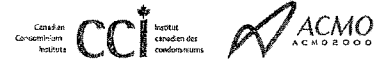




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July 12, 2016



NOTICE TO ALL OWNERS & RESIDENTS

HALTON CONDOMINIUM CORPORATION NO. 78
2222-2228 Marine Dr. & 1-31 East St.
Oakville, ON

Dear Owners:

**RE: HALTON CONDOMINIUM CORPORATION NO. 78
REVISED RULES AND REGULATIONS**

Please TAKE NOTICE that on July 11, 2016, the Board of Directors agreed, with all in favour, to rescind the rule added which was mailed to all owners on May 6, 2016, and have approved the addition of the Rule noted below as recommended by the Corporation's solicitor.

"Children may not play on the Corporation's common element roadways. Occupants, including owners and tenants, as well as visitors, are solely responsible for their children. The Corporation's roadway must be used with care and safety at all times."

AND TAKE NOTICE that the Board of Directors proposes that this Rule shall be implemented on Friday, August 12, 2016.

AND TAKE NOTICE that under *The Condominium Act*, Section 58 (5) owners may amend or repeal a rule at an owners' meeting called for the purpose, and that under Section 46, owners have the right to requisition a meeting for such a purpose following the procedures set out in Section 46.

AND TAKE NOTICE that the addition of the Rule shall become effective at the date determined by *The Condominium Act*, Section 58, (7) and (8).

Sections 58 and 46 of *The Condominium Act* have been enclosed for your reference.

The Board of Directors have carefully reviewed this matter and have consulted with the Corporation's legal counsel and insurance broker on how to proceed. As a result, the Board has included a copy of the legal opinion received from the Corporation's Solicitor, Maria Durdan of Simpson Wigle. We encourage residents to review the correspondence to gain a further understanding on the matter.

Lastly, we request that once the rule is implemented that residents report any concerning activity to the Property Manager and do not approach other owners or their guests directly.

Sincerely,
WILSON, BLANCHARD MANAGEMENT INC.

Michelle Joy, BA
Property Manager

cc: Enclosure

IMPORTANT NOTICE: Wilson, Blanchard Management Inc. acts at all material times solely as agent for the Condominium Corporation specified in the subject line of this message unless expressly and explicitly stated otherwise.

June 30, 2006

NOTICE TO ALL OWNERS AND RESIDENTS

Halton Condominium Corporation No 78
2222-2288 Marine Drive and 1-31 East Street,
Oakville, Ontario

Dear Owners and Residents:

Re: RULES AND REGULATIONS

Notice is hereby given under provisions of Section 58 of The Condominium Act 1998, of attached Rules duly passed by the Board of Directors at a meeting of the Board held on the 20th day of June 2006

The provisions of Section 58 of the Act are reprinted with this notice to give the recipient owner knowledge of their rights and obligations. The attached Rules shall be effective on the 1st day of August, 2006, subject to the provisions of Section 46 and 58 of The Condominium Act. On this date, the previous Rules and Regulations will be amended as per the new rules attached. **The changes are highlighted.**

In an effort to enhance the owner's investment and to protect the integrity of the property, these rules have been revised.

We would ask that since these Rules have been designed to protect the best interest of all residents in the complex, you take the time to familiarize yourself with them. If there are any questions, please do not hesitate to contact the undersigned.

Yours truly,
WILSON, BLANCHARD MANAGEMENT INC.

Dianne Gordon
Property Manager

cc: Board of Directors
Enclosure

CONDOMINIUM ACT, 1998
S.O. 1998, CHAPTER 19

SECTION 58

Rules

1. **58. (1)** The board may make, amend or repeal rules respecting the use of common elements and units to,

(a) promote the safety, security or welfare of the owners and of the property and assets of the corporation; or

(b) prevent unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the corporation. 1998, c. 19, s. 58 (1).

Rules to be reasonable

(2) The rules shall be reasonable and consistent with this Act, the declaration and the by-laws. 1998, c. 19, s. 58 (2).

Same, proposed rules

(3) Rules proposed by the declarant before the registration of a declaration and description shall be reasonable and consistent with this Act, the proposed declaration and the proposed by-laws. 1998, c. 19, s. 58 (3).

Inconsistent provisions

(4) If any provision in a rule or a proposed rule is inconsistent with the provisions of this Act, the provisions of this Act shall prevail and the rule or proposed rule, as the case may be, shall be deemed to be amended accordingly. 1998, c. 19, s. 58 (4).

Amendment by owners

(5) The owners may amend or repeal a rule at a meeting of owners duly called for that purpose. 1998, c. 19, s. 58 (5).

Notice of rule

(6) Upon making, amending or repealing a rule, the board shall give a notice of it to the owners that includes,

(a) a copy of the rule as made, amended or repealed, as the case may be;

(b) a statement of the date that the board proposes that the rule will become effective; and

(c) a statement that the owners have the right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsections (7) and (8). 1998, c. 19, s. 58 (6).

When rule effective

(7) Subject to subsection (8), a rule is not effective until,

(a) the owners approve it at a meeting of owners, if the board receives a requisition for the meeting under section 46 within 30 days after the board has given notice of the rule to the owners; or

(b) 30 days after the board has given notice of the rule to the owners, if the board does not receive a requisition for the meeting under section 46 within those 30 days. 1998, c. 19, s. 58 (7).

Same

(8) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose. 1998, c. 19, s. 58 (8).

Same, proposed rule

(9) Despite subsection (7), a rule proposed by the declarant before the registration of the declaration and description shall be effective until it is replaced or confirmed by a rule of the corporation that takes effect in accordance with subsection (7). 1998, c. 19, s. 58 (9).

Compliance

(10) All persons bound by the rules shall comply with them and the rules may be enforced in the same manner as the by-laws. 1998, c. 19, s. 58 (10).

SECTION 46

Requisition for meeting

1. 46. (1) A requisition for a meeting of owners may be made by those owners who at the time the board receives the requisition, own at least 15 per cent of the units, are listed in the record maintained by the corporation under subsection 47 (2) and are entitled to vote. 1998, c. 19, s. 46 (1).

Form of requisition

(2) The requisition shall,

(a) be in writing and be signed by the requisitionists;

- (b) state the nature of the business to be presented at the meeting; and
- (c) be delivered personally or by registered mail to the president or secretary of the board or deposited at the address for service of the corporation. 1998, c. 19, s. 46 (2).

Same, removal of directors

(3) If the nature of the business to be presented at the meeting includes the removal of one or more of the directors, the requisition shall state, for each director who is proposed to be removed, the name of the director, the reasons for the removal and whether the director occupies a position on the board that under subsection 51 (6) is reserved for voting by owners of owner-occupied units. 1998, c. 19, s. 46 (3).

Duty of board

- (4) Upon receiving a requisition mentioned in subsection (1), the board shall,
- (a) if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the meeting to the agenda of items for the next annual general meeting; or
 - (b) otherwise call and hold a meeting of owners within 35 days. 1998, c. 19, s. 46 (4).

Non-compliance

(5) If the board does not comply with subsection (4), a requisitionist may call a meeting of owners which shall be held within 45 days of the day on which the meeting is called. 1998, c. 19, s. 46 (5).

Reimbursement of cost

(6) Upon request, the corporation shall reimburse a requisitionist who calls a meeting under subsection (5) for the reasonable costs incurred in calling the meeting. 1998, c. 19, s. 46 (6).

RULES AND REGULATIONS

OF

HALTON CONDOMINIUM CORPORATION NO. 78

The following Rules and Regulations shall be observed by the owners and the term "owner" shall include the owner or any other person occupying the unit with the owner's approval.

1. **All Owners shall provide, in writing, to the Property Manager of the Corporation: their names, home and business phone numbers as well as the home and business phone numbers of a person to be contacted in the case of an emergency.**
2. **When an Owner rents his unit to a tenant, the Owner must deliver to the tenant copies of: the Declaration, all By-Laws and the Rules and Regulations of the Corporation. The Owner shall also obtain from the tenant a rental covenant that states the tenant, as well as family and friends of the tenant, will comply with the Declaration, By-Laws and Rules and Regulations and provide the Property Manager with a copy of such the lease agreement and form 5 on an annual basis as required by the Condominium Act.**
3. The water closets and other water apparatus shall not be used for the purposes other than those for which they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.
4. 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 written consent of the Board other than Real Estate "For Sale" or "Rent" signs relating to the unit. Real Estate "Sold" signs shall be removed after seven (7) days. **Federal, provincial and municipal government election campaign signs of reasonable size may be temporarily erected on the exclusive-use elements of a unit but must be removed within one day following such election.**
5. No awnings or shades shall be erected over and outside of the windows or balconies without the prior written consent of the Board.

6. No owner shall do, or permit anything to be done in his 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.
7. Nothing shall be placed on the outside of the window sills or projections.
8. Water shall not be left running unless in actual use.
9. The owner shall not place, leave or permit to be placed or left in or upon the common elements including those of which he had the exclusive use, any debris, refuse or garbage except on days designated by the Board or the Manager as garbage pick-up days nor shall he directly carry or place same in any area designed by the Corporation as a central garbage depository.
10. 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 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.
11. Nothing shall be thrown out of the windows or doors of the building.
12. No animal, livestock or fowl other than a pet shall be kept on the property and no pet that is deemed by the Board or Manager, in its absolute discretion, to be a nuisance shall be kept by any owner of any unit or in any other part of the property. Any owner who keeps a pet on the property or any part thereof shall within two weeks of receipt of a written notice from the Board or the manager requesting the removal of such pet, permanently remove such pet from the property. No breeding of pets shall be carried on in or around any unit.
13. Owners shall not overload existing electrical circuits.
14. No auction sale shall be held on the property. **Occasional garage sales are permitted.**

15. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property.
16. No noise, caused by any instrument or other device, or otherwise, shall be permitted, if in the opinion of the Board, such would disturb the comfort of the other owners.
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 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.
19. Only the following will be permitted to be parked on the driveway being part of common elements of which such owner has exclusive use.
 - **Vehicles in good repair which include:**
 - private passenger auto, station-wagon, or SUV;
 - one-half ton pick-up truck with uncovered rear end and sills not exceeding 4 ft. in height;
 - vans designated and used solely for the transportation of passengers for non-commercial uses.
20. Without limiting the generality of anything contained in this regulation, the portion of the common elements which is designated as Visitors' Parking shall not be used by the owners for any purpose.
21. No television antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit, except for in connection with a common television cable system.
22. **Satellite dishes will be permitted subject to the following guidelines:**
 - **Board approval must be obtained prior to any installation.**
 - **The request for approval is to contain size and placement of the dishes taking into account there is to be no impairment of the visual impact of the corporation (dishes are not to be visible at the fronts of units nor is there to be any ungainly stringing of connecting cable) or of other units of the Corporation.**

- **The cost of any damage incurred to the unit on installation or removal is to be absorbed by the unit Owner.**
 - **Tenants requesting installation of satellite dishes must first receive approval of their Owner/Landlord and are responsible for removal of the dish when they move.**
 - **Each application to the Board will be dealt with on a case-by-case basis.**
23. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flowerbeds.
24. 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.
25. Any loss, cost or damages incurred by the Corporation by reason of a breach of any Rules and Regulations in forced from time to time by any owner, his family, guests, servants, agents or occupants of his unit shall be borne by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.
26. No portion of any unit required by the Declaration, the By-laws of the Corporation, or the Act to be maintained by the Corporation shall be painted, decorated or otherwise affected by anyone other than the Corporation, or except as the Corporation may direct. The outside surface of all doors providing ingress to our egress from any unit and of all garage doors shall not be changed, painted or altered in any way without prior written consent of the Board of Directors, provided that each unit owner shall be responsible for maintenance and repair of all door handles, door locks and hinges on the doors providing ingress to and egress from each unit, whether they are located on the inside or the outside of the doors, and for the garage door handle, door lock and all garage door hardware including the cables, runners, and rollers. In addition, each unit owner shall be responsible for maintenance, repair and/or replacement of the rubber strip located at the bottom of the garage door, where the door meets the asphalt. Each unit owner shall be responsible for and shall carry out in a good and workmanlike manner, maintenance, painting, repair and replacement if necessary of all inside window sills, window frames and door frames.

APPENDIX "B"
RESOLUTION/MOTION

HALTON CONDOMINIUM CORPORATION NO. 78

BE IT RESOLVED THAT:

On a Resolution/Motion by BOB BAILEY and seconded by JOAN ETHERIDGE and unanimously carried, the Board of Directors has adopted a sixty (60) day lien policy for Halton Condominium Corporation No. 78, to take effect on November 1, 1998.

A lien will be registered on or before the 20th day of the second month for common element arrears.

DATED this 15 day of DECEMBER, 1998.

HALTON CONDOMINIUM CORPORATION NO. 78 hereby certifies that the Resolution/Motion herein was made in accordance with the Condominium Act R.S.O., 1990, Chapter C.26 and any amendments thereto, the Declaration and the Bylaws of the Corporation and that the said Resolution/Motion has not been amended and is in full force and effect.

DATED this 15 day of DECEMBER, 1998.

HALTON CONDOMINIUM CORPORATION NO. 78

By: J. E. REMPEL

President: 