

RULES

RULES GOVERNING THE USE OF UNITS AND COMMON ELEMENTS

The following rules shall be observed by each owner and the term "owner" shall include the owner of any unit in the Corporation and any other person(s) occupying the unit with the owner's approval, including, without limitation, members of the owner's family, his tenants and the respective invitees and/or licensees:

1. Unit owners shall be permitted to affix a sign adjacent to the door of their suite (with content to be approved by the Board) in a standard format as attached to these rules, and to be listed on a common directory at the main entry. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on the inside or outside of the buildings or common elements whatsoever without the prior written consent of the board.
2. No awnings or shades shall be erected over and outside of the windows without the prior written consent of the board. No person shall install, affix or otherwise provide anything, other than white window coverings, white drapes, white curtains, white horizontal or vertical blinds visible to the outside.
3. 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 premiums on any building or on property kept thereon or obstruct or interfere with the rights of the owners or in any way injure or annoy them or conflict with the regulations of the relevant fire department or with any insurance policy carried by the Corporation or conflict with any of the rules and ordinances of the local board of health, except as are set forth on the architectural plans for the Condominium or with any municipal by-law or any provincial or federal statute or regulation
4. Nothing shall be placed on the outside of window sills or projections walls and ceilings without the prior written consent of the board.
5. Water shall not be left running unless in actual use.
6. The owner shall not place, leave or permit to be placed or left in or upon the common elements (including those of which he has the exclusive use) any equipment or material of any kind of debris, refuse or garbage except on such days and times designated by the board or the manager, nor shall any owner place or deposit any such garbage or debris except in those areas designated by the Corporation or the manager as a central garbage depository.
7. No owner shall create or permit the creation 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 units or common elements by their owners.
8. Nothing shall be thrown out of the windows or doors.
9. Owners shall not overload existing electrical circuits and plumbing facilities in their units.
10. No auction or garage sale shall be held in the units or on the common elements.
11. No stores of coal or any combustible or offensive goods, provisions or materials or gas appliances of any kind shall be kept in the units or common elements, without the prior written consent of the board.
12. Save as otherwise provided or contemplated in the declaration of the Corporation, the sidewalks, walkways and driveways, used in common by the owners shall not

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- be obstructed by the owners or used by them for any purpose other than for ingress and egress to and from their respective units and/or common elements.
13. No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from windows or doors, nor from any portion of the common elements, including those parts of the common elements over which the owner has exclusive use.
 14. No motor vehicle other than an operable private passenger vehicle or motorcycle shall be parked in any unit residential or parking, including without limitation visitor parking space(s). No servicing or repairs or washing shall be made to any motor vehicle, trailer, boat, snowmobile or equipment of any kind on the common elements or in any parking space or unit. No motor vehicle shall be driven on any part of the common elements other than on a driveway or parking space. No vehicle shall be driven at excess speed on any part of the common elements.
 15. No trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked on any part of the common elements or in any unit where vehicles may be parked.
 16. No television, antennae, aerial, satellite dish, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit or to any common element, except in connection with common television cable system supplying service to the entire building and except for small satellite dishes (as in Bell Express-Vu and the like).
 17. 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 nor shall anyone uproot existing plants, hedges, shrubs, or trees nor plant new shrubs, hedges, or trees anywhere upon the common elements without the prior written approval of the board, provided however that the foregoing shall not be construed as preventing any owner from planting and trimming his own small flowers and plants in any garden beds or planter box(es) situated in any outdoor patio area, the exclusive use of which has designated or allocated to his unit.
 18. Conventional domestic pets shall be allowed on the property, however, no pet that is deemed by the board or the manager in its absolute discretion to be a nuisance shall be kept by any owner in any unit or in any part of the common elements. Each pet owner must ensure that his pet does not defecate upon the common elements and if an accident does occur, any such defecation must be cleaned up immediately by the pet owner, so that the common element areas are neat and clean at all times. Should a pet owner fail to clean up after his pet as aforesaid, the pet shall be deemed to be a nuisance and the owner of the said pet shall, within two weeks of receipt of written notice from the board or the manager requesting removal of such pet, permanently remove such pet from the property. No pet shall be left unattended on a balcony, patio or terrace.
 19. Any and all losses, costs or damages incurred by the Corporation by reason of a breach of any provision in the declaration, by-laws and/or rules and regulations of the Corporation in force from time to time, by any owner, shall be borne and/or paid for by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.
 20. No canvassing/soliciting in the condominium by any person without prior written consent of the Board of Directors.
 21. No sunbathing or picnicking on any common elements of the condominium without the written consent of the Board of Directors.
 22. Current duplicate keys to each residential unit front door will be delivered by each unit owner to the Property Manager on behalf of the Board of Directors for purposes of emergency access. Any change of locks to any residential unit requires notification to and the permission of the Board of Directors.

DRUMKERRY BY THE FALLS
MUSKOKA STANDARD CONDOMINIUM CORPORATION NO. 49
NOTICE TO OWNERS

AMENDMENT TO RULE 18 PURSUANT TO S58 OF THE
CONDOMINIUM ACT, S.O.1998, CHAPTER 19

EXISTING RULE: Rule 3

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 premiums on any building or on property kept thereon or obstruct or interfere with the rights of the owners or in any way injure or annoy them or conflict with the regulations of the relevant fire department or with any insurance policy carried by the Corporation or conflict with any of the rules and ordinances of the local board of health, except as are set forth on the architectural plans for the Condominium or with any municipal by-law or any provincial or federal statute or regulation.

PROPOSED AMENDMENT: Rule 3

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 premiums on any building or on property kept thereon or obstruct or interfere with the rights of the owners or in any way injure or annoy them or conflict with the regulations of the relevant fire department or with any insurance policy carried by the Corporation or conflict with any of the rules and ordinances of the local board of health, except as are set forth on the architectural plans for the Condominium or with any municipal by-law or any provincial or federal statute or regulation. **No cooking is allowed on the terrace or balcony of the unit.**

Pursuant to section 46 of the Condominium Act, owners have a right to requisition a meeting within 30 days from the date of this notice. If no requisition is received the amendment will become effective on October 17, 2003.

Dated September 17, 2003
Board of Directors
Muskoka Standard Condominium Corporation No. 49
24 Ontario Street, Bracebridge, ON P1L 2H5

DRUMKERRY BY THE FALLS
MUSKOKA STANDARD CONDOMINIUM CORPORATION NO. 49
NOTICE TO OWNERS

AMENDMENT TO RULE 18 PURSUANT TO S58 OF THE
CONDOMINIUM ACT, S.O.1998, CHAPTER 19

EXISTING RULE: Rule 6

The owner shall not place, leave or permit to be placed or left in or upon the common elements (including those of which he has the exclusive use) any equipment or material of any kind of debris, refuse or garbage except on such days and times designated by the board or the manager, nor shall any owner place or deposit any such garbage or debris except in those areas designated by the Corporation or the manager as a central garbage depository.

PROPOSED AMENDMENT: Rule 6

The owner shall not place, leave or permit to be placed or left in or upon the common elements (including those of which he has the exclusive use) any equipment or material of any kind of debris, refuse or garbage except on such days and times designated by the board or the manager, nor shall any owner place or deposit any such garbage or debris except in those areas designated by the Corporation or the manager as a central garbage depository. **All refuse and recycling to be double bagged, in plastic, and tied, before depositing in refuse depository.**

Pursuant to section 46 of the Condominium Act, owners have a right to requisition a meeting within 30 days from the date of this notice. If no requisition is received the amendment will be become effective on October 17, 2003.

Dated September 17, 2003
Board of Directors
Muskoka Standard Condominium Corporation No. 49
24 Ontario Street, Bracebridge, ON P1L 2H5

DRUMKERRY BY THE FALLS
MUSKOKA STANDARD CONDOMINIUM CORPORATION NO. 49
NOTICE TO OWNERS

AMENDMENT TO RULE 18 PURSUANT TO S58 OF THE
CONDOMINIUM ACT, S.O.1998, CHAPTER 19

EXISTING RULE: Rule 18

Conventional domestic pets shall be allowed on the property, however, no pet that is deemed by the board or the manager in its absolute discretion to be a nuisance shall be kept by any owner in any unit or in any part of the common elements. Each pet owner must ensure that his pet does not defecate upon the common elements and if an accident does occur, any such defecation must be cleaned up immediately by the pet owner, so that the common element areas are neat and clean at all times. Should a pet owner fail to clean up after his pet as aforesaid, the pet shall be deemed to be a nuisance and the owner of the said pet shall, within two weeks of receipt of written notice from the board or the manager requesting removal of such pet, permanently remove such pet from the property. No pet shall be left unattended on a balcony, patio or terrace.

PROPOSED AMENDMENT: Rule 18

Conventional domestic pets, **as per Article 4.2 of the Declaration**, shall be allowed on the property, **one pet per unit, not exceeding 25 lbs in weight**, however, no pet that is deemed by the board or the manager in its absolute discretion to be a nuisance shall be kept by any owner in any unit or in any part of the common elements. **And as per Article 3.5 of the Declaration, pets are to be held by leash at all times during ingress and egress from a Unit and while on the Common Elements.** Each pet owner must ensure that his pet does not defecate upon the common elements and if an accident does occur, any such defecation must be cleaned up immediately by the pet owner, so that the common element areas are neat and clean at all times. Should a pet owner fail to clean up after his pet as aforesaid, the pet shall be deemed to be a nuisance and the owner of the said pet shall, within two weeks of receipt of written notice from the board or the manager requesting removal of such pet, permanently remove such pet from the property. No pet shall be left unattended on a balcony, patio or terrace.

Pursuant to section 46 of the Condominium Act, owners have a right to requisition a meeting within 30 days from the date of this notice. If no requisition is received the amendment will be become effective on October 17, 2003.

Dated September 17, 2003

Board of Directors

Muskoka Standard Condominium Corporation No. 49
24 Ontario Street, Bracebridge, ON P1L 2H5

DRUMKERRY BY THE FALLS
MUSKOKA STANDARD CONDOMINIUM CORPORATION NO. 49
NOTICE TO OWNERS

AMENDMENT TO RULE 18 PURSUANT TO S58 OF THE
CONDOMINIUM ACT, S.O.1998, CHAPTER 19

EXISTING RULE: Rule 22

Current duplicate keys to each residential unit front door will be delivered by each unit owner to the Property Manager on behalf of the Board of Directors for purposes of emergency access. Any change of locks to any residential unit requires notification to and the permission of the Board of Directors.

PROPOSED AMENDMENT: Rule 22

Current duplicate keys to each residential unit front door will be delivered by each unit owner to the Property Manager on behalf of the Board of Directors for purposes of emergency access. Any change of locks to any residential unit requires notification to and the permission of the Board of Directors. **The only extra lock allowed is a chain lock on the inside of the Unit. The chain lock must have a key, a copy of which is to be provided to the Board of Directors.**

Pursuant to section 46 of the Condominium Act, owners have a right to requisition a meeting within 30 days from the date of this notice. If no requisition is received the amendment will be become effective on October 17, 2003.

Dated September 17, 2003
Board of Directors
Muskoka Standard Condominium Corporation No. 49
24 Ontario Street, Bracebridge, ON P1L 2H5

The Board of Directors at a duly constituted Board Meeting held on May 16th, 2006, approved Rule #18, "Rules Regarding Pets". This procedure is consistent with Section #58 of the Condominium Act. of 1998.

The majority of owners surveyed suggested implementation of rules regarding pets behavior, particularly relating to dogs. The proposed rule is to act as a supplement to the Declaration.

A common theme in the survey included health and cleanliness factors, which come into play with pets in a multiple dwelling complex. By default, dogs are usually the source of concern from a cleanliness and health standard. The rules have been developed to meet the wishes of all unit owners for high standards of maintenance and cleanliness in the building and surroundings grounds, while respecting the needs of the owners of pets..

While we expect that most residents and owners understand the need for these rules, and will respect them, there is a specific procedure to follow, should any one wish to object to the implementation of these rules. Please read the details which follow.

We thank you for your continued cooperation.

Board of Directors
MSCC #49

RULES REGARDING PETS

WHEREAS The Board of Directors of the Corporation has the authority to pass rules governing the use and occupation of the units, consistent with the Declaration, in order to promote the safety and welfare of owners and of the property, or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and other units;

NOW THEREFORE BE IT ENACTED that rule No.18 of the Muskoka Standard Condominium Corporation No. 49, pertaining to pets is hereby amended as follows.

RULE NO. 18

- a) No animal, reptile, livestock or fowl, other than a pet cat, dog (as outlined below) fish, turtle or caged bird or a reasonable number of tropical fish, shall be permitted within any unit or common element area.
- b) No dogs, except "service dogs" shall be allowed in the Corporation over twenty five (25) pounds other than those already residing in the building in accordance with Rule No. 18 of Muskoka Standard Condominium Corporation No. 49, at the time of passing these rules.
- c) A "service dog" is allowed. Any Owner who has a "service dog" must provide a medical certificate confirming his/her need to have a "service dog".
- d) All dogs residing in the Corporation must be registered in the Pet Register in the Management Office and current vaccination certificates must be available. All new dogs must be registered within fifteen (days) days of moving into the building.
- e) All dogs must wear a collar with an identification of its Owner and suite Number. Any pet, taken outside of the owner's suite whether inside or outside of the building, must be on a leash at all times.
- f) Owners must ensure that their pet does not defecate and /or urinate upon or in any way soil or pollute any unit or the common elements of the Corporation and shall clean up any mess that occurs thereon immediately thereafter. If an Owner does not clean up after his/her pet, they shall pay a cleaning fee of \$100.00, or such an amount as determined by resolution of the Board.
- g) Owners are responsible for any and all damages caused by their pet to any unit and/or the common elements of the Corporation. The Corporation may take whatever corrective action is necessary to rectify any damage caused by a Owner's dog, at the Owner's expense.

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- h)** Pets shall be kept clean and groomed at all times and may not be permitted to create any inconvenience, noise or disturbance or soiling on or about the premises.
- i)** No breeding of pets shall be carried on, in or around any unit.
- j)** The Board shall give a Written Notice of Request for Compliance of the Owner of the offending pet, deemed to be a nuisance. The Owner of a pet deemed to be a nuisance shall, within two weeks of receipt of written request from the Board (or the condominium's property manager) permanently remove such pet from the property immediately.
- k)** Every Owner of a dog shall register the dog and obtain a license as required by the Town of Bracebridge and shall comply in all respects with existing by-laws, rules and regulations pertaining to the regulation, inoculation and licensing of animals within the municipality.
- i)** Any reference to "Owner" or "Owner's" in this rule is deemed to include any "resident", "tenant", "family member" or "agent" living in the same condominium suite.