
PROPOSED RULES

A proposed standard condominium plan by
The Block Inc.

located at
275 Larch Street
Waterloo, Ontario

Condominium Act, 1998

CERTIFICATE IN RESPECT OF THE RULES

(under subsection 56(9) of the *Condominium Act, 1998*)

Waterloo Standard Condominium Corporation No. 643 (known as the "Corporation") certifies that:

1. The copy of the Rules is a true copy of the Rules.
2. The Rules were made in accordance with the *Condominium Act, 1998*.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the Rules.

DATED this ____ day of _____, 20__.

**WATERLOO STANDARD CONDOMINIUM
CORPORATION NO. 643**

Per: _____

Name:

Title:

Per: _____

Name:

Title:

Per: _____

Name:

Title:

We have authority to bind the Corporation.

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PROPOSED RULES

All Unit Owners shall abide by and shall ensure that all occupants (including, without limitation, members of the Owner's family, tenants, and other residents), visitors, guests, and invitees of such Owner's Unit abide by these Rules made pursuant to the *Condominium Act, 1998, S.O. 1998, C.19*.¹

1. GENERAL

- (a) Use of the Common Elements and Units are subject to the Rules which exist to promote the safety, security, and/or welfare of the Owners and of the property and to prevent unreasonable interferences with the use and enjoyment of the Common Elements and Units.
- (b) The Rules, as amended from time to time, by the condominium Corporation (the "Corporation") are binding on all Owners and occupants.
- (c) Any losses, costs or damages incurred by the Corporation by reason of a breach of any of the Rules in force from time to time by any Unit Owner and/or his or her occupant, visitor, guest, or invitee shall be the sole responsibility of the Unit Owner to pay and may be recovered by the Corporation in the same manner as Common Expenses.

2. QUIET ENJOYMENT

- (a) No Unit Owner, occupant, visitor, guest, or invitee shall create, condone, or permit any noise or nuisance which may, in the opinion of the Board or the property manager, unreasonably interfere with the use and enjoyment of the Common Elements and Units by others.
- (b) If requested by the Board, the Owner of any Unit found by the Board or the property manager to be creating a noise or nuisance that unreasonably interferes with the use and enjoyment of the Common Elements and Units by others, shall comply with such directives as may be issued by the Board and/or property manager and take such other steps as may be necessary to stop the noise or nuisance, all at such Owner's sole cost and expense.
- (c) No noise makers, firecrackers, or other fireworks shall be brought upon or used within or upon the property.

3. SECURITY

- (a) Unit Owners and occupants shall report any suspicious person(s) or activity to the property manager.
- (b) No person shall duplicate keys for any part of the property without the authorization of the Board and the names of all persons authorized to have keys shall be furnished to the Board at all times.
- (c) Keys for access to the building or Common Elements of the property shall not be provided or otherwise made available to non-Owners or non-occupants.
- (d) Visitors, guests, and invitees must be accompanied by an Owner or occupant when making use of or otherwise accessing the Common Elements.
- (e) No property access doors shall be left unlocked or blocked open by any person.
- (f) Use of the elevators for service or moving purposes and of loading bays shall be arranged through the property manager and in accordance with the Rules applicable to same and subject to scheduling availability.
- (g) No person shall install any additional or alternate locks on the access doors to any Unit without the prior written approval of the Board. Keys for any permitted additional or alternate locks permitted by the Board shall be provided to the property manager.

¹ In these Rules, words denoting the singular include the plural and vice versa and words denoting any gender include all genders. Capitalized terms have the meanings ascribed to them in the Declaration.

- (h) Owners shall provide the Board with the names of all authorized occupants of all Residential Units and the licence numbers of all motor vehicles that are permitted to be parked on the property.
- (i) Parking garage doors must be kept closed at all times except when in use for the entry or exit of vehicles.

4. SAFETY

- (a) No combustible, hazardous, or dangerous goods or materials shall be kept in any of the Units or Common Elements by any person.
- (b) No propane or natural gas tank shall be kept in the Units, Common Elements, or Exclusive Use Areas.
- (c) No person shall overload the electrical circuits within the Units, Common Elements, or Exclusive Use Areas.
- (d) Water shall not be left running unless in actual use.
- (e) Nothing shall be thrown out of windows or doors of the Units.
- (f) No barbecues, including electric barbecues, may be used indoors or on balconies. Notwithstanding the foregoing, the Board may in its sole and absolute discretion, having due regard to the Fire Code and common understanding of fire safety, designate an area of the Common Elements that is suitable to permit barbecuing. The Board is not required to do so, and may retract any such designation or permission after it has been made or given as the case may be.
- (g) No one shall do or permit anything to be done in, within, or on the property that conflicts with any federal, provincial or municipal laws or bylaws relating to fire or increase the risk of fire or the rate of fire insurance on the buildings, or any property kept therein, 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 bylaw.
- (h) Smoking is not permitted in Common Elements, except in areas specifically designated as smoking areas by the Board in its sole discretion.

5. COMMON ELEMENTS

- (a) No one shall damage, destroy, alter, or litter the Common Elements or any of the landscaping work on the property, if any.
- (b) No sign, advertisement or notice shall be placed, inscribed, painted, or affixed to any part of the inside or outside of the buildings or Common Elements. The foregoing does not derogate from the rights of the Declarant or any other party to install signage in conformity with the applicable provisions of the Declaration permitting same, if any.
- (c) No awning, curtains, shades, or blinds that are visible to other Units or from the exterior of the building shall be installed on windows, patios, or terraces without the prior written consent of the Board.
- (d) No Owner or occupant shall remove any Common Elements equipment or other components.
- (e) No Owner or occupant shall paint any exterior part of their Unit, any part of any balcony or terrace that is appurtenant to their Unit, or any other part of the Common Elements.
- (f) No Owner or occupant shall block or obstruct the passageways and walkways which are part of the Common Elements. The passageways and walkways shall not be used for any purpose other than for entry and exit to and from a Unit or to and from a part of the Common Elements.
- (g) Any physical damage to the Common Elements caused by an Owner or occupant, his or her family, guests, visitors, servants, or agents shall be repaired by arrangement and under the direction of the Board at the cost and expense of such Owner or occupant.

- (h) Nothing shall be dropped or disposed of from any window, door, or any Exclusive Use Area. For example, carpets, mops, and/or brooms shall not be shaken out over balcony railings.
- (i) Pet owners are responsible for immediately cleaning up any defecation by their pets anywhere upon the property. Any pet whose owner does not clean up after it may be deemed to be a nuisance by the Board or property manager, in their sole discretion.
- (j) Any animal deemed by the Board or the property manager, in their absolute discretion, to be a nuisance shall be permanently removed from the property within two (2) weeks of the Board or property manager notifying the Owner or occupant responsible for such animal in writing of the decision to deem the pet a nuisance.
- (k) Attack dog breeds are not permitted upon or within the property.
- (l) No animal breeding is permitted upon or within the property.

6. RESIDENTIAL UNITS

- (a) The toilets, sinks, showers, bath tubs and other parts of the plumbing system shall be used only for purposes for which they were constructed. No sweepings, waste, rubbish, rags, ashes, or other substances shall be disposed of through the plumbing system. The cost of repairing damage to the Common Elements and other Units resulting from misuse or from unusual or unreasonable use shall be borne by the Owner who, or whose, occupant, tenant, family, guest, visitor, servant or agent shall cause it.
- (b) No Owner or occupant shall make any major plumbing, electrical, mechanical, structural, or television cable alteration in or to his or her Unit without the prior written consent of the Board.
- (c) Units shall be used only for such purposes as provided for in the Corporation's Declaration and as hereinafter provided. No immoral, improper, offensive or unlawful use shall be made of any Unit. No Unit shall be used in any commercial or business enterprise for any exotic and/or adult entertainment, adult entertainment facility, massage and/or body rub parlour, exotic dance club or facility, strip club, adult video store, brothel, prostitution, pornographic movie theatre, retail or wholesale supply or distribution of erotic paraphernalia or pornographic materials, or production of pornographic materials. All municipal and other zoning ordinances, laws, rules and regulations and all government regulatory agencies shall be strictly observed.
- (d) No Owner shall permit an infestation of wildlife, pests, insects, vermin or rodents to exist at any time in his or her Unit or adjacent Common Elements. Each Owner shall immediately report to the property manager all incidents of pests, insects, vermin or rodents and all Owners shall fully co-operate with the property manager to provide access to each Unit for the purpose of conducting a spraying program to eliminate any incident of pests, insects, vermin or rodents within the buildings.
- (e) In order to maintain a uniformity of appearance, any window coverings installed within Units must be white or off-white in colour and in such form and using such materials as specified by the Board.

7. WASTE AND RECYCLABLES DISPOSAL

- (a) Unit Owners and occupants shall dispose of waste in such areas as may be designated for their Unit by the property manager and/or Board.
- (b) Some designated waste and recycling disposal areas may provide for access to a waste and recycling chute equipped with a sorter, whereas other designated areas may provide for direct access to waste and recycling bins.
- (c) Loose waste and recycling is not to be deposited in the waste chute. Prior to deposit of any waste and recycling, same must first be properly bound, packaged or bagged to prevent mess, odours and disintegration during its fall down the waste chute or in the disposal rooms.
- (d) Small quantities of recyclables, including newspapers, magazines, and/or plastic/glass bottles should be deposited into the waste chute as indicated on the sorter. Large quantities of recyclables shall not be thrown down the waste chute, but shall be securely bound and deposited in the designated recycling area.

- (e) Cartons and large objects which might block the waste chute shall be deposited in such area designated by the Board or property manager. The property manager or such designated person must be called to arrange for the immediate disposal of such items. Such items shall not be left outside the Unit or on any Exclusive Use Area.
- (f) No waste or recycling other than those items listed in subparagraph (e) above is to be left on the floor of the disposal rooms.
- (g) No burning cigarettes, cigars, ashes, or other potential fire hazards shall be thrown down the waste chute.
- (h) No waste or recycling shall be placed in the waste or recycling chute between the hours of 10:00 p.m. and 8:00 a.m.

8. TENANCY OCCUPATION

- (a) 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 Corporation a completed Tenant Information Form in accordance with Schedule 1 attached hereto, a duly executed Tenant's Undertaking and Acknowledgement in accordance with Schedule 2 attached hereto and an executed copy of the Application/Offer to Lease and the Lease itself.
- (b) In the event that the Owner fails to provide the foregoing documentation in compliance with paragraph (a) above prior to the commencement date of the tenancy, and in compliance with the Act, any person or persons intending to reside in the Owner's Unit shall be deemed a trespasser by the Corporation until and unless such person or persons and the Owner comply with the within rules and with the Act.
- (c) Within seven (7) days of ceasing to rent his or her Unit (or within seven (7) days of being advised that his or her tenant has vacated or abandoned the Unit, as the case may be), the Owner shall notify the Corporation in writing that the Unit is no longer rented.
- (d) The foregoing documentation shall be supplied promptly and without charge to and upon request for same by the Corporation.
- (e) No lease shall be for a period of less than six (6) months.
- (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 therefore.
- (g) During the period of occupancy by the tenant, the Owner shall have no right of use of any part of the Common Elements.
- (h) The Owner shall supply to the Board, his or her current address and telephone number during the period of occupancy by the tenant.
- (i) If a lease of the Unit is terminated and not renewed, the Owner shall notify the Corporation in writing.

9. PARKING

For the purpose of these Rules, "motor vehicle" means a private passenger automobile, station wagon, compact van, or motorcycle as customarily understood. No motor vehicle parked upon any part of the Property shall exceed a height of 1.85 metres metres.

- (a) The traffic and parking rules established by the Board and the traffic and parking signage posted by or on behalf of the Board shall be complied with by all Unit Occupants and visitors.
- (b) No motor vehicle shall be driven on any part of the property other than on the marked roadways and driveways. No parking is permitted anywhere on the property except within the marked parking spaces. No one shall stop, park, or store anything, including a motor vehicle of any description in any area marked "No Parking". For clarity, parking is expressly prohibited in the following areas:
 - (i) fire zones;
 - (ii) traffic lanes;

- (iii) delivery and waste areas;
 - (iv) roadways; and
 - (v) any other area not comprising a marked parking space.
- (c) The walkways shall not be obstructed or used for any purpose other than pedestrian ingress to and egress from the Units and marked parking spaces. No driveway or road forming part of the property shall be obstructed so as to hinder or prevent motor vehicle access thereto.
 - (d) No motor vehicle shall be driven on any part of the Property at a speed in excess of posted speed.
 - (e) No unlicensed motor vehicle, including mopeds and go-carts, shall be driven within the property and no person shall operate a motorized vehicle within the property without a proper operating licence and valid insurance.
 - (f) No vehicles, equipment or machinery, other than motor vehicles with a current motor vehicle licence, and valid insurance may be parked within the marked parking spaces. There shall be no parking or storage of derelict vehicles, recreational vehicles of any kind (including motor homes, ATVS, snowmobiles, watercraft), trailers of any kind, boats, tractors (including lawn tractors), machinery, other equipment, and/or any other item of any kind anywhere on the property. This provision does not prohibit the short-term loading and unloading of a moving truck or moving trailer within the loading bay, provided same has been properly arranged through the property manager and is carried out in strict conformity with the conditions of any licence or permission to use the loading bay imposed by the property manager.
 - (g) The Board has the right to prohibit the parking within the property of any vehicle that is fuelled by anything other than gasoline, diesel fuel, or electricity exclusively (or by a combination of the foregoing fuels), if the Board, acting reasonably, is of the view that such vehicle's presence within the property could pose a danger to the buildings and/or any of the Unit occupants.
 - (h) No repairs or adjustments to motor vehicles shall be carried out on the property. No one shall permit any gasoline, oil, or other harmful substance to be deposited or emitted onto any part of the property.
 - (i) In the absence of the prior written permission of the Board, only *bona fide* visitors (as determined by the Board in its absolute discretion) may use the areas marked for visitor parking. Visitors shall park only in areas designated as visitor parking.
 - (j) All motor vehicles operated by Owners and occupants must be registered with the property manager. Each Owner shall provide to the property manager the licence numbers of all motor vehicles driven by occupants of that Unit.
 - (k) No person shall park or use a motor vehicle in contravention of these Rules, otherwise such person shall be liable to be fined or to have his or her motor vehicle towed from the property in which event neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses whatsoever caused to such motor vehicle or to the Owner thereof.
 - (l) *[Note to reader: At the time of drafting, it is unknown whether there may be area marked for car share parking. If car share parking is incorporated into the Project, then a Rule will be added as follows: "In the absence of the prior written permission of the Board, only car share vehicles (as determined by the Board in its absolute discretion) may use the areas marked for car share parking."]*

10. USE OF AMENITIES

- (a) Fitness Rooms (includes gym and yoga rooms):
 - (i) The use of this room is at the user's risk.
 - (ii) No equipment is to be taken out of the exercise room for any reason.
 - (iii) Proper advice must be sought by the user of the equipment before using the various exercise components in the room.

- (iv) No food, beverages or smoking allowed in the room.
- (v) Proper dress shall be worn. Tops must be worn at all times.
- (vi) Sports shoes only must be worn; sandals, slippers, thongs, etc. are not acceptable.
- (vii) Bare feet or stockings or socks are not permitted.
- (viii) No person under the age of 16 may use or is allowed in the exercise room without proper adult supervision;
- (ix) No resident shall permit noisy, rowdy, or raucous behavior on or adjacent to the Fitness Rooms nor any behavior or noise which disturbs the comfort and quiet enjoyment of other residents, their families, guests, visitors, servants, and persons having business with them.
- (x) No resident shall permit any illegal act in or adjacent to the Fitness Rooms or upon the property of the condominium corporation.
- (xi) No Owner or occupant shall use the Fitness Rooms outside of the hours of use established by the Board or property manager.

(b) Party Room & Theater Room:

- (i) Any Unit Owner wishing to use the Party Room or Theater Room shall complete in triplicate an application for rental of this room and leave same with the Management Office together with a non-refundable fee, plus a security deposit, plus a cheque to cover security by the hour, or an amount to be determined by the Board of Directors or their Agent at the time of application. The deposit shall be returned if the rooms are left in the same condition as it is found.
- (ii) No resident shall permit more persons to be present in the Party Room or Theater Room than is allowed by the Fire Marshall's office, as indicated in the rental application.
- (iii) No resident shall permit noisy, rowdy, or raucous behavior in or adjacent to the Party Room or Theater Room nor any behavior or noise which disturbs the comfort and quiet enjoyment of other residents, their families, guests, visitors, servants, and persons having business with them.
- (iv) No resident shall permit any illegal act in or adjacent to the Party Room or Theater Room or upon the property of the condominium corporation.
- (v) Any resident using the Party Room or Theater Room shall comply with all provisions of the application form filed with the Management Office and all such provisions are and shall be incorporated into the Rules and Regulations governing the use of the Party Room and/or Theater Room.
- (vi) Advance reservations for the use of the Party Room or Theater Room may be made by telephone. Reservations must be canceled no later than 14 days prior to the date reserved. If cheque, deposit, and signed forms have not been received by the Management Office 14 days before the day of the party, the reservation will be automatically canceled.
- (vii) No alcohol shall be served in the Party Room and Theater Room:
 - (1) unless such service is in strict conformity with all requirements of the *Liquor Licence Act* (including any required Special Occasion Permit and SmartServe requirements) and any other applicable laws and ordinances; and
 - (2) unless the Owner or occupant responsible for the event arranges a policy of social or commercial host liability insurance with an liability limit of at least \$2,000,000 (or such other amount as the Board or property manager may specify in its sole discretion) with such policy naming the Corporation as an additional insured and containing a waiver of subrogation clause in favour of the Corporation;

- (viii) Neither the Party Room nor Theater Room may be used for any purpose after 2:00 a.m. or such other times as the Board or property manager may from time to time prescribe.
- (c) Outdoor Rooftop Amenity Area
 - (i) No resident shall permit noisy, rowdy, or raucous behavior on or adjacent to the Outdoor Rooftop Amenity Area nor any behavior or noise which disturbs the comfort and quiet enjoyment of other residents, their families, guests, visitors, servants, and persons having business with them.
 - (ii) No resident shall permit any illegal act on or adjacent to the Outdoor Rooftop Amenity Area or upon the property of the condominium corporation.
 - (iii) The Outdoor Rooftop Amenity Area may not be used between the hours of 11:30 p.m. and 6:30 a.m. or such other times as the Board or property manager may from time to time prescribe.

11. BALCONIES, PATIOS, AND EXCLUSIVE USE AREAS

- (a) Balconies, patios, and Exclusive Use Areas shall not be used for cooking and barbecuing.
- (b) No hanging or drying of clothes is allowed on any balcony, patio, or Exclusive Use Area.
- (c) Balconies, patios, and Exclusive Use Areas shall not be used for the storage of any goods or materials.
- (d) Only seasonal furniture is allowed on balconies, patios, and Exclusive Use Areas. All such items shall be safely secured in order to prevent such items from being blown off the balcony, patio, patio or Exclusive Use Areas by high winds.
- (e) No Owner, occupant or tenant shall do or permit anything to be done on a balcony, patio, or Exclusive Use Area which does or may unreasonably disturb, annoy or interfere with the comfort and/or quiet enjoyment of the Units and/or Common Elements by other Owners, occupants or tenants.
- (f) No awnings or shades shall be erected over or outside of balconies, patios and Exclusive Use Areas without the prior consent of the Board. The Board shall have the right to prescribe the shape, colour and material of such awnings or shades to be erected.
- (g) No carpeting or other flooring may be installed on balconies.
- (h) Owners and residents are responsible to ensure that nothing is dropped or falls from balconies or terraces, including cigarette butts.
- (i) Approval is granted for plants to be grown on balconies and patios, if the following conditions are met:
 - (i) No planter boxes may be hung on the outer side or railings.
 - (ii) No plant material may be permitted to hang from, or over balconies.
 - (iii) Dead plants shall be promptly removed and all other plants shall be maintained.
 - (iv) Excessive or overgrown plants are not permitted.

If the Corporation determines than an Owner or resident is not meeting these conditions, then said Owner or resident may be required to remove the plants from the balcony or patio.

12. ELEVATORS AND MOVING

- (a) Furniture and equipment shall be moved into or out of the building only by the elevator designated for such purpose (the "service elevator"). The service elevator shall be used for the delivery of any goods, services or home furnishings where the pads to protect the elevators should be installed as determined by the property manager in their sole discretion. The time and date for moving or delivery shall be fixed at least one week in advance by arrangement and reservation with the property manager. The reservation shall be for a period not

exceeding four (4) hours. An elevator reservation agreement accordance with Schedule 3 attached hereto shall be signed when reserving the service elevator.

- (b) Except with prior written authorization of the Board, moving and deliveries shall be permitted only between the hours of 7:00 a.m. and 6:00 p.m. Monday to Saturday inclusive and shall not take place on public holidays.
- (c) A refundable security/damage deposit in such amounts as determined by the Board from time to time in cash, money order or certified cheque payable to the Corporation shall be deposited with the Corporation through the property manager when making the reservation and signing the elevator reservation agreement.
- (d) It shall be the responsibility of the Owner through the person reserving the service elevator to notify the property manager or superintendent and to request an inspection of the service elevator and adjacent Common Elements immediately prior to using the elevator. Upon completion of moving into or out of the building or the delivery, the Owner reserving the service elevator shall forthwith request a re-inspection of the service elevator and affected Common Elements. Any damage noted during the re-inspection and not noted on the initial inspection shall be deemed to be the responsibility of the Owner of the Unit and the person reserving the service elevator. The cost of repairs, which shall include the cost of any extra cleaning, shall be assessed by the property manager as soon as possible following the moving or damage and the parties responsible shall be advised.
- (e) The Owner and the person reserving the service elevator shall be liable for the full cost of repairs to any damage to the service elevators and any part of the Common Elements caused by the moving of furniture or equipment in to or out of the suite or the delivery of goods, services and home furnishings or equipment into or out of the suite. The Corporation through its property manager shall have the right to withhold all or part of the security/damage deposit as it deems necessary as security for partial or complete payment for any damages sustained. The Corporations shall apply all or part of the security deposit towards the cost of repairs. If the cost of repairs should be less than the amount of the security deposit, the balance shall be returned to the Owner or person reserving the service elevator. If the cost of repairs exceeds the amount of the security deposit and the Owner or person reserving the service elevator still owns or resides in the building, the full cost of repairs less the amount of security deposit shall be assessed against the Unit owned by or occupied by the person reserving the service elevator as a Common Element expense and still be collected as such.
- (f) During the term of the reservation and while any exterior doors are in an open condition, the Owner or person reserving the service elevator shall take reasonable precautions to prevent unauthorized entry into the building.
- (g) Corridors and elevator lobbies shall not be obstructed prior to, during or after the term of the reservation.
- (h) Upon moving from suite, the Owner or occupant vacating the premises shall surrender all Common Element keys and any garage access devices in his or her possession to the property manager. The Corporation shall have the right to withhold any security deposit in its possession until same have been surrendered.
- (i) Purchasers or tenants acquiring a Unit shall register with the property manager prior to the move in date at which time arrangements will be made for delivery of the Common Element keys and any garage access devices.
- (j) Bicycles and carts shall not be taken on any elevator.
- (k) Smoking is prohibited in all elevators and all Common Elements, except as may be designated as a smoking area by the Board.
- (l) Rules 12(a) to (e) inclusive relating to the reservation of the elevator and security deposit shall not apply during the initial move-in period prior to registration. Owners who have purchased their Unit from the Declarant shall not be required to provide a security deposit pursuant to Rule 12(c) from their initial move-in only.

13. OWNER'S CONTRACTORS, TRADES, OR SERVICE PERSONNEL

No Contractor, trade or service personnel may or shall enter upon the property to perform any work or services in or about any Unit (including an Exclusive Use Area) that may or will affect the Common Elements or common building services unless such persons or firms are:

- (a) employed directly by the Condominium Corporation; or
- (b) employed by a Unit Owner in circumstances where the intended performance of work and/or services in or about a Unit has first been approved, in writing, by the Corporation and where the work and/or services are supervised by an approved contractor or service personnel in accordance with the Corporation's written direction; and the Owner of the Unit has provided to the Corporation a deposit in a reasonable amount to cover the Corporation's initial costs of supervision (to be adjusted upon completion of the work); and where the Unit Owner has entered into a written undertaking to indemnify the Corporation with respect to any expenses, damages or costs whatsoever incurred by the Corporation arising from the carrying out of the work by the Unit Owner's contractor, trade or service personnel including any resulting damage to the Common Elements or to common building services which arises during or following completion of the work. Any such expenses, resulting damages and costs may be collected by the Corporation from the Unit Owner in the same manner as common expenses.

SCHEDULE 1

Tenant Information Form

Waterloo Standard Condominium Corporation No. _____

Unit _____, Level _____

Municipal Address: _____

Landlord's Name: _____ Telephone: _____

Landlord's Permanent Address: _____

Term of Lease: _____ years

Commencement Date: _____

Attach a copy of the application/offer to lease and the lease itself.

Tenant's Full Name: _____

Social Insurance Number: _____

Driver's License Number: _____

Vehicle Plate Number: _____

Number of Occupants: Adults _____, Children _____, Total _____

Adults Full Names: _____

Children's Full Names: _____ Age: _____

_____ Age: _____

Tenant's Present Address: _____

Telephone: _____

Employer: _____

Business Address: _____ Business Telephone Number: _____

Name of Nearest Relative: _____ Nearest Relative's Address: _____

Telephone: _____

DATED at _____ this _____ day of, 20____.

Tenant's Signature

Tenant's Signature

SCHEDULE 2

Tenant's Undertaking and Acknowledgment
Waterloo Standard Condominium Corporation No. ____

I/WE, _____, the undersigned, as tenant(s) of Unit ____, Level ____, (the "Unit"), according to Waterloo Standard Condominium Plan No. ____, agree and undertake on behalf of myself/ourselves and any resident or occupants of the said Unit that I/We shall comply with the provisions of the *Condominium Act, 1998*, S.O. 1998, C.19, (the "Act"), the Declaration, By-Laws and Rules of Waterloo Standard Condominium Corporation No. ____ (the "Corporation").

I/We acknowledge that at I am/we are subject to the provisions contained in the Act, Declaration, By-laws and Rules of the said Corporation.

I/We further acknowledge receipt of the Declaration, By-Laws and Rules of the Corporation.

I/We intend to occupy the Unit with the persons named above as our principal residence for the term of the Lease accompanying this form. I/we further acknowledge and agree that only those persons named herein will be permitted to reside in or otherwise occupy the Unit.

I/We further acknowledge and understand that in the event that I/we, any member of my/our family, any other resident or occupant of the Unit, or any of my/our visitors, guests, and invitees contravenes the provisions of the Declaration, By-Laws and Rules of the Corporation, my/our tenancy may be terminated in accordance with the provisions of the Act.

DATED at _____ this _____ day of, 20 ____.

Tenant's Signature

Tenant's Signature

SCHEDULE 3

Elevator Reservation Agreement & Owner Consent
Waterloo Standard Condominium Corporation No. _____

Reservation requested by: _____
(Print first name and last name)

Unit _____, Level _____

Bus Phone: _____

Home Phone: _____

Owner: _____
(Print first and last name)

The reservation request is for the use of the service elevator for the purpose of a move out/move in/delivery (the "Move").

Outgoing Resident: _____ Incoming Resident: _____

Delivery/Movers: _____

The date and time of the reservation shall be:

_____ from _____ to _____ *(Maximum 4 hours)*
(Day) (Month) (Year)

I, the undersigned, understand and agree to the following conditions:

1. I shall deposit with the Corporation upon signing this agreement, a refundable security deposit in the amount of \$_____ by cash, money order or certified cheque. This amount will only be refunded upon completion of the Move, provided all keys and other access devices provided to me in connection with the Move have been returned and provided further that the property manager has confirmed that the Move did not result in any damage to the elevator or other parts of the Common Elements.
2. I will request and arrange an inspection by the property manager of the elevator and other parts of the Common Elements that I will access during the Move before commencing the Move. Upon completion of the Move, I will request a re-inspection of the elevator and other parts of the Common Elements that I accessed during the Move.
3. I will pay the full cost of all repairs to any damage which may occur to the elevator and any other parts of the Common Elements caused or contributed to by the Move. I shall be bound by the cost of any required repairs, as may be assessed by the property manager. All or part of the security deposit may be withheld and applied towards the cost of repairs in the event any damage is founded to have occurred in connection with the Move. Any additional amounts found owing for repairs, if unpaid, shall be assessable and collectable against the above-noted Unit in the same manner as common expenses.
4. I will take all reasonable precautions to prevent damage to the elevator and other parts of the Common Elements during the Move.
5. I agree that the elevator protective pads will be left in place throughout the Move. I will immediately alert the property manager in the event that the protective pads become dislodged so that they can be reinstalled.

I hereby acknowledge that I have read this Agreement and I agree to abide by the Rules of the Corporation in force from time to time.

DATED at _____ this _____ day of, 20____.

Applicant's Signature

Owner Consent to Elevator Reservation
(To be completed if applicant other than Owner)

The undersigned Owner of Unit _____, Level _____ hereby consents to the Elevator Reservation requested by _____ (the "Applicant") on _____ (the "Move") and acknowledges receipt of a copy of the Elevator Reservation Agreement executed by the Applicant in respect of same. The undersigned Owner further acknowledges that any damages to the elevator and/or Common Elements found by the property manager, in its sole discretion, to have been caused or contributed to by the Move which are not immediately paid or reimbursed to Waterloo Standard Condominium Corporation No. ____ by the Applicant shall be assessable and collectable against the Owner's Unit in the same manner as common expenses.

DATED at _____ this _____ day of, 20____.

Owner's Signature *(if applicant other than Owner)*