

MIDDLESEX STANDARD CONDOMINIUM CORPORATION NO. 644 RULES

GENERAL

The following rules shall be observed by the Owners or Occupants of all Units in the property and guests. The term property refers to all areas outside the buildings, including common elements.

1. The sidewalks, walkways, driveways and passages between buildings shall not be obstructed or used for any purpose other than access to and from the units or parking areas.
2. No vehicle other than a private automobile shall be parked in any parking space, except trades and service people may park their vehicles in driveways or parking areas while performing work at a unit.
3. Owners may park recreational vehicles overnight to load or unload. Guests may leave motor homes or trailers in parking areas for up to 48 hours.
4. Owners shall advise guests and trades people that the roadway is a "fire access route" and parking is not permitted on either side.
5. No motor vehicle shall be driven on any part of the property other than the road, driveway or parking space.
6. No motor vehicle, house, tent, trailer, boat, snowmobile, machinery or equipment of any kind shall be parked on any part of the property other than as indicated in 2 and 3 above.
7. Any vehicle parked within the property contrary to these rules may be removed by the Corporation or its agent at the cost and risk of the owner of the vehicle.
8. No repairs or adjustments to motor vehicles or automobiles may be performed on the property, except washing, waxing or changing tires is permitted in the Owner's driveway.
9. No building or structure shall be erected and no trailer with or without living, sleeping or eating accommodation shall be located or maintained inside the property except as allowed in 2 and 3 above.
10. No installation or alteration shall be made inside a garage which will reduce the space for parking to fewer than two automobiles.
11. No one shall harm, mutilate, destroy, alter or litter the grass, trees, shrubs, hedges, flowers or flower beds within the property.
12. No animal, livestock or fowl other than a pet shall be kept on the property, and no pet that is deemed to be a nuisance by the Board or the Manager shall be allowed to remain. The Owner shall remove the pet within two weeks after receipt of notice from the Board or Manager. Every Owner or Occupant of a unit shall clean up after his pet.
13. Dogs and cats shall be kept on a leash and not allowed to run at large within the property. Any other pets shall be confined to the pet owner's building.

14. No part of the property shall be used to erect or place clothes lines, fences, incinerators, composters, garbage disposal equipment, a whirlpool spa, hot tub, recreation or athletic equipment or for the disposal of rubbish, garbage or waste. No barriers, which includes trees, shrubs or gardens shall be erected or grown which will impede movement within the property without the prior written consent of the Corporation.
15. No signs, billboards, notices or other advertising other than signs offering a unit for sale and not larger than two by three feet, shall be placed on any part of the property.
16. No noise caused by instruments or other devices which in the opinion of the Board may disturb Owners or Occupants shall be permitted.
17. No auction, garage or yard sale shall be held within the property.
18. No bicycles, tricycles, barbecues or other items of personal property shall remain outside buildings when not in use, except that barbecues and lawn furniture may remain on patios or decks.
19. No person shall throw, hit or kick a ball or similar object against any building or wall.
20. All household garbage, recycle materials and debris shall be stored in the building and shall not be placed outside earlier than 7:00 p.m. on the evening prior to the scheduled pick-up days. Any garbage, recycle material or debris not removed shall be cleaned up and stored in the building by the Owner or Occupant who placed it out for collection. Garden waste may be stored within the Unit where it is not visible and placed out for collection during the scheduled weeks.
21. Smoking shall not be allowed anywhere on the common elements.
22. The growing of marijuana shall not be allowed anywhere on the common elements or the exterior of a unit, including a unit garden.
23. Any loss, cost or damage incurred by the Corporation caused by a breach of these or the Pool rules, by an Owner, his family, guests, servants, agents or occupants of his unit, shall be borne by the Owner and may be recovered by the Corporation in the same manner as common expenses.

SWIMMING POOL

General Rules:

24. The pool facilities are for the sole use and enjoyment of Owners, their family members and guests. Owner includes the Owner and other persons occupying a unit with the Owner's permission. Visiting family members shall be deemed to be guests.
25. Owners shall accompany guests in the pool and make guests aware of the rules.
26. Owners shall not be accompanied by more than 6 guests in the pool enclosure.
27. Owners shall be held responsible for the safety and behavior of their guests using the pool.

28. Keys to the pool shall not be given to guests or non-residents to provide free access to the pool.
29. Owners and guests shall be considerate of others sharing the use of the pool.
30. Gates to the pool shall be closed and locked at all times.
31. Proper swim wear shall be worn in the pool. Cut-off shorts are not proper attire.
32. Radios and other audio equipment shall not be brought into the pool enclosure unless equipped with ear-phones.
33. Owners or guests shall not enter the filter room or tamper with safety equipment or the emergency telephone.
34. Refuse or debris shall be placed in the containers provided in the washroom or pool enclosure.
35. Pets shall not be brought inside the pool enclosure.
36. The Corporation shall not be responsible for any person who chooses to swim alone.
37. Diving or jumping into the pool is prohibited.

Ontario Public Pool Regulations state that:

38. No person under the age of 12 shall enter the pool without a parent or agent who is at least 16 years of age.
39. The number of persons in the pool or on the deck shall not exceed 45. (This is based on the area of the water surface and depth of the pool defined in the Regulations.)
40. No person shall bring food or beverages other than water or soft drinks into the pool enclosure.
41. No person shall bring a glass container into the pool enclosure.
42. No person shall enter the pool without taking a shower first.
43. No person infected with a communicable disease or having open sores on their body shall enter the pool.
44. No person shall pollute the water in any manner; spitting, spouting and blowing the nose in the pool or on the deck are prohibited.
45. No person shall engage in boisterous play, such as running, jumping or diving into the pool.

Amended July 1, 2019