

**YORK CONDOMINIUM CORPORATION NO 323**  
**REVISED CONSOLIDATED RULES AND REGULATIONS**

**Article I**  
**General Regulations**

The following Rules shall be observed by each owner, and the term "**owner**," unless otherwise defined in a specific Article hereof, shall mean "owner" as defined in the Condominium Act for the purposes of compliance with the Act, Declaration, By-laws and Rules, and includes residents, occupants and/or tenants or licensees, their families, visitors, guests and employees or agents of any of the above.

1. 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 prior consent of the Board, except that the owners of Units 1 to 9 inclusive, Level 1, may display the usual sign with dimensions not exceeding 0.6 metres by 0.9 metres offering a unit for sale or rent, and all owners may display notices or advertisements on the notice-boards on Levels P1 and P2 of the high-rise building.
2. No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit, or any portion of the common elements, except for or in connection with a common television cable system.
3. No additional doors, screens, awnings or shades shall be erected over and outside of the windows, balconies or patio of any unit without the prior written consent of the Board.
4. Nothing shall be placed on the outside of window sills or projections.
5. 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 has exclusive use.
6. Nothing shall be thrown out of the windows or doors of the building nor over any balcony or railing or terrace or roof. An owner shall not permit anything whatsoever to fall from the windows or doors of a unit nor shall any owner sweep or throw from the premises any dirt, water or other substance upon the common elements.
7. No plumbing or electrical alterations within any unit or within any partition, bearing or party wall, shall be made without the prior written consent of the Board.
8. Owners shall not overload existing electrical circuits. Electrical circuits shall be used in accordance with the requirements of the Ontario Building Code, approved plans and specifications for electrical wiring within the building, and any other relevant governmental code, ordinance and regulation. All electrical appliances or equipment used in any unit shall comply with the applicable regulations of appropriate authorities from time to time in force.

*Article I - General Regulations - continues overleaf*

**YORK CONDOMINIUM CORPORATION NO 323**  
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*Article I - General Regulations*

9. No owner shall do, or permit anything to be done, in a unit, or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any building, or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.

10. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property, provided that nothing in this rule shall prevent storage of a reasonable quantity of wood in any of Units 1 to 9 inclusive, Level 1, which at the time of registration under The Condominium Act contained an open fireplace as part of the unit construction.

11. The water closets and other water apparatus shall not be used for purposes other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. The cost of repair of any damage to water closets or other water apparatus resulting from misuse or from unusual or unreasonable use shall be borne by the owner who causes the damage. or whose family, guests, visitors, servants, clerks or agents caused the damage.

12. Water shall not be left running unless in actual use. All faucets and toilet tanks shall be properly maintained by the owner, to prevent leakage and avoid wasting water and energy.

13. Owners, their families, guests, visitors and servants shall not create or permit the creation of or continuation of any noise or nuisance which, in the opinion of the Board or the Property Manager, may or does disturb the comfort or quiet enjoyment of the property by other owners, their families, guests, visitors, servants and persons having business with them.

14. No noise, caused by any instrument or other device, or otherwise, which in the opinion of the Board may be calculated to disturb the comfort of the other owners, shall be permitted.

15. Any maintenance or renovation work undertaken in a unit by or on behalf of an owner and which may result in noise or disturbance to other residents must be confined to the following hours:

8:00 a.m. - 6:00 p.m., Monday to Saturday inclusive.

*Article I - General Regulations - continues overleaf*

**YORK CONDOMINIUM CORPORATION NO 323**  
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*Article I - General Regulations*

16. Owners may not leave, place, or permit to be placed or left upon the common elements, including those of which they have the exclusive use, any debris, refuse or garbage, except in accordance with the following stipulations:

- a) Units 1 to 9 Inclusive Level 1 (Townhouses).

The owners of Units 1 to 9 inclusive, Level 1, shall be permitted to place garbage on their exclusive use common elements in containers approved by the Board or Property Manager. Such debris, refuse or garbage shall be contained in properly tied garbage bags and shall be disposed of as directed by the Corporation.

- b) Units in High-rise Building 50 Quebec Avenue

Newspapers and magazines shall be placed in the blue box provided in the disposal room on each floor. Items of glass, metal and types of plastic as posted shall be placed in the blue box provided in the disposal room on each floor. Flammable materials including aerosol cans shall be placed neatly in the Disposal Room and not deposited in the chute.

Other debris, refuse or garbage shall be contained in properly tied garbage bags of a material and size that will prevent their tearing or disintegrating in the Disposal Room or chute and shall be placed in the chute and disposed of therein.

The use of the Garbage Disposal chute is confined to the designated period of 8:00 a.m. to 10:00 p.m. in order to minimize noise in adjoining suites.

Over-sized items such as large boxes and cartons, packing cases, crates, discarded furniture and similar items shall be placed in the Garbage Storage Room adjacent to the vehicle entrance to the underground garage and shall not be placed in the Disposal Rooms which are located on each floor.

"Construction garbage" or garbage generated by the renovation of a unit shall be disposed of by the contractor or other party carrying out the renovation and shall not be disposed of through the Corporation's garbage disposal system.

17. The sidewalks, entry passageways, walkways and driveways used in common by the owners shall not be obstructed by any of the owners or used by them for any purpose other than for ingress or egress to and from their respective units.

18. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds.

19. No building or structure or tent shall be erected and no trailer either with or without living, sleeping, or eating accommodation shall be placed, located, kept or maintained on the common elements.

*Article I - General Regulations - continues overleaf*

**YORK CONDOMINIUM CORPORATION NO 323**  
**REVISED CONSOLIDATED RULES AND REGULATIONS**

*Article I - General Regulations*

20. No auction shall be held on the property.
21. No owner shall do anything or permit anything to be done that is contrary to any statute or municipal by-law or any rules, regulations or ordinances passed under any statute or municipal by-law.
22. Any loss, cost or damages incurred by the Corporation by reason of a breach of any rules or regulations in force from time to time by any owner, his or her family, guests, servants, agents or occupants of his or her unit shall be borne by such owner and may be recovered by the Corporation against such owner.

*Article II - Units and Exclusive Use Common Elements - follows overleaf*