

YORK CONDOMINIUM CORPORATION NO 323
REVISED CONSOLIDATED RULES AND REGULATIONS

Article VII
Parking

1. Parking is prohibited anywhere on the common elements except for parking spaces designated in the Declaration as being for the exclusive use of a particular owner and except for designated visitor and/or disabled parking spaces. Without limiting the generality of the foregoing, parking is prohibited in the following areas:

- (a) fire zones,
- (b) traffic lanes,
- (c) delivery and garbage pick-up areas, and
- (d) driveways.

2. All motor vehicles operated by owners must be registered with the Corporation.

3. Drivers shall turn on the headlights of a motor vehicle when entering or driving within the parking garage.

4. In the event of the mechanical breakdown of a motor vehicle, the owner of such vehicle shall push the vehicle out of a right-of-way and notify the superintendent of the breakdown and remove the motor vehicle as soon as a tow truck can be obtained.

5. No car washing shall be permitted except in such areas as are specifically designated for that purpose.

6. No repairs other than minor emergency repairs may be made to any motor vehicle parked or left standing in any part of the parking garage or upon the common elements.

7. An owner may use the parking space allocated to that owner's unit only for parking a private passenger motor vehicle and/or a motorcycle.

8. An owner may only park a second motor vehicle in the underground parking area if a parking space is available for lease from another owner and such a lease has been approved by the Board and entered into by such other owner and the owner wishing to park the second vehicle.

9. Subject to Rule 7 above, in the parking space allocated to a unit, or any other parking space leased from any owner, no owner shall store or leave any objects, including but not limited to tires, bicycles, firewood, cans, bottles and containers.

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10. Other than in any areas specially designated for such purposes by the Board, no motorcycles, motor vehicles, trailers, boats, snowmobiles, mechanical devices, trucks, toboggans, machinery, or equipment of any kind shall be parked within the parking garage or upon any part of the common elements. No objects of any kind are permitted to be suspended from the ceiling or walls of the parking garage.
11. No motor vehicle shall be driven on any part of the common elements at a speed in excess of the posted speed of 5 km/hr.
12. No motor vehicle shall be driven or placed on any part of the common elements not designated for the passage or placement of motor vehicles.
13. No person shall place, leave, park or permit to be placed, left or parked within the parking garage or upon the common elements any motor vehicle which, in the opinion of the superintendent or as directed by the Board, may pose a security or safety risk, either caused by its length of unattended stay or its physical condition or appearance or may cause damage to the property. Upon seventy-two (72) hours written notice from the management, the owner of the vehicle shall be required to either remove or attend to the vehicle as required and directed by the superintendent, in default of which the vehicle shall be removed from the property at the expense of the owner. If a motor vehicle is left standing in a parking space or upon the common elements and is unlicensed or unregistered with the Corporation, the vehicle may be towed away without notice to and at the owner's expense.
14. Motorcycles shall be licensed and equipped with the most recently approved noise control devices and operated only on the roads and driveways and in a manner not to disturb the residents.
15. With the exception of Corporation motorized vehicles, no unlicensed vehicles, motorcycles, go-carts or other mobile equipment shall be ridden within the complex and no person shall operate a motorized vehicle within the complex without proper operating licenses. The operation of motor vehicles is limited solely to safe ingress and egress to and from the property.
16. No person shall park or use a motor vehicle in contravention of these rules, otherwise such person shall be liable to be fined or to have his or her vehicle towed from the property in accordance with City By-laws and in which event neither the Corporation or its agents shall be liable whatsoever for any damage, costs or expenses whatsoever caused to such motor vehicle or to the owner thereof.

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Visitor Parking Areas

The Corporation maintains fourteen (14) ground level parking spaces at the front entrance to the building. These spaces are exclusively reserved only for the use of "Visitors". One (1) space is reserved for "Disabled Visitors" and may be used only for vehicles displaying a valid "Accessible Parking Permit" or "Disabled Person Parking Permit". The Corporation may change these designations from time to time.

17. Any parking spaces in front of the building, which are indicated by signs designating "VISITOR PARKING", are exclusively reserved for the use of visitors. No residents may park in such visitor parking space. This includes any space or spaces specifically designated for "Visitor Disabled Parking".
18. Residents must obtain "PARKING AUTHORIZATION" on behalf of their guest, as indicated on the signs posted in the visitors' parking area. Permits for guest parking for up to three (3) nights may be obtained from the Management Office upon request. Extended overnight parking must be authorized by the Property Manager, and is limited to a maximum of fourteen (14) nights per month.
19. Unauthorized vehicles may be issued Parking Enforcement Tickets and vehicles may be removed at the discretion of the Corporation and at the owner's expense.
20. An owner may permit a visitor to use his or her exclusive-use parking space for a maximum of fourteen (14) days, provided that a Parking Permit, authorized by the Property Manager, is obtained.

Lease of Parking Spaces

(In this section, "owner" means the owner of a unit and does not include a tenant.)

21. Notwithstanding that parking spaces are for the exclusive use of an owner, an owner shall be permitted to lease his or her underground parking space to a resident of the Corporation.

In order to regulate the leasing of exclusive use parking spaces, prior to entering into a leasing arrangement, an owner shall apply to the Corporation for authorization and shall obtain a Parking Lease Authorization signed by Property Management which indicates that the Board of Directors has authorized such leasing arrangement. Any such leasing arrangement relating to an exclusive use parking space shall terminate upon the sale of the unit to which that exclusive use parking space is allocated under the Declaration.

Article VIII - Recreational Facilities follows overleaf