

RULES AND REGULATIONS OF
ALGOMA CONDOMINIUM CORPORATION NO. 13

(Schedule 4 to Disclosure)

The following rules and regulations shall be observed by the owners. The term "owner" shall include the owner or any other person occupying the unit with the owner's approval. The term "unit" shall include the unit and common elements as described in the Declaration. The term "board" shall include the Board of Directors of the Condominium, and its designated manager and/or agent from time to time.

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 to the common elements, including any damage to, blockage of, impairment of the proper functioning of or impediment to the proper functioning of any servicing plant or any nature therein resulting from misuse or from unusual or unreasonable use of the water closets and other water apparatus shall be borne by the owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.
2. No television or radio antenna aerial, mast or flag-pole, windmill, any similar structure nor any fixture, flag or bunting storage structure shall be erected, located or placed on or in any part of the common elements, including any portion thereof which an owner may have the exclusive use, unless erected or caused to be erected by the Corporation.
3. The speed limit for all vehicles within the Condominium grounds is fifteen (15) kilometres per hour.
4. 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, may or does disturb the comfort or quiet enjoyment of the property of other owners, their families, guests, visitors, servants and persons having business with them.
5. Owners shall not cause or permit the blowing of any horn from any vehicle in which their guests, family, tenants, invitees, or employees shall be occupants, approaching or upon any of the driveways or parking areas on the property except as may be necessary for the safe operation thereof.
6. No noise caused by an 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, nor shall any owner or occupant play or allow to be played any musical instrument, radio, television, hi-fidelity or stereophonic sound system, tape recorder or the like in the unit if the same shall disturb or annoy other owners or occupants in other units. In the event any radio, television set, power tool or electrical appliance in or upon the unit interferes with the reception of any radio or television set or of the operation of any power tool or electrical appliances in other units, the owner will on direction from the board to that effect take such steps as are necessary to prevent such interference.
7. No noxious or offensive activity shall be carried on upon any private or common area nor shall anything be done or placed thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance or annoyance to other owners or occupants of lands in the enjoyment of their lands. In particular, motor vehicles shall not be left running for extended periods of time, thereby creating carbon monoxide.
8. All damages to the Condominium property caused by the moving and/or carrying of articles therein shall be paid by the owner or person in charge of such articles.
9. Nothing shall be thrown or emptied by the owners or their tenants or servants out of the windows or doors, into the common areas, nor shall anything be hung from outside of the windows.
10. The sidewalks, entries, 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 and egress to and from their respective units.
11. There shall not be organized activities, picnicking or fires except in areas designated by the board.

12. Tools, sporting goods (except as herein provided), cooking equipment, bicycles and other personal articles and equipment must be stored in the unit or in the exclusive use area for such unit.
13. In the event of contagious or infectious diseases developing, the owner agrees to have the patient or patients removed forthwith and to have the unit fumigated or treated immediately in accordance with any local or provincial by-laws and regulations in force relating to any such disease.
14. Each owner will furnish the board with such information as may be required to identify the automobile which he proposes to park or to permit to be parked upon the property. The owner will affix to his automobile such marker as may be designated by the board and no car either of the owner or any member of his household or any guest or invitee shall be placed at any time so as to impair or interfere with access to and from parking spaces or to or from the various entrances to or exits from the said buildings.
15. No owner shall permit or allow the temperature within his unit to fall below a minimum temperature of 10 degrees Celsius.
16. No owner shall do or permit anything to be done to 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.
17. Water shall not be left running unless in actual use.
18. No owner shall overload existing electrical circuits.
19. No auction sale shall be held on the property.
20. No motor vehicle shall be parked on a common element, save as hereinafter provided. A private passenger vehicle or motorcycle may be parked on that part of the common elements which is designated for parking. No repairs shall be made to any motor vehicles on the common elements and no other vehicle shall be driven on any part of the common elements, other than on a driveway or parking space.
21. No owner shall install or use sound speakers outside of his unit or on the common elements.
22. No signs of any kind shall be displayed outside the units or on the common elements or inside of the units if they are noticeable from the exterior of the units through windows.
23. No commercial business shall be operated out of any unit.
24. No unit owner shall remove or plant any trees, shrubs, bushes or plants of any kind, including planting of gardens, on the common elements except any portion over which he may have exclusive use, without the prior written consent of the board.
25. No exterior additions of any kind shall be erected or undertaken by any owner on the exterior of the unit or the common elements without the prior written consent of the board.
26. All household garbage shall be stored in dumpsters designated for garbage storage. All plastic, glass, cans, newsprint, and cardboard should be recycled accordingly. Please pick up a recycling schedule at the office.
27. 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.
28. No building or structure or tent shall be erected and no trailer either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained on the common elements or exclusive use common elements.
29. If any homeowner, or member of his family or a guest of a homeowner or his family is found in the act of vandalism, the owner shall be responsible to absorb the cost of all damage incurred.

30. Complaints of any kind shall be made to the board in writing.
31. Any consent or approval given under these rules and regulations must, to be effective and binding, be in writing and may be added to, amended or repealed at any time by resolution of the board.
32. Any loss, cost or damage incurred by the Corporation by reason of a breach of any rules and regulations in force from time to time by any owner, his family, guests, servants, agents, or any occupant of his shall be borne by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.
33. No one shall feed seagulls or ravens on any part of the common elements including those portions over which the owner has exclusive use as the droppings from such birds are corrosive and create a nuisance.