

Muskoka Condominium Corporation No. 5  
Rules and Regulations

1. 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 owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.
2. No signs, advertisement or notices or other advertising matter of any kind. No auctions or garage sales shall be held on the property.
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 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 or ordinances of the Board of Health or with any Statute or Municipal By-Law.
4. Nothing shall be placed on the outside of window sills or projections.
5. Water shall not be left running unless in actual use.
6. The owner shall not place, leave or permit to be places or left in or upon the common elements (except those of which he has exclusive use). Any goods or things, nor upon any of the common elements (including those of which he has exclusive use), any debris or refuse, and the owner shall tightly wrap all garbage in paper and tie and place the same in the container provided for such purpose, or as otherwise directed by the janitor or agent of the Board, and the owner must maintain strict sanitary conditions at all times.
7. Owners, their families, guests, visitors and servants shall not make or permit any improper noises on the property or do anything that will annoy or disturb or interfere in any way with other owners or those having business with them. 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.
8. Nothing shall be thrown out of the windows or doors of the buildings.
9. Owners shall not overload existing electrical circuits.
10. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property.
11. The sidewalks, entry, walkways, passageways, stairways and driveways used in common by the owners shall not be obstructed or used for any other purpose than ingress and egress from the units and parking areas within the common elements.
12. 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.

13. No part of the common elements shall be used for the erection, placing, or maintenance of clothes lines, incinerators, garbage disposal equipment, recreation or athletic equipment, fences or other barriers, hedges, gardens or other vegetation or for the disposal of rubbish, garbage or waste unless the fence or hedges are authorized by the corporation or are in existence at the date of the sale to the initial owner.
14. No television antennae aerial tower or similar structure and appurtenances thereto shall be erected on any part of the common elements except for and in connection with any common television system.
15. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on property, including grass, trees, shrubs, hedges, flowers or flower beds. Owners are not permitted to make any changes to the common elements.
16. Unless the approval of the Board of Directors or the Manager is first obtained in writing, no motor vehicle other than a private passenger automobile shall be parked in any parking space within the common elements. Without limiting the generality of the foregoing, this prohibition is intended to include house, tent, boat or other trailers, snowmobiles, mechanical toboggan, machinery or equipment of any kind.
17. No motor vehicle shall be driven on any part of the common elements other than the driveway or parking space.
18. No private passenger automobile which is being used from day to day or which is undergoing repairs of any nature shall be parked or located upon the common elements or any part thereof; and all automobiles may be parked only in locations properly paved and provided for them.
22. No repairs or adjustments to motor vehicles or automobiles may be carried out on the common elements.
23. Parking spaces within the common elements which have been allocated for the use of guests and visitors of the unit owners shall not be used or occupied by the unit owners or members of their immediate families residing in the units. For purposes of this regulation the term "unit owned" shall include a tenant or tenants residing in a unit and the term "parking areas" shall not include those exclusive use parts of the common elements defined in the Article Schedule in the Declaration.
24. Any motor vehicle parked on any part of the common elements in contravention of any of the foregoing provisions and any applicable provisions in the declaration may be removed from the common elements by and at the discretion of the Board or Manager and at the sole expense of the owner including towing and storage costs; neither the corporation nor its agents involved in removing the motor vehicle from the common elements shall be liable for any loss or damage howsoever caused to the motor vehicle and suffered by the owner thereof. The Corporation shall have the right to recover from the owner the full amount of its costs in removing the motor vehicle from the common elements and for this purpose any such unpaid amount may be collected by the Corporation against the owner in the same manner as outstanding levies for common expenses.
25. No mops, brooms, dusters, rugs, or bedding shall be shaken or beaten from any window, door or balcony. Only seasonal furniture is allowed on balconies. No hanging or drying clothes is allowed on balconies, and balconies shall not be used for storage. The washing of balcony floors shall be done in such manner so as not to allow water to fall over the sides of the balcony floor.
26. Washer and dryers are not permitted in the apartment building units as there is a laundry facility provided in the building to residents. Air conditioners are not permitted hanging out of windows.

27. No balcony shall be enclosed, decorated, landscaped or covered by any awnings or otherwise without the consent in writing of the Corporation.
28. The laundry room shall be used only for the purpose of washing and drying laundry. All persons using machines in the laundry room shall comply with the manufacturers' instructions in respect of the machines. Apartment building residents are to be given preference in this regard. Owners that reside in the townhomes are not permitted to use these facilities.
29. **Leasing Rule:** For Additional information and/or restrictions, refer to the Declaration, Section 4.
- a) Any owner, who is leasing their unit, may do so if and only if the lease is for a period not less than one (1) year.
  - b) No unit shall be occupied under a lease unless, prior to the tenant being permitted to occupy the unit, the owner shall have delivered to the Condominium Corporation a completed executed copy of the application/offer to lease and the lease, if applicable. The lease shall be in the format prescribed by the LTB, (landlord and tenant board).
  - c) In the event the owner fails to provide the foregoing documentation in compliance with paragraph b above prior to the commencement date of the tenancy, and in compliance with the provisions of the act, any person or persons intending to reside in the owner's unit shall be deemed a trespasser until and unless such person or persons and the owner comply with the rules and the Act.
  - d) The foregoing documentation shall be supplied promptly and without charge to and upon request for same by the Property Manager.
  - e) No owner shall allow his tenant to sublet his unit to another tenant
  - f) All owners shall be responsible for any damage or additional maintenance to the Common Elements, caused by their tenants and will be assessed and charged the same.
  - g) During the period of occupancy by the tenant, the owner shall have no right to use any part of the Common Elements.
  - h) The owner shall supply the Property Manager his current address and telephone number during the period of occupancy by the tenant.
30. Unit Owners and their tenants may keep in their Unit no more than one pet. The maximum weight per pet is 25 lbs. No exotic pets are permitted. The Corporation is governed by the Town of Huntsville Exotic Pet By-Law #2019-135.
- (a) The following is permitted under the one pet. One cat, or one dog or two caged birds only.
  - (b) The "poop and scoop" rule shall always apply.
  - (c) Unit Owners and their tenants are responsible for any damage to the Common Elements occasioned by their pet. All damages shall be recoverable and charged back to the unit owner.
  - (d) Without limiting the generality of the foregoing, if a pet owner breaches any of the Rules relating to the keeping of pets on the property on more than one occasion, provided that the Unit Owner or their tenant has received at least one notice of a breach of the pet rules, a second or further breach of these Rules shall constitute reasonable grounds for The Board to provide notice to the pet owner requiring the removal of the pet from the property.
  - (e) If any pet is deemed by The Board, in its absolute discretion and acting reasonably, to be a serious nuisance, the owner of the pet may be given two weeks written notice to remove the pet from the property.

**Harassment Rule**

31. No person on the Corporation's property or shared facilities shall engage in any violent or harassing conduct toward any other person or injure, harass, threaten, intimidate, annoy, disturb or initiate any defamatory, threatening, hateful or discriminatory statement or action, or participate in any illegal or harmful conduct toward any other person.
32. In this rule, a "person" may include the Corporation's unit owners and occupants, their visitors, guests and invitees, any of the Corporation's representatives, directors, managers or workers and any contracted worker on the Corporation's property.
33. Harassment consists of any oral, written or online statement, action or behaviour which is annoying, intimidating, threatening, violent, sexually harassing, or which causes or may cause physical or psychological harm, fear, humiliation or embarrassment which, objectively determined on a reasonable basis, is known or reasonably ought to be known to be unwelcome or offensive.
34. Harassment also includes but is not limited to any verbal abuse, insulting comment, joke, gesture, conduct of touching, contrary to any of the grounds of workplace harassment or sexual harassment set out in the Ontario Human Rights Code or the Corporation's Workplace Violence and Harassment Policy, all of which provisions are hereby made applicable to relationships, behaviours and conduct among unit owners, occupants, visitors, staff, contractors and the Corporation's representatives, and which provisions may be enforced under this rule.
35. Harassment also includes door-to-door canvassing or solicitation, except for political canvassing authorized by law (which the Corporation has no power to prohibit). Persons are further deemed to be harassing an occupant and committing unlawful trespass if they or any object or any part of their bodies cross over the threshold into a suite or block any suite door from closing without being expressly invited inside by the occupant.

**Smoking Rule**

36. Smoking of any tobacco products, cannabis or vaping (or any similar e-smoking apparatus) is not permitted inside suites, patios and balconies.
37. Unit owners and their tenants will be responsible for ensuring that second hand smoke does not infiltrate other units or the common elements.
38. The growing of cannabis plants is not permitted within the units, or on the common areas of the Corporation.
39. All declared and grandfathered smokers as of July 10, 2023 will be permitted to smoke inside their unit, as long as they are residents but are responsible to ensure that smoke and/or odour does not enter another unit. Once the unit is sold or tenants move out the unit will be deemed non-smoking.
40. Owners and/or tenants must ensure that visitors and guests adhere to this rule.

41. No bird feeders, bird baths or exterior additions of any kind shall be erected or undertaken by any owner on the exterior of the unit or the common elements. Feeding of birds, seagulls or other wildlife is expressly forbidden as excessive presence of some animals may cause defacing of the building and/or the common elements, and also poses a health hazard. Unit owners will be responsible for any cleaning and/or repairs required as a result of violation of this rule by the unit owner or any of his guests, tenants, etc.