

# SIMCOE CONDOMINIUM CORPORATION NO. 11

## RULES & REGULATIONS AS OF JULY 4 2014

### THE FOLLOWING RULES AND REGULATIONS SUPERSEDE THOSE PUBLISHED IN:

- DECLARATION OF SIMCOE CONDOMINIUM CORPORATION NUMBER 11 IN ARTICLE XIII OF THE 'BY-LAWS' OF DECEMBER 23, 1975,
- AMENDMENTS TO THE EXTERIOR DÉCOR POLICY APRIL 30, 1998,
- RULES PERTAINING TO CATS AND DOGS SEPTEMBER 26, 2000.
- RULES AND REGULATIONS OF SEPTEMBER 5, 2007

The following Rules and Regulations shall be observed by the Owner(s), and the term "Owner" shall include the Owner or any other person occupying the unit with the Owner's approval.

The rules in section one are general and the rules pertaining to the exterior of your unit are contained in section two.

Any costs incurred by the corporation in enforcing these rules will be borne by the unit owner.

### SECTION ONE: GENERAL RULES

1. Each unit shall be occupied and used only as a residence for a single family and for no other purpose. This is in accordance with the Declaration of the Corporation and in accordance with the attached letter on the restriction of use of units as boarding houses.
2. Off-site landlords are required to provide information on all tenants to the property manager prior to occupancy including a copy of the lease. This is a requirement of the Condominium Act 1998. Failure to comply will result in an administrative fine of up to \$200.00 per incident.
3. **The internal roadway is one-way traffic only** and is a registered fire route per City of Barrie and Barrie Fire Department. The one-way must be adhered to by everyone, including visitors. Parking on the roadway is for visitors (not residents) in designated spots only and residents are requested not to park on the roadway. Overnight parking is prohibited from November 1<sup>st</sup> to April 15<sup>th</sup>. This is to permit overnight snow plowing. The corporation will issue fines for illegal parking and they will be issued to the unit owner irrespective of who owns the vehicle. Each unit has two parking spaces, one in the garage and the other on the driveway. If additional parking is required the unit owner, or vehicle owner, is responsible for obtaining additional parking either by arranging the use of another owner's driveway with hi/her permission or by finding off-site parking.
4. Seasonal decorations (such as Halloween and Christmas) must be neat, maintained and removed promptly after the holiday. Halloween decorations are not to be put up prior to October 15<sup>th</sup> and must be removed within the first week of November. Pumpkins are to be disposed of in a garbage bag as part of regular household garbage. Christmas decorations are not to be put up prior to December 1<sup>st</sup> and are to be taken down by the end of January. Christmas lights are to be mounted using clips only – no screws, nails, etc. Christmas lights can be removed at a warmer time provided they are unplugged, but are to be removed no later than the end of March.
5. Window air-conditioning units can only be installed at rear of unit and must be installed using a window bracket that is designed to protect the window track and mounted without using nails or screws (contact Management office for details and where an approved bracket can be purchased). Central air-conditioning units can only be installed in the backyard and must have written approval from the Corporation prior to installation.

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**SSC #11 – RULES & REGULATIONS (CONTINUED)**

6. No exotic animal or animal that is known to be inherently dangerous is allowed on the property. A maximum of two dogs and/or two cats are allowed per unit. Cats are not allowed to roam freely and must remain in your unit or be on a leash. Unit property must be kept free of pet feces at all times and pet owner must stoop and scoop when walking animal. Fines will be issued for feces cleaned up by the corporation. All animals must be confined to the unit's back yard, or restrained (on a leash), and cannot be tied to tree or stake on front lawn. This rule also applies to cats. No animal is allowed to run at large.
7. Garbage must be kept in a sealed container or stored in such a manner as to discourage visitation from wildlife. Nothing is to be stored at the front of your unit including garbage and recycle containers. Garbage and recycling is not to be placed at the curb before 6:00 p.m. of the evening prior to collection day and containers are to be removed from curb same day as collection.
8. Individual composters are not allowed as to deter wild animals scavenging.
9. Chimineas are not allowed as smoke can enter adjoining units. BBQ's should also be located away from fences. Cooking grease can spatter to the fence and ignite the fence.
10. No antenna, satellite dish, aerial, or similar structure shall be erected or fastened to any unit, except in connection with a common television cable system and approved by the Corporation.
11. No sign, advertisement or notice is to be affixed or placed on the building or fixed to the common elements without prior written consent of the Corporation, other than the usual signs offering a unit for sale or rent with dimensions not exceeding two feet by three feet
12. Owners, residents, family members, guests, visitors shall not create or permit any noise or nuisance which, in the opinion of the Board of Directors or Property Manager, may disturb the comfort or quiet enjoyment of the property by the other owners. Unit owners are responsible for their own actions as well as the actions of any other person that they allow or permit to come onto the property, including their children and children's guests. Children riding bicycles, skateboards etc. must wear a helmet.
13. A park is provided in the middle of the complex for the use of our very young children (age 10 and under). This park closes at dusk in consideration of the units that back onto the park. Park rules are posted in the park. Please abide by them.
14. No owner shall do or permit anything to be done in or about their unit that may in any way increase the risk of fire such as, but not limited to, overloading electrical circuits or storing flammable material in a hazardous manner.
15. Folding clothes racks, clotheslines or clothes umbrellas are permitted and may be used in your back yard or back patio but must be taken down and stored after each use.
16. Dryer vents are to be vented at the rear of the unit and must not be vented within 3 feet of a gas meter. Written permission is required from the Board of Directors prior to any 'through the wall' installation of a dryer vent.
17. No one is permitted on any part of the roof at any time.
18. Garage doors are to be kept closed at all times, other than when someone is working inside the garage. This will help to maintain a neat appearance within the complex.

## **SECTION TWO: EXTERIOR DECOR RULES**

The exterior decor rules are designed to help increase the value of your unit.

It is well recognized, especially in the real estate world, that first impressions are very important and when a potential purchaser first looks at a neighborhood, if it looks good, then they may wish to purchase here.

Also we want Kidd's Creek Condominiums to be a place where we are proud to live. Having our front areas look somewhat consistent and well maintained is important and this policy is intended to help make that happen.

You, as a resident, can assist by following these policies and guidelines. Your board of Directors have the responsibility to ensure they are followed, so if you are in violation you will be asked and required to comply.

### OUTSIDE CHANGES

No changes may be made to the outside of your unit and nothing may be attached to the outside of the building except for hose hangers as noted below.

### STORM DOOR

Must be aluminum and brown, cream or white in colour.

### EXTERIOR DOOR

Your choice of style but a steel insulated door with window. The door colour is a green approved by the condo board. If you wish to paint your own door, the condo will supply the paint.

### DOOR HANDLES

Your choice.

### LIGHT FIXTURES (front & back)

The front light fixtures are supplied by the condo and must remain black.

Rear light fixtures are supplied by the condo, although you may install your own, if you wish. Motion detectors are discouraged.

### MAILBOX

Your mailbox was supplied by the condo and must not be removed or replaced.

### GARDEN

Your front garden may extend out from the front of the building by 4 feet and down the length of your walkway by 1.5 feet. If you don't wish to plant by the side of your sidewalk, you may have up to three plant pots on the sidewalk, not on the lawn, as long as they don't obstruct traffic e.g. for the mail carrier.

Alternatively the space between your walkway and your neighbour may be full garden but not extend past the garage or the turn in the walkway.

### TRELLIS

In the front, must be brown only. Maximum 5' high X 3' wide. Trellis' may be installed in your back yard but must be free-standing or attached to the fence.

### PATIO STONES

The original stones were 24" X 24" or 24" X 34". You may replace them with more decorative stones of smaller sizes and muted colours, such as a grey or terra cotta, but NOT small brick Unistone. Please advise the property manager before you purchase stones as if what you select is not acceptable, you will be forced to remove them. The attempt is to have some sense of unity to all the units while allowing some individuality.

Paving stones such as Unistones can be used to accent as a division or border to the patio stones.

### ARBOUR

Only permissible in the back yard.

### HANGING POTS

One hanging pot is allowed at the front of your unit as long as it is maintained. A single hook is provided at the front of your unit. DO NOT install any hooks into the plastic siding or the brick work in the front or back of your unit.

Hanging plant holders are not permitted at the front of your unit.

### GARBAGE CANS/RECYCLING BOXES

These are not allowed to be stored these in the front. They may be put out after 6 pm the night before collection and removed the day of the collection. See also the Rules and Regulations

### FENCES

Must not be painted or altered in any way. Any fence painted or altered will be replaced at the unit owner's expense. You may affix hanging pots to the fence.

### GATES

Gates are not to be locked as entry is required by the gas meter inspector and by our staff for yard and building maintenance.

### HOSES (front & back)

Hose hangers are allowed to be attached to the brick by the tap at the front of your unit no higher than 40" from the ground. They are not to be hung on the garage wall. The condo's preference is to have no hoses at the front of units if possible. Many units do not have front hose taps. Any that do were installed by previous owners and the taps are the responsibility of the unit owner. A solution is to have a tap installed in your garage along with a hose hanger. Now everything is safe and secure.

Hose hangers may be attached to the brick work at the back of your unit.

### GARDEN DECORATION

Garden decoration is NOT permitted. This includes things like garden gnomes, fancy decorations, little signs, windmills etc. Keep it simple and put all that stuff in your back yard. Items not removed by request will be removed by the corporation.

### FRONT PATIO

You may have a small table and a couple of chairs at the front of your unit as long as they are on the sidewalk. Umbrellas are not permitted at the front.