Deposit Returned to Resident:	\$ _____
Less Damages incurred:	\$ (_____)
TOTAL RETURNED TO (OWED BY) RESIDENT	\$ _____

RESIDENT'S Signature: _____ DATE: _____

CONDITIONS OF THE GUEST SUITE RENTAL

1. The Resident is fully aware of the Corporation's Rules beyond the Rental Conditions set herein and will abide by them.
2. The maximum number of persons using the guest suite will be two (2) and one (1) child.
The Lessee (the Resident booking the Guest Suite) Covenants and agrees with the Lessor (TSCC 2583) as follows:
3. To pay the Security Deposit booking fee of \$ _____ as noted above.
4. To pay total fees on separate cheques as follows:
 - a. Rental Charge six (6) nights or less: \$ _____ per night (includes reasonable cleanup)
 - b. Rental Charge of more than six (6) nights: \$ _____ per night
5. That the Lessee is either an owner or a tenant, and is a resident of the TSCC 2583.
6. To provide to the Lessor a list of invited guests at least 24 hours in advance of the date of occupancy together with details of vehicles owned by them.
7. That there will be no activity in the guest suite contrary to the by-laws of the municipality, or provincial or federal laws.
8. The Lessee shall ensure that their guests observe and comply with all Rules applicable and in force with respect to use of the condominium and its facilities, and shall be totally responsible and liable for the guest's actions.
9. That the Lessor, or its agents or employees, shall not be liable for, and the Lessee shall save harmless the Lessor and its agents and employees from, any injury, loss or damage sustained on or about the premises.
10. That the Lessee will be liable for any damages to or theft from the room, and all furniture, equipment, linen, etc. without limitation, and any such charges in excess thereof that maybe applicable maybe charged against the owner.
11. An inventory of suite contents will be agreed to by the lessee at the time of receiving the keys and at a time after occupancy both mutually agreed specified by the Lessor and Lessee. If the lessee is not present at either inspection the report of the Property Management/Security shall prevail.
12. That the Lessor, or its agents or employees, shall not be liable for, and the Lessee shall save harmless the Lessor and its agents and employees from any fines, legal action (civil or criminal), court awarded damages and similar levied or brought against the Lessor as a consequence of the use by the Lessee of the subject premises.
The Lessor Covenants and agrees with the Lessee as follows:
13. To allow the use of the Guest Suite unless such use becomes a nuisance to the other owners or occupants in the building.
14. Clean linen and towels provided at commencement of occupancy, subsequently towels will be changed every two days and bed linen every five (5) days. No maid service is provided and lessee/guests are responsible for general tidiness/cleanliness of the suite.
15. No smoking or Pets allowed in guest rooms.
16. The guests may park one vehicle in the visitors parking area during their stay. If there is no space available in the visitors parking area during their stay then the visitors will make other arrangements to park their vehicle off the corporation's property. Residents are responsible to get parking permits for their guests
17. Failure to adhere to the Rules will result in forfeiting the \$ _____ Security Deposit.
18. This indenture and everything here in contained shall endure to the benefit of and be binding upon the parties hereto and their assigns.

INDEMNITY OF THE CORPORATION

Person, persons or organization(s) using facilities and common element areas shall indemnify and save harmless the Corporation, its officers and employees, from any and all liability and from all claims and demands arising out of misuse of facilities, damage or injuries to persons, or property from any cause whatsoever, in or about or in any way connected with the property and defend, at the expense of the person, persons, or committee to whom any permit is issued, all suits which may be brought out against the Corporation, its officers or employees in respect of any such claim or demand and pay all the judgments, fines or penalties that may be rendered against the Corporation, its officers or employees on that account thereof.

RESIDENT'S Initials: _____

INSPECTION REPORT

Inspection Report – Resident Name(s): _____

Event: _____ Time: _____

Security

At the end of a party the concierge will inspect the room for any damages or irregularities. The party room check list shall be used as a reference. Comments in relation to the residents and guests' behavior are to be recorded at the bottom of this page. The concierge will provide the inspection form to the cleaner prior to the cleaning of the room.

Cleaners

The cleaner shall report any item which they find during the cleaning. The completed inspection form shall be given to Management for review. At no time shall the Concierge release the security deposit.

3. **Date of Inspection before Event:** _____ **Time:** _____

Inspected By: _____ Signature: _____

Item Inspected	Condition BEFORE	Condition AFTER

4. **Date of Inspection after Event:** _____ **Time:** _____

Inspected By: _____ Signature: _____

I/We acknowledge that I/We have read and accept the terms identified in the Corporation's Rules and Rental Agreement. I/We acknowledge that the results of the Inspection Report are accurate and binding.

Date: _____ Date: _____ Print Name: _____

Print Name: _____ Signature: _____ Signature: _____

SCHEDULE "G" - Media Room Reservation Agreement

Toronto Standard Condominium Corporation No. 2583

RESIDENT'S NAME: _____ SUITE: _____ PHONE: _____

BUZZER: _____

BOOKING DATE/TIME IN _____ Hrs _____ END DATE/TIME
OUT _____ Hrs _____
MM/DD/YYYY MM/DD/YYYY

NUMBER OF GUESTS: _____ (max.).

- **RENTAL FEE (\$ _____) + DAMAGE DEPOSIT (\$ _____) \$ _____**

Rental is provided as first come, first serve basis, to Registered Residents only. To secure your Reservation, the Management Office must receive your rental cheque, Damage Deposit cheque and the signed Rental Agreement. You can also reserve the booking online via your Condo Control Central account. By proceeding to booking online you therefore agree to the rental agreement and will not receive a paper copy unless you make the request in writing to the management office. Booking online also allow you to pay via Credit Card.

Payment is by Certified cheque or Money Order, payable to TSCC 2583.

- **Payment Received: _____ Date: _____ By: _____ Form of Payment: _____**

STATEMENT BY RESIDENT

I agree that:

- ✓ I will not use the Media Room for Commercial Purposes.
- ✓ No one shall smoke or bring pets in the Media Room, or in any other indoor common element.
- ✓ I will read and follow the Conditions of Media Room Rental which form part of this Agreement.
- ✓ I will be responsible for any violations of the Rules of TSCC 2583 and for any damages to the Media Room facilities arising from the above reservation, which could forfeit my deposit. I acknowledge that the Damage Deposit is only for partial payment of damage, should such damage exceed the amount deposited. I will notify Security or the Management Office of any breakage, damage, or Rule violations caused by me or my guests.

I understand that:

- ✓ I can pick up my Damage Deposit (\$ _____) from the Front Desk/Management Office at the end of the seventh business day following my event, provided no rule violations or damages to the facilities have occurred during my Party Room rental period. Credit card deposit is automatically returned to the account under the same conditions.

RESIDENT'S Signature: _____ DATE: _____

PROPERTY MANAGER/SECURITY'S Signature: _____ DATE: _____

DAMAGE DEPOSIT RETURN (for Office Use Only)

Damage Deposit Returned to Resident: \$ _____
Less Damages incurred: \$ (_____)
TOTAL RETURNED TO (OWED BY) RESIDENT \$ _____

RESIDENT'S Signature: _____ DATE: _____

...continued on next page

CONDITIONS OF THE MEDIA ROOM RENTAL

1. The Resident is fully aware of the Corporation's Rules beyond the Rental Conditions set herein and will abide by them.
2. Confirmation of booking is contingent on receiving the following:
 - a. Refundable Security Deposit of \$_____ and Non-Refundable fee of \$_____ for the use of the room. All funds must be made payable to TSCC 2583 via Certified Cheque, Bank Draft or Money Order only. Provided all Residents' obligations hereunder are satisfactorily met, the \$_____ Security Deposit will be refunded. It is understood, however, that the above sum is a deposit only and that the failure of the Resident to abide by any or all of the room rules, may result in the forfeiture of all or part of the security deposit, at the sole discretion of the Property Manager. The Resident is, nevertheless, responsible for any damages, extra cleaning charges, or costs, in excess thereof.
3. No function or use of the Media Room shall contravene any federal or provincial acts and municipal by-laws.
4. I agree that the reservation times must be adhered to strictly. All functions or use of the Media Room shall commence no earlier than 10 AM and end no later than 10 PM.
5. I agree that I shall be held liable for all damages, which may occur as a result of the use of the Media Room, by my guests or myself. If the cost of such repairs exceeds the amount of the security deposit, the full cost of repairs less the amount of the security deposit shall be assessed against the unit owned or occupied by the Licensee and maybe recovered in the same manner as common expenses.
6. I shall be responsible for providing adequate directions to the function for my guests. No signs are to be posted in the common elements and doors will not be left open and unattended.
7. I agree that the Corporation is not responsible for loss or damage to any personal property or for personal injury to any guests, howsoever caused.
8. I agree to be physically present at all times at the function and to confine the function to the Screening Room.
9. No function or use of a commercial or profit-making nature shall be permitted.
10. Smoking and Pets are not permitted in the Media Room or any other Common Area.
11. Washrooms are available for use on the ground floor

INDEMNITY OF THE CORPORATION

Person, persons or organization(s) using facilities and common element areas shall indemnify and save harmless the Corporation, its officers and employees, from any and all liability and from all claims and demands arising out of misuse of facilities, damage or injuries to persons, or property from any cause whatsoever, in or about or in any way connected with the property and defend, at the expense of the person, persons, or committee to whom any permit is issued, all suits which may be brought out against the Corporation, its officers or employees in respect of any such claim or demand and pay all the judgments, fines or penalties that may be rendered against the Corporation, its officers or employees on that account thereof.

RESIDENT'S Initials: _____

INSPECTION REPORT

Inspection Report – Resident Name(s): _____

Security

At the end of a party the concierge will inspect the room for any damages or irregularities. The party room check list shall be used as a reference. Comments in relation to the residents and guests' behavior are to be recorded at the bottom of this page. The concierge will provide the inspection form to the cleaner prior to the cleaning of the room.

Cleaners

The cleaner shall report any item which they find during the cleaning. The completed inspection form shall be given to Management for review. At no time shall the Concierge release the security deposit.

5. **Date of Inspection before Event:** _____ **Time:** _____

Inspected By: _____ Signature: _____

Item Inspected	Condition BEFORE	Condition AFTER

6. **Date of Inspection after Event:** _____ **Time:** _____

Inspected By: _____ Signature: _____

I/We acknowledge that I/We have read and accept the terms identified in the Corporation's Rules and Rental Agreement. I/We acknowledge that the results of the Inspection Report are accurate and binding.

Date: _____ Date: _____ Print Name: _____

Print Name: _____ Signature: _____ Signature: _____

SCHEDULE "H" - Meeting Room Reservation Agreement

Toronto Standard Condominium Corporation No. 2583

RESIDENT'S NAME: _____ SUITE: _____ PHONE: _____

BUZZER: _____

BOOKING DATE/TIME IN _____ Hrs _____ END DATE/TIME
OUT _____ Hrs _____
MM/DD/YYYY MM/DD/YYYY

NUMBER OF GUESTS: _____ (max.) for a maximum of two (2) hours per booking until 10 pm maximum.

- **DAMAGE DEPOSIT (\$ _____)..... \$ _____**
Rental is provided as first come, first serve basis, to Registered Residents only. To secure your Reservation, the Management Office must receive your rental cheque, Damage Deposit cheque and the signed Rental Agreement. You can also reserve the booking online via your Condo Control Central account. By proceeding to booking online you therefore agree to the rental agreement and will not receive a paper copy unless you make the request in writing to the management office. Booking online also allow you to pay via Credit Card.

Payment is by Certified cheque or Money Order, payable to TSCC 2583.

- **Payment Received: _____ Date: _____ By: _____ Form of Payment: _____**

STATEMENT BY RESIDENT

I agree that:

- ✓ I will not use the Media Room for Commercial Purposes.
- ✓ No one shall smoke or bring pets in the Media Room, or in any other indoor common element.
- ✓ I will read and follow the Conditions of Media Room Rental which form part of this Agreement.
- ✓ I will be responsible for any violations of the Rules of TSCC 2583 and for any damages to the Media Room facilities arising from the above reservation, which could forfeit my deposit. I acknowledge that the Damage Deposit is only for partial payment of damage, should such damage exceed the amount deposited. I will notify Security or the Management Office of any breakage, damage, or Rule violations caused by me or my guests.

I understand that:

- ✓ I can pick up my Damage Deposit (\$ _____) from the Front Desk/Management Office at the end of the seventh business day following my event, provided no rule violations or damages to the facilities have occurred during my Party Room rental period. Credit card deposit is automatically returned to the account under the same conditions.

RESIDENT'S Signature: _____ DATE: _____

PROPERTY MANAGER/SECURITY'S Signature: _____ DATE: _____

DAMAGE DEPOSIT RETURN (for Office Use Only)

Damage Deposit Returned to Resident:	\$ _____
Less Damages incurred:	\$ (_____)
TOTAL RETURNED TO (OWED BY) RESIDENT	\$ _____

RESIDENT'S Signature: _____ DATE: _____

...continued on next page

CONDITIONS OF THE MEDIA ROOM RENTAL

12. The Resident is fully aware of the Corporation's Rules beyond the Rental Conditions set herein and will abide by them.
13. Confirmation of booking is contingent on receiving the following:
 - a. Refundable Security Deposit of \$ _____. All funds must be made payable to TSCC 2583 via Certified Cheque, Bank Draft or Money Order only. Provided all Residents' obligations hereunder are satisfactorily met, the \$ _____ Security Deposit will be refunded. It is understood, however, that the above sum is a deposit only and that the failure of the Resident to abide by any or all of the room rules, may result in the forfeiture of all or part of the security deposit, at the sole discretion of the Property Manager. The Resident is, nevertheless, responsible for any damages, extra cleaning charges, or costs, in excess thereof.
14. No function or use of the Meeting Room shall contravene any federal or provincial acts and municipal by-laws.
15. I agree that the reservation times must be adhered to strictly. All functions or use of the Meeting Room shall commence no earlier than 10 AM and end no later than 10 PM.
16. I agree that I shall be held liable for all damages, which may occur as a result of the use of the Meeting Room, by my guests or myself. If the cost of such repairs exceeds the amount of the security deposit, the full cost of repairs less the amount of the security deposit shall be assessed against the unit owned or occupied by the Licensee and maybe recovered in the same manner as common expenses.
17. I shall be responsible for providing adequate directions to the function for my guests. No signs are to be posted in the common elements and doors will not be left open and unattended.
18. I agree that the Corporation is not responsible for loss or damage to any personal property or for personal injury to any guests, howsoever caused.
19. I agree to be physically present at all times at the function and to confine the function to the Meeting Room.
20. No function or use of a commercial or profit-making nature shall be permitted.
21. Smoking and Pets are not permitted in the Meeting Room or any other Common Area.
22. Washrooms are available for use on the ground floor

INDEMNITY OF THE CORPORATION

Person, persons or organization(s) using facilities and common element areas shall indemnify and save harmless the Corporation, its officers and employees, from any and all liability and from all claims and demands arising out of misuse of facilities, damage or injuries to persons, or property from any cause whatsoever, in or about or in any way connected with the property and defend, at the expense of the person, persons, or committee to whom any permit is issued, all suits which may be brought out against the Corporation, its officers or employees in respect of any such claim or demand and pay all the judgments, fines or penalties that may be rendered against the Corporation, its officers or employees on that account thereof.

RESIDENT'S Initials: _____

INSPECTION REPORT

Inspection Report – Resident Name(s): _____

Security

At the end of a party the concierge will inspect the room for any damages or irregularities. The party room check list shall be used as a reference. Comments in relation to the residents and guests' behavior are to be recorded at the bottom of this page. The concierge will provide the inspection form to the cleaner prior to the cleaning of the room.

Cleaners

The cleaner shall report any item which they find during the cleaning. The completed inspection form shall be given to Management for review. At no time shall the Concierge release the security deposit.

7. **Date of Inspection before Event:** _____ **Time:** _____

Inspected By: _____ Signature: _____

Item Inspected	Condition BEFORE	Condition AFTER

8. **Date of Inspection after Event:** _____ **Time:** _____

Inspected By: _____ Signature: _____

I/We acknowledge that I/We have read and accept the terms identified in the Corporation's Rules and Rental Agreement. I/We acknowledge that the results of the Inspection Report are accurate and binding.

Date: _____ Date: _____ Print Name: _____

Print Name: _____ Signature: _____ Signature: _____

SCHEDULE "I" - Visitor Pet Registration Form

Toronto Standard Condominium Corporation No. 2583

Name: _____

Age: _____

Breed: _____

Gender: _____

Distinctive Markings: _____

Other Characteristics: _____

Visiting Unit Number: _____

Pet Owner's Name: _____

SCHEDULE "J" - Pet Grandfathering Agreement

Toronto Standard Condominium Corporation No. 2583

THIS AGREEMENT MADE in duplicate the _____ day of _____, 20____.

BETWEEN:

Toronto Standard Condominium Corporation No. 2583
(hereinafter called the "**Corporation**")

and –

(hereinafter called the "**Owner**")

and –

(hereinafter called the "**Resident**") [if applicable]

WHEREAS the Corporation's Rules, which came into force on _____, prohibit the keeping of any Pet within the units or upon the common elements if the Pet's weight exceeds twenty-five pounds (25 lbs).

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants contained herein and such other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties hereby covenant and agree as follows:

1. In this Agreement,
 - (a) "Act" shall mean the *Condominium Act*, S.O. 1998, c.19, and any amendments thereto;
 - (b) "Agreement" shall mean this agreement together with any schedules hereto and amendments thereto as made in accordance with the terms of this Agreement;
 - (c) "Board" shall mean the Board of Directors of the Corporation;
 - (d) "Unit" shall refer to Unit _____;
 - (e) "Rules" shall mean the Corporation's Rules, which came into force on _____;
 - (f) "Pet" shall mean "Pet" as that term is defined in the Rules; and
 - (g) "Grandfathered Pet" shall mean the Pet as described in greater detail in the Pet Registration Form attached hereto as Schedule "C" and who resided in the Unit upon the Rules coming into force.
2. Pursuant to rule 13.2(c) of the Rules, as of the date of this Agreement, the Grandfathered Pet will be exempt from the application of rules 13.2(a) and 13.2(b) of the Rules on the following terms and conditions:
 - (a) The Resident and/or Owner has provided Property Management with a completed copy of the Pet Registration Form attached hereto at Schedule "C" upon entering into this Agreement;

- (b) In the event that the Grandfathered Pet creates a nuisance or disturbance, unreasonably interferes with the use and/or enjoyment of the units and/or common elements of the Corporation by other residents or fails to comply with the Rules (Rules 13.2(a) and 13.2(b) excluded), or the terms of this Agreement the Board may, in its sole and absolute discretion, deem the Grandfathered Pet to be a nuisance and provide written notification to the Owner regarding same. Upon receipt of such notification, the Owner shall, within two weeks of receipt of such notice, permanently remove the Grandfathered Pet from the Corporation's property, including the Unit and the common elements;
 - (c) The Grandfathered Pet is not permitted to be replaced upon death; and
 - (d) The Owner agrees to indemnify and save the Corporation against all costs, damages, claims, causes of action, etc. resulting from the presence of the Grandfathered Pet including, but not limited to, all costs, charges and expenses incurred by the Corporation to enforce this Agreement, or any other rule and/or to effect any necessary repair or maintenance required as a result of the Grandfathered Pet, which shall be deemed to be common expenses attributable to the Unit and shall be recoverable by the Corporation as such.
- 3. By signing this Agreement, the Owner and Resident acknowledge having read, understood and being agreeable to the terms and provisions contained herein, and of having been afforded the opportunity to review this document with legal counsel, which opportunity the Owner and Resident have declined.
- 4. The Owner and Resident agree to indemnify and save harmless the Corporation, its officers, the Board and its members, either jointly or individually, the Property Manager or any of the servants, agents or employees of any of the foregoing, jointly or individually, from any loss or claims that might arise against any of them by reason having entered into this Agreement. The Owner and Resident hereby release the Corporation and its agents from any and all actions, claims and demands for damages, loss or injury, howsoever arising, which may hereafter be sustained by anyone against the Corporation in consequence of this Agreement. This provision shall survive termination of this Agreement.
- 5. Each of the provisions of this Agreement shall be deemed independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of such provisions and, similarly, the invalidity or enforceability in whole or in part of any part of any provisions shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of such provision.

Toronto Standard Condominium Corporation

No. 2583

Per:

Witness

, President

, Secretary

I/We have the authority to bind the Corporation

Witness

, Owner

Witness

, Resident (if applicable)