

**AMENDMENT TO RULES AND REGULATIONS
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1918
(The "Corporation")**

To All Unit Owners:

As per Section 58(1) of the Condominium Act, the board may make, amend or repeal rules respecting the use of the common elements and units to:

- (a) promote the safety, security or welfare of the owners and of the property and assets of the corporation; OR
 - (b) prevent unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the corporation.
- 1998,c. 19, s. 58 (1)

At a duly constituted Board of Directors meeting held on April 24, 2013, the Board of Directors amended rules 3, 11(i) and 11(n), and made rule 20.

The Board of Directors proposes that these Rules become effective on May 31, 2013.


Unit owners have the right to requisition a meeting under Section 46 of the *Condominium Act, 1998* (the "*Act*"). Pursuant to Section 58(7) of the *Act*, the Rule will not become effective until:

- (a) the unit owners approve the Rule at a meeting of owners, if the Board of Directors receives a requisition for the meeting under Section 46 within 30 days after the Board of Directors has given notice of the rules to the owners; or
- (b) 30 days after the Board of Directors has given notice of the rule to the owners, if the Board of Directors does not receive a requisition for the meeting under Section 46 within those 30 days.

The new and amended rules are attached for your reference.

MADE AND PASSED BY THE BOARD OF DIRECTORS THIS 24th DAY OF APRIL 2013.


President

SIMON YUEN 
Secretary

APR-24th/13

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1918

(the "Corporation")

Pursuant to Section 58 of the *Condominium Act, 1998*

RULES REGARDING BICYCLE RACKS AND AMENDMENTS TO THE PET RULES

WHEREAS:

- a) The Corporation has a duty to ensure compliance by Owners and occupants of residential units with the provisions and requirements of the *Condominium Act, 1998* (the "**Act**") and Declaration; and
- b) The Board of Directors of the Corporation has the authority to pass rules governing the use and occupation of the units and common elements, consistent with the Declaration, in order to promote the safety, security 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 AS RULES OF THE CORPORATION, AS FOLLOWS:

(A) Rule 11 (i) of the Corporation is hereby amended by repealing the last sentence.

Rule 11 (n) of the Corporation is hereby repealed and replaced with the following:

- (n) No parking units shall be used for any purpose other than to park a motor vehicle that is, either a private passenger automobile, station wagon, compact van or motor cycle. Bicycles may be parked on a "flat style" bicycle rack (or any style bicycle rack that has been approved by the Board in writing) installed on the back wall of the parking unit, provided that the parked motor vehicle does not protrude past the boundaries of the parking unit (i.e. the edge of the column). Bike rack installation must be approved in writing by the Board and the installation must be completed by the Corporation's approved contractor only, at the expense of the owner.

In case repairs are required to the parking unit, the owner may be required to remove the bicycle rack, at his/her sole expense, and such removal shall take place within three (3) business days from the date of delivery of written notice to the owner requesting same, failing which, the Corporation may remove the bicycle rack and all costs incurred will be charged back to the unit owner, and shall be collectible in the same manner as common expenses. The Corporation will not be responsible for any damage to the bicycle rack or any costs associated with the removal and/or reinstalling the bicycle rack after removal.

(B) Rule 3 of the Corporation is hereby amended by adding the following provisions:

- (b) No pets shall be allowed, under any circumstances, into the public or common areas of the building including, but not limited to, the guest suite, party room, or exercise room, except to enter or exit the building.
- (c) Pets shall not be left on the exclusive use common element balconies, patios, or terraces unattended. An owner, resident, or his/her guests, must not permit any pet to cause a disturbance from any of the common elements, including any exclusive use common elements appurtenant to his/her unit.
- (d) All pets must be registered with the property manager or the authorized agent of the Corporation. The owner/resident must fully complete the Corporation's pet registration form, and provide a copy of current vaccinations, a recent photograph of the pet, as well as any other information deemed necessary by the Corporation, acting reasonably.

(C) The Corporation hereby enacts, as Rule 20, the following rules and guidelines relating to the use of bicycle racks:

20. BICYCLE RACKS

GENERAL RULES:

- (a) Use of the bicycle racks is restricted to residents (either owner-resident, or tenant-resident) of the Corporation.
- (b) Bicycle(s) must be walked in and out of the garage, using caution and obeying signage.
- (c) Bicycle(s) must be walked in and out of the property; riding a bicycle anywhere on the common elements of the Corporation is prohibited.
- (d) The bicycle owner will assume liability for any damages incurred as a result of transporting his/her bicycle through the common elements of the Corporation.
- (e) No one under the age of 16 should use the bicycle racks without adult supervision, including, without limiting the generality of the foregoing, mounting and dismounting bicycle(s).
- (f) The Corporation, its agents and employees, shall not be responsible for any lost, stolen, or damaged bicycles. Use of the bicycle racks is at the owner's risk.
- (g) No bicycles may be stored or parked in any part of the common elements not designated for bicycle storage, including balconies/patios/terraces or other exclusive use areas, unless a bicycle rack has been installed in an Owner's parking unit with the written consent of the Corporation.
- (h) Bicycle(s) left in an unauthorized location, such as posts, fences or rails located throughout the common elements will be forcibly removed and impounded at the owner's expense.
- (i) The Corporation, its agents, and employees are not responsible for any damages, losses or expenses, howsoever caused, associated with, directly or indirectly, the removal of bicycles.

COMMON AREA BICYCLE RACKS:

In addition to the general rules (above), the following rules and guidelines apply to the common area bicycle racks:

- (a) Each unit can occupy no more than two (2) bicycle racks (i.e. one bicycle per bicycle rack) due to space constraints.
- (b) All bicycle(s) must be registered with the Management Office/Concierge and upon registration, a bicycle identification tag will be issued, in accordance with the rules and guidelines of the Corporation. Prior to obtaining a bicycle identification tag, the resident must complete a letter of understanding, outlining the terms of use of the bicycle racks and acknowledging that the resident has read and will comply with these bicycle rack rules and guidelines.
- (c) Failure to display an up-to-date bicycle identification tag on each bicycle(s) may result in the bicycle(s) being disposed of by the Corporation, at the expense of the owner, and the owner shall have no claim whatsoever against the Corporation, its agents, or employees, relating to, directly or indirectly, the removal of the bicycle(s).
- (d) The bicycle identification tag is the property of the Corporation and must be returned to the Corporation if no longer required or when the holder ceases to be a resident.
- (e) The bicycle owner is responsible for providing his/her own lock; a bicycle cannot be left unlocked in the vicinity of the common area bicycle racks.
- (f) Bicycle(s) must be stored and racked in their designated spots, displaying a valid bicycle identification tag. Failure to do so may result in the removal of the bicycle(s), and revocation of bicycle rack usage.
- (g) Bicycle identification tags can be replaced for a nominal administration fee of ten (10) dollars, if they are lost or misplaced.
- (h) Bicycle racks will be distributed on a first-come-first-served basis. In the case of an insufficient number of bicycle racks, a waiting list will be created by the Management Office.