

SCHEDULE "A-4"

RULES AND REGULATIONS GOVERNING

THE USE OF THE CORPORATION, ITS UNITS AND COMMON ELEMENTS

1. The sidewalks, walkways, passages, driveways and stairways, shall not be obstructed or used for any other purpose than ingress to and egress from the Units and parking areas within the Common Elements.
2. No motor vehicles other than private passenger automobiles or motorcycles shall be parked in any parking space within the Common Elements unless the owner of the same has first received in writing the consent of the Board. This shall not preclude the entry on the Common Elements of necessary service vehicles.
3. No motor vehicle shall drive on any part of the Common Elements other than on a driveway or parking space provided for that purpose.
4. Tents, buildings, structures, boats, snowmobiles, trailers, RV's, mechanical toboggans, skidoos, machinery or equipment of any kind shall not be parked, place, located, kept or maintained on any part of the Common elements unless the owner of same shall have first received the written consent of the Board or General Manager.
5. Bicycles may be stored in the underground parking garage only if they are hanging on the wall in front of the spot designated for the automobile of the unit owner.
6. All Vehicles belonging to the Condominium Owners shall be parked within the lines in their respective designated sport in the underground parking garage. Outside parking shall be reserved strictly for guests of unit owners.
7. Repairs to motor vehicles or automobiles, snowmobiles, trailers or boats shall not be carried out on the Common Elements.
8. No one shall litter, harm, mutilate, alter or destroy any of the landscaping work on the common element, including any grass, trees, shrubs, hedges, flowers, or flower-beds.
9. The lands, gardens, lawns, walks and other external Common Elements shall be used in a quiet and proper manner and with due regard to the comfort and convenience of other Owners. No shall place chairs, tables or other objects on the grassed portions of the common element.
10. The stairway and other parts of the Common Elements designed for passage shall be used for that purpose only and shall not be obstructed by bicycles, baby carriages, parcels or other objects.
11. No animal, fowl or pet of any kind shall be kept on any part of the Common Elements; and no dogs of any kind shall be permitted inside the units.
12. No stores of coal or any combustible, inflammable or offensive goods, provisions, or materials shall be kept on any part of the Common Elements.
13. No building or structure or tent shall be erected, placed, located, kept or maintained on the Common Elements without prior written consent.
14. Exclusive use Common Elements shall be kept clean, free of obstacles and free of refuse of any kind, by the Owners jointly who have the use of these exclusive use Common Elements.
15. No part of the Common Elements including limited Common Elements shall be used for the erection, placing or maintaining of clothes-lines, incinerators, garbage disposal equipment, fences or other barriers, or for the disposal of rubbish, garbage or waste without the prior written consent of the Board.

16. No television antennae, satellite dish, aerial or tower and appurtenances thereto shall be erected on any part of the Common Elements without the prior written consent of the Board. Notwithstanding the above, in no circumstances is a satellite dish to be placed in the front of the building.
17. Following the sale of all Units by the Declarant, no signs, billboards, notices or other advertising matter of any kind shall be placed on any part of the Common Elements without the prior written consents of the Board.
18. In the case of the resale of a unit, "for sale" signs shall only be placed in locations designated by the Board. Notwithstanding the above, in no circumstances are signs to be placed on windows, patios or decks.
19. No person shall do anything that will be noisy or offensive in the Common Elements, so as to interfere with the enjoyment by any Owner of the Common Elements or his or her Units; in particular Owners will refrain from playing radios, musical instruments, television sets and other sound making devices or equipment within the Common Elements or their own Units, in a manner that would disturb other Unit Owners.
20. No central vacuum systems shall be installed in any Unit.
21. Moving furniture, equipment and tools in and out of the Units shall be governed by such rules as the Board may make from time to time.
22. Without the prior written permission of the Board no one shall:
 - (a) erect or plant shrubs, hedges, frees or bushes on or to the Property;
 - (b) affix any fences on the Property, or
 - (c) cut down, prune, remove or alter any trees on the Property, unless they are dead or diseased.
23. No modification, alteration, addition or change to the Common Element, structure or exterior appearance of the building, including color, shall be made except with the express written approval of the Board.
24. An owner shall be responsible for the expense of any maintenance, repair, replacement or damage to the Common Elements rendered necessary by his act, by the actions of any occupant of his Unit or by the actions of his, or his occupants, family, guests, employees, agents or lessees.
25. No rugs, clothing, towels or other objects shall be dusted, shaken, hung or cleaned by beating or sweeping within the Common Elements or from or on the balconies or decks. Nothing shall be hung or left on any balcony or deck that will detract from the outward appearance of the Building. This prohibition shall include, but not be limited to, garbage, laundry, bathing suits, towels, beach mats, and mops.
26. Decks and balconies shall not be used as storage areas and only patio furniture and barbecues are allowed.
27. Owners, except in their capacity as Directors or officers of the corporation who are performing their duties under the Declaration and By-laws of the Corporation, shall not give direct orders or direction to any employees of the Corporation.
28. No person shall smoke in any of the Common Elements
29. Any owner of a second parking lot is entitled, at any time, to give his or her right to use that spot to another Unit Owner.
30. Nothing private should be placed in the common elements (e.g. mats and shoes in hallway, storage in garage outside the owners' own parking spot).
31. The heat pump thermostat is to be set at "e He" after 11:00pm or when the owners go away, to avoid disturbing each other's neighbours with the noise. In the morning, do not start until 7:00 am.