

DRAFT RULES AND REGULATIONS AT THE ELMS

Absences: The Resident shall notify the Corporation if the Resident will be absent from the Unit for any period longer than three (3) months, and the Resident shall ensure that all inspections are carried out in compliance with the Resident's insurance providers.

Alcoholic Beverages: No consumption of alcoholic beverages is permitted in any Common Area of The Elms. Residents requesting to serve alcoholic beverages in the space designated as the Great Room for a private function will be expected to sign, agree, and strictly adhere to The Elms Alcohol Policy and Agreement for Private Events Only. Forms must be submitted to the Office at a minimum of 10 days prior to the event

Alterations: The Resident must submit an alteration request form to the Corporation prior to the Resident undertaking alterations, upgrades or repairs to the Unit, and no work is to be undertaken until the Corporation have approved such work. Alterations, upgrades or repairs (other than of an emergency nature) to units by professional workmen will be allowed between the hours of 9:00 a.m. and 6:00 p.m., Monday through Friday only. Should any structure be erected without our permission, it may be removed by The Corporation, and the cost of such removal will be added to the Resident's Occupancy Cost.

Annual Inspections: The Corporation shall undertake annual inspections of the Suite for the purpose of monitoring fire hazards, pest control and other plumbing and maintenance issues, and the Resident agree to provide access to the Suite for such purposes with 24-hour advance verbal or written notice. Should the Suite have blocked paths of egress for fire safety personnel, or if issues in the Suite impact building maintenance or the health and safety of other residents, the Corporation may issue written notification to resolve such deficiencies and consent to our right to schedule a re-inspection date. If costs are incurred to meet acceptable housekeeping standards, such costs shall be at the Resident's sole expense

Antennas/Satellite Dishes: No radio or television antenna of any description shall be installed in or about the Life Leased Premises

Appliances: The maintenance, repair and replacement of all appliances (stove, refrigerator, dishwasher and washers/dryers where applicable) is the responsibility of the Resident. Washing machines, clothes dryers, dishwashers, stoves, refrigerators, air conditioners or iron safes will not be brought in or installed upon in the Suite without the Corporation's prior written consent. All washing machines and dishwashers must be installed using braided stainless-steel hoses, no rubber hoses are permitted

Balconies/Patios: No balcony or patio is to be used for storage of any of the Resident's personal property or barbecuing. Planters and such should not be hung over the outside of the railing to prevent water and dirt falling on the neighbour below. No hanging or drying of clothes is allowed on any patio or balcony. The cleaning of balconies is the Resident's own responsibility and does not fall under Maintenance Department's scope of work.

Bicycles & Scooters: No bicycles or scooters shall be driven on any part of the Common Outdoor Areas other than on roadways, driveways and sidewalks, with the exception of wheelchairs. All bicycles and scooters must be stored within the Unit, Parking Space, Storage Locker or designated storage room(s).

Breach of Rules: Any loss, cost, or damages incurred by The Corporation by reason of a breach of any rules and regulations in force from time to time by The Resident and the Resident's guests shall be borne by The Resident and may be recovered by The Corporation from The Resident in the same manner as the Occupancy Cost referred to in the Agreement.

Damages: Any loss, cost, or damages incurred by the Corporation by reason of a breach of any rules and regulations in force from time to time by any Resident, the Resident's guests, personal attendants, occupants or pets, of the Resident's Unit shall be borne by such Resident and may be recovered by the Corporation from such Resident in the same manner as the Occupancy Charge referred to in this Agreement.

Disease: The Resident shall immediately report to the Corporation and to the appropriate health authority any case of infectious or contagious disease occurring in the Life Leased Premises

Electrical: No additional heating units or electrical wiring shall be installed in the Suites except with the written approval of the Corporation. The Resident shall not overload the electrical circuit nor use fuses in excess of 15 amperes capacity in the lighting circuits. Any electrical upgrades, if approved by the Corporation, will need to be done by a licensed electrical contractor

Elevators: The Resident, the Resident's family, visitors and guests shall be entitled in common with the Corporation, its other residents and other persons with the Resident's sanction, to have the free use of the passenger elevators at all reasonable times, and in case the elevator shall not be operable by reason of any mechanical failure, the Corporation shall have a reasonable time within which to replace or repair the elevator and put the same in working order. In the event the elevator shall not be operable, by reason of mechanical failure, or for any reason beyond the control of the Corporation, the Corporation shall not be liable or responsible in any way for any personal injury or death, or discomfort or inconvenience which may be incurred by or occasioned to the Resident, the Resident's family, visitors and guests. It is agreed that the Resident, the Resident's family, friends and visitors use the elevator at their own risk and under no circumstances shall the Corporation be held responsible for any damage or injury happening by reason of the Resident's negligence, or otherwise of the Corporation or any of its employees, agents or other persons. The said elevators shall be used as passenger elevators only and the Resident will not do anything to cause damage to or deface the elevators or to delay or effect the normal operation of the elevators

Fire Safety: The Resident shall not do, or permit anything to be done in the Suite, Common Areas and Facilities, or bring or keep anything therein, which will in any way increase the risk of

fire or the cost of fire insurance on any building, or on property kept therein, or obstruct or interfere with the rights of other residents, 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 resident, or conflict with any of the rules and ordinances of the board of health, or with any statute or municipal by-law. The Resident agree that no wood, coal, gasoline or other fuel or any combustible materials shall be stored inside the Suite, Parking Space, Storage Locker or on the balcony.

Garbage: The Resident shall not place, leave or permit to be placed or left in or upon the Common Areas and Facilities, any debris, refuse or garbage. All garbage is to be enclosed in plastic bags and disposed of in the chute or containers provided, or at any location designated by The Corporation. The Resident shall also agree to abide by the municipal recycling by-laws

Landscaping: No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the Lands, including grass, trees, shrubs, hedges, flowers or flower beds. Existing flower beds are not to be extended in size without permission. Exterior water taps are intended for the common use of all residents and must be kept easily accessible.

Locks: No additional locks shall be placed upon any door of the buildings, without the prior written consent of the Corporation

Moving In/Out: Household furniture and effects of the Resident shall not be taken into or removed from the Suite except at such times and in such manner as may be previously consented to and approved by the Corporation, and all damage to the Suite or to the building of which they form a part caused by moving such furniture and effects into or out of the Suite shall be made good by the Resident. Moving in or out should be restricted to the hours between 8:00 am and 8:00 pm on Mondays through Saturdays

Municipal Compliance: The Resident agree to comply with and adhere to all municipal property standards, by-laws and corresponding compliance.

Noise: The Resident, the Resident's guests, visitors and personal attendants shall not create or permit the creation of, or continuation of, any noise or nuisance which, in the opinion of the Corporation, may or does disturb the comfort and/or quiet enjoyment of the property by other residents, the Resident's guests, visitors, personal attendants, and persons having business with them. No noise, caused by any instrument or other device, or otherwise, which, in our opinion, may be calculated to disturb the comfort of the other residents, will be permitted

Obstructions to Pedestrians: The sidewalks, entry, passageways, walkways and driveways used in common by the residents shall not be obstructed or used by any of the residents, the Resident's guests or persons having business with them for any purposes other than for ingress and egress to and from the Resident's respective Units

Parking Restriction: No motor vehicle shall be parked on any part of the Common Areas and Facilities other than in a designated parking space. Residents who have a motor vehicle will be assigned a designated parking spot, if available, for the Resident's exclusive use. Residents may

only park in the Resident's designated parking spots. Machinery or equipment of any kind shall not be parked on any part of the Common Areas and Facilities. No vehicles with propane are permitted in the underground parking area. Other than the Parking Space reserved for the Resident's exclusive use and occupation, and those designated for visitor handicapped parking, parking spaces cannot be reserved. Visitors who intend to park overnight are required to register with the office.

Pets: With the exception of service animals, the Corporation has adopted a pet policy that permits Occupants to house domestic pets (cats, dogs, birds, and fish). . Any resident wishing to house a pet must obtain written approval from the Corporation and execute and agree to the terms of the Corporation's pet policy. Only one (1) dog or cat is permitted per unit and these pets must be spayed or neutered and limited to a mature weight of no more than twenty (20) pounds or nine (9) kilograms. No other animals of any kind will be permitted, including exotic, fowl, livestock or aggressive pets of any nature. No pet that is deemed by the Corporate in its absolute discretion to be a nuisance shall be kept by the Occupant in the Unit. An Occupant shall, within one (1) week of receipt of written notice from the Corporation requesting the removal of such pet, permanently remove such pet from the Unit or be considered in default under the Agreement. The breeding of any animals of any kind at The Elms is strictly prohibited. Pet owners must remove all pet waste from common areas, immediately after being deposited.

Rules Revisions: The Corporation shall have the right to make such other and further reasonable rules and regulations as in their judgment may from time to time be needful for the safety, care and cleanliness of the Premises and for preservation of good order therein and the same shall be kept and observed by the Residents, the Resident's families, visitors, guests and agents

Signs: No sign, advertisement, or notice, except as may be approved and erected by The Corporation, shall be inscribed, painted, affixed, or placed on any part of the inside or outside of The Elms, or the Common Areas and Facilities whatsoever.

Sinks and Toilets: 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. Any damage resulting to them from misuse, or from unusual or unreasonable use, shall be borne by The Resident, or the Resident's guests, visitors, domestics, or agents, who have caused such damage.

Smoke and Carbon Monoxide Detectors: The Resident shall not tamper with or disconnect any fire or smoke detector installed by the Corporation in the Suite or on The Elms property.

Smoking: The Corporation has declared The Elms a non-smoking environment. In accordance with the Ontario Tobacco Act, neither the Resident nor the Resident's guest shall smoke any tobacco or cannabis products in any part of The Elms, including the Unit, Parking Space, Storage Locker or any of the Common Areas and Facilities or on any part of the Lands

Suite Access: Except in emergencies, the Corporation or agents designated by the Corporation shall not enter the Resident's Suite without giving 24 hours notice to The Resident, and such

entry must be done between the hours of 9:00 a.m. and 6:00 p.m. Monday through Saturday only. The Corporation shall have the right to show the Suite, during reasonable hours, to a prospective purchaser in accordance with paragraph __ of the Agreement

Wall Attachments: Only approved fasteners shall be used to attach anything to the interior walls of the Unit at The Elms. Samples available at the office.

Water: Water taps that are intended for the common use of all residents must be kept easily accessible to the Corporation and all other residents. Water should not be left running unless in actual use.

Wildlife: No feeding of animals of any kind is permitted from patios or balconies or elsewhere on the property of The Elms.

Window Coverings All outward facing window coverings must be beige or off-white in colour or lined with beige or off-white material so as to give The Elms a uniform exterior appearance

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