

# LAKEVIEW ESTATES – OWNERS HANDBOOK

## J. RULES AND REGULATIONS

1. The Board of Directors of the Corporation (the “Board”) has the authority to pass rules governing the use of units and common elements in order to promote the safety, security and welfare of the Owners and of the property, or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and the units.

### 2. General Rules

- I. Each Owner shall provide the Corporation with an address and the telephone number where the owner can be reached at such times of emergency or when repairs to the Unit are required.
- II. No, sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or common elements whatsoever without the prior written consent of the Board of Directors. The ONLY exception is a single 'For Sale' sign per unit to be removed within one week of sale of the unit. If other signs appear, they may be removed by the Board following notification to the owner.
- III. No awnings or shades shall be erected over and outside of the windows or doors without the prior consent of the Board of Directors.
- IV. The sanitary sewer and storm water drainage systems (toilets) 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 resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors or clerks shall cause it.
- V. No owner shall do, or permit anything to be done in his or her 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 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.
- VI. Refuse, garbage and recyclable material shall be placed at the curb (on the driveways) not more than 24 hours before garbage collection in secure containers or bundles of a size and type acceptable to the City of Woodstock. Residents are responsible for the removal of refuse resulting from animals, birds or spills.
- VII. Owners, their families, guests and visitors shall not create or permit the creation of or continuation of any noise or nuisance which, in the opinion of the Board of Directors or the Property Manager, may or does disturb the comfort or quiet enjoyment of the property by owners, their families, guests, visitors and persons having business with them.
- VIII. No auction or garage sale shall be held in any unit or on any part of the common elements including those of which any owner has exclusive use except when such an event is authorized by the Board of Directors.
- IX. Only seasonal furniture is allowed in yards and those parts of the common elements over which the owner has exclusive use. No hanging or drying of clothes is allowed in the common elements or in the yards and those parts of the common elements over which the owner has exclusive use, as well the common elements and yards and those parts of the common elements over which the owner has exclusive use shall not be used for storage.
- X. Notwithstanding any federal, provincial or municipal legislation or regulation permitting it, no one shall grow or cultivate any plant of cannabis or marijuana in any unit, or any part of the common elements, including those areas of which the owner/tenant has “exclusive-use”, such as the deck, patio, front porch or driveway.

# LAKEVIEW ESTATES – OWNERS HANDBOOK

## 3. PARKING, VEHICLE & TRAFFIC RULE

- I. No motor vehicle other than a private passenger automobile, station wagon, van or pick-up truck shall be parked on any part of the common elements (including any part thereof, of which any owner may have exclusive use) and then only in a parking space designated for the motor vehicle of the unit occupant in question, nor shall any repair be made to any motor vehicle on any part of the common elements and no motor vehicle shall be driven on any part of the common elements other than on a driveway or parking space. Resident's automobiles, vans, and pick-up trucks must be parked in the unit owner's designated driveways. Residents are not allowed to park their vehicles for more than an occasional few hours, on the roadway or in the four guest areas, which includes the parking area in front of the pool house without prior written approval from the Board of Directors.
- II. The condominium complex does not have sidewalks. The residents, their guests and area visitors use the roadway for their walking pleasure. The speed limit within the condominium complex is 25 km per hour.
- III. No trailer, boat, snowmobile, mechanical toboggan, machinery or equipment of any kind shall be parked or stored on any part of the common elements designated by the Board of Directors as a parking space for motor vehicles. The Board of Directors in its absolute discretion may prohibit the parking of trailers, boats, snowmobiles, machinery or other equipment from being parked or stored on any portion of the common elements or exclusive use areas.

## 4. USE OF COMMON ELEMENTS AND UNITS GENERALLY

- I. Notwithstanding any federal, provincial or municipal legislation or regulation permitting it, no one shall grow or cultivate any plant of cannabis or marijuana in any unit, or any part of the common elements, including those areas of which the owner/tenant has "exclusive-use", such as the deck, patio, front porch or driveway.
- II. Cannabis use is prohibited on all common areas such as the pool house, pool area, tennis courts, general grounds and roadways.
- III. No antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to the exterior of any building or any part of any unit or common element or be visible from the exterior of any building except a satellite dish of 24 inches or less which may be installed after the location has been approved by the Board of Directors.
- IV. No one shall litter, harm, mutilate, destroy, or alter any buildings or the landscaping work on the common elements.
- V. No building or structure or tent or swing set shall be erected and no recreational vehicle or trailer either with or without living, sleeping, or eating accommodation shall be placed, located, kept or maintained on the common elements, including those of which any owner has exclusive use.
- VI. All those parts of the common elements over which the owner has exclusive use shall be maintained in a clean and tidy condition by the owner.
- VII. No person shall enter on the roofs of any buildings except when approved by the Board of Directors.
- VIII. A permanently or temporarily installed hot tub, or any other similar personal spa-like device, is strictly prohibited on the common elements including exclusive use common elements such as decks and concrete patios as well as anywhere inside an owner's unit including the garage. NOTE: Current whirlpool bath tubs installed in en suite bathrooms at the time of original construction are not considered a "hot tub or other similar personal spa-like device" for the purposes of this rule

# LAKEVIEW ESTATES – OWNERS HANDBOOK

## 5. DAMAGE TO THE COMMON ELEMENTS

- I. Any loss, costs or damages incurred by the Corporation by reason of a breach of any rules and regulations in force from time to time by any owner, his or her family, guests, servants, agents or occupants of his or her unit shall be borne by such owner and may be recovered by the Corporation against such owner.
- II. For any insurance claim against the condominium corporation insurance master policy originating from within a unit, the deductible becomes the responsibility of the unit owner. Further, if there is negligence on the part of the unit owner a claim originating outside the unit against the master policy, the deductible likewise becomes the unit owner's responsibility.

## 6. PETS

- I. Owners, occupants and visitors are required to abide by Woodstock city bylaws with respect to domestic pets.
- II. Dogs are not permitted to run at large and should be on a leash and under the control of the owner or another person at all times when outside the owners unit.
- III. All dog owners are required to immediately remove any waste left by dogs.
- IV. Owners and occupants are liable for any damage to the common elements caused by their pets or visiting pets and may be assessed or charged for the cost of repairs/damages undertaken by the Board.

## 7. COURT RULES

- I. No pets are allowed within the confines of the court.
- II. No person who is not a permanent resident may make use of the court unless accompanied at all times by a permanent resident over the age of 18
- III. Spitting on the court is prohibited.
- IV. If other residents are waiting to use the court, a time limit of 45 minutes is imposed on game.
- V. The court shall only be used for tennis and pickleball.
- VI. Persons using the tennis court shall wear proper attire. No hard soled shoes or other types of shoes which mark or damage the playing surface are allowed to be worn on the tennis court.
- VII. No person shall bring a glass container into the court area.
- VIII. No alcoholic beverage of any nature is allowed within the confines of the court.
- IX. No person shall climb the court fences.
- X. No person who is intoxicated shall use Lakeview Estates court
- XI. Court hours are from 7:00 am to sunset.-

# LAKEVIEW ESTATES – OWNERS HANDBOOK

- XII. The court shall be locked when it is not in use.
- XIII. No owner with possession of a key for the court shall lend or otherwise permit the use thereof by someone who is not a permanent resident. The keys to the court remain the property at all times of the Corporation and are to be returned forthwith upon request. The keys to the court are not to be copied except with permission of the Board of Directors. Breach of this rule will result in the locks being changed at the expense of the defaulting person
- XIV. The breach of any of the foregoing rules will result in the loss of the right to use the court for such length of time as the Board may determine.
- XV. A chart similar to below will be posted in the mail area and used to schedule time on the court.

**Court Reservations:** (Month) \_\_\_\_\_

Residents may reserve the tennis court:  
 \*up to 7 days in advance  
 \*for a maximum of 2 hours per day (print name and start & finish time)  
 For everyone's safety please be mindful of rules posted courtside.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

## 8. POOL RULES

- I. No person infected with a communicable disease or having open sores on their body shall enter the pool.
- II. No person who is intoxicated shall use the pool.
- III. No children who are not toilet trained may enter the pool without proper pool approved diapers.
- IV. No children under the age of 12 years are allowed inside the pool enclosure unless accompanied by a parent or their agent who is not less than 18 years of age or older.
- V. No pets are allowed within the confines of the pool.
- VI. No person who is not a permanent resident may make use of the pool or pool area unless accompanied at all times by a permanent resident who is 18 years or older.
- VII. No person shall pollute the water in the pool in any manner.
- VIII. No person shall run or engage in boisterous play in or around the pool.
- IX. No person shall engage in diving into the pool. No person shall cannonball or other actions which result in excessive amounts of water splashing onto the deck area surrounding the pool.

## LAKEVIEW ESTATES – OWNERS HANDBOOK

- X. Persons using the pool and or deck shall wear a proper bathing suit or shorts and there shall be no nudity or "skinny dipping".
- XI. Persons using suntan oil, baby oil, or any other type of lotion shall not sit on the pool furniture without first covering the chair or chaise lounge with a towel. This will prevent discolouring and deterioration of the pool furniture.
- XII. No person shall bring a glass container into the pool area.
- XIII. No person shall climb the pool fences.
- XIV. The pool telephone shall be used for emergency calls only.
- XV. The pool area and change rooms are to be kept clean, neat and tidy at all times.
- XVI. The pool light shall be turned off when the pool is not in use.
- XVII. The pool entrances shall be locked at all times.
- XVIII. No owner with possession of a key for the pool area shall lend or otherwise permit the use thereof by someone who is not a permanent resident.
- XIX. The keys to the pool area remain the property at all times of the Corporation and are to be returned forthwith upon request.
- XX. The keys to the pool area are not to be copied except with permission of the Board of Directors. Breach of this rule will result in the locks being changed at the expense of the defaulting person.
- XXI. No flotation devices which are not normally accepted by a public pool such as inner tubes and over-sized air mattresses are to be used in the pool area.
- XXII. No skateboards or roller blades are permitted within the pool area.
- XXIII. Owners may request exclusive use of the pool subject to the prior approval of the Board and proper notice from the owner with exclusive use to all other owners which may be by way of a sign on the pool house door..
- XXIV. Pool hours are from 7:00 am to 10:00 pm.
- XXV. Persons using the pool house kitchen facilities must clean after each use.
- XXVI. The breach of any of the foregoing rules will result in the loss of the right to use the pool and pool area for such length of time as the Board may determine.

NOTE: the pool and tennis rules are subject to change as the result of provincial and municipal directives, including directives from the local public health unit, that may stem from any public health threats such as a pandemic