

YORK CONDOMINIUM CORPORATION NO 323
REVISED CONSOLIDATED RULES AND REGULATIONS

Article III
Common Elements

1. Owners should be aware of the provisions of the Condominium Act 1998, and particularly the requirements, under Section 98, that any changes or additions that are proposed to the Common Elements or to the “Exclusive Use” Common Elements are subject to Section 98 of the Condominium Act and require a signed agreement with the corporation to be registered on Title *prior to the commencement of any work on the installation.*

2.
 - a) Nothing shall be placed upon the common elements without the written consent of the Board, except as may be expressly permitted by these Rules.

 - b) No furnishings or equipment shall be removed from any of the common elements by or on behalf of any owner.

 - c) An owner shall not do or permit anything to be done on the common elements or bring or keep anything thereon which will in any way increase the risk of fire or the rate of fire insurance.

 - d) The front entrance to the high-rise building at 50 Quebec Avenue is for personal entry and exit only. The delivery and transportation of any furniture, large boxes, mechanical parts or equipment shall take place through the P1 Level SW entrance door, adjacent to the Parking Garage entrance ramp.
 - i. Moving of any items larger than one person can carry requires prior Management Office approval.

 - ii. Bicycles are not permitted in the elevators, the units or the exclusive use common elements and must be taken to and stored in the designated Bicycle Rooms by entering through the ramp and garage door.

 - e) Elevators shall not be used in any manner that will endanger or inconvenience other owners. Without limiting the generality of the foregoing, elevators shall not be overloaded, and doors shall not be pried open or kept open by any device that will prevent them from closing. Smoking is not permitted within the elevators, and no person shall enter an elevator with lit tobacco or other combustible products. Residents and guests are required to wear acceptable clothing and footwear when using common entrances, hallways, lobby, stairways and elevator. Acceptable footwear and cover-ups over swimwear must be worn to travel to and from the Swimming Pool.

 - f) Any physical damage to a common element caused by an owner or members of his or her family, visitors, contractors, agents or employees shall be repaired by arrangement and under the direction and sole discretion of the Property Manager but at the cost and expense of the owner.

Article III - Common Elements – continues overleaf

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- g) No cooking or barbecuing is permitted on the common elements other than in the Meeting Place when it is reserved for private functions.

- h) With the exception of exclusive use common elements, smoking is prohibited in all areas of the common elements of the high-rise building at 50 Quebec Avenue, including entrances, lobby, hallways, stairways, recreational rooms and elevators.

- i) No recreational activities which may interfere with the security and welfare of the owners or of the property of the Corporation are permitted anywhere in or on common elements.

Article IV - Moving Procedures follows overleaf