

August 2, 2012

TO: ALL OWNERS  
LONDON CONDOMINIUM CORPORATION NO. 22  
990 - 1024 KIPPS LANE, LONDON, ONTARIO

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Please be advised that the Board of Directors of London Condominium Corporation No. 22 passed a resolution on July 3, 2012 to revise the enclosed Rules and Regulations of the Corporation effective September 15, 2012.

The owners have the right to requisition a meeting under Section 46 of the Condominium Act with respect to the resolution. Subsections (7) and (8) state the following:

- (7) Subject to Subsection (8), a rule is not effective until,
- (a) The owners approve it at a meeting of owners, if the Board receives a requisition for the meeting under Section 46 within 30 days after the Board has given notice of the rule to the owners, or
  - (b) 30 days after the Board has given notice of the rule to the owners, if the Board does not receive a requisition for the meeting under Section 46 within those 30 days.
- (8) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose.

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Cliff Lanois  
President

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Michelle Allen  
Secretary

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Shannon Whitlock  
Treasurer

**LONDON CONDOMINIUM CORPORATION NO. 22  
CONDOMINIUM RULES AND REGULATIONS**

Resolution passed by the Board of Directors at a meeting held on the 3<sup>rd</sup> day of July, 2012 to amend the rules and regulations of the Corporation to be effective September 15, 2012.

BE IT RESOLVED that the Corporation enact the following Rules and Regulations respecting the use of the Common Elements and Units to promote the safety, security or welfare of the Owners and to prevent unreasonable interference with the use and enjoyment of the Common Elements and of other Units.

The following Rules and Regulations shall be observed by the Owners and the term "owner" shall include the owner or any other person occupying the Unit with the owner's approval:

1. No motor vehicle other than a private passenger automobile shall be parked in any parking space within the common elements. In these rules the word "private passenger automobile" shall include a station wagon, passenger van, SUV or pickup truck in which the box height does not exceed four feet from the box bed.
2. No private passenger automobile which is not being used from day to day, or which is undergoing repairs of any nature, shall be parked or located upon the common elements or any part thereof.
3. No part of the common elements shall be used for maintenance or repairs to a vehicle. Provided, however, that washing, waxing, and changing of tires shall be permitted.
4. No motor home, trailer, tent, tent trailer, boat, boat trailer, snowmobile, ATV, machinery or equipment of any kind shall be parked on any part of the common elements.
5. Any vehicle parked upon any part of the common elements contrary to these rules may be removed by the Corporation or its agents at the owner's risk and expense.
6. No motor vehicle shall be parked on any part of the common elements other than the private parking areas or visitor parking areas.

7. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds and no person shall damage, harm, mutilate, destroy or litter any part of the common elements including pavement, curbs, fences, buildings or any other property.
8. The sidewalks, walkways, passages and driveways shall not be obstructed or used for any other purpose than ingress to and egress from the units and the parking areas within the common elements.
9. No animal, livestock or fowl other than a pet shall be kept on the property, and no pet that is deemed by the Board or Property Manager in its absolute discretion to be a nuisance shall be kept by an owner in any unit or any part of the property. Any owner who keeps a pet on the property or any part thereof shall within two weeks of receipt of a written notice from the Board or Manager requesting the removal of such pet from the property, remove the same forthwith. Every owner or occupant of a unit shall clean up after his pet.
10. No dogs, cats or other animals belonging to the condominium owners or their visitors shall be allowed to run at large on the common elements.
11. No stores of coal or any combustible, flammable or offensive goods, provisions or materials shall be kept on any part of the common elements.
12. Barbeques are permitted in exclusive-use patio areas on the north side of the property only. All barbeque tanks must be stored outside and not in any enclosed area of the unit.
13. No owner shall do, or permit anything to be done, in his/her unit or bring or keep anything therein which will in anyway increase the risk of fire or the rate of fire insurance on any building or on property kept therein, or obstruct or interfere with the rights of the other owners, or in any way injure or annoy them, 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.
14. No part of the common elements shall be used for the erection, placing or maintenance of incinerators, garbage disposal equipment, barriers, hedges, gardens or other vegetation. Clothes lines, garbage enclosures and composts are permitted within the north exclusive-use patio area.

15. No television antenna, aerial, tower or similar structure and appurtenances shall be erected on or fastened to any unit or to any portion of the Common Elements. See attached addendum re: Satellite Dishes.
16. No signs, billboards, notices or other advertisements of any kind shall be placed on any part of the common elements without the prior written consent of the Board, save and except one sign offering the unit for sale having dimensions no greater than three feet by two feet, which may be located on a part of the common elements adjacent to the unit so offered for sale.
17. No noise caused by an instrument or other device, or otherwise, which in the opinion of the Board, may be calculated to disturb the comfort of the other owners and occupants shall be permitted.
18. Owners, their families, guests, visitors shall not create or permit the creation of or continuation of any noise or nuisance which, in the opinion of the Board may or does disturb the comfort and quiet enjoyment of the property of other owners.
19. No curtains, drapes, blinds, shades or other window coverings visible from the exterior of the building, which in the opinion of the Board may be offensive or disturbing to any owner, shall be permitted.
20. The owner shall not place, leave or permit to be placed or left in or upon the common elements except those of which he has the exclusive use, any debris, refuse or garbage except on days designated by City of London as garbage pick up days. Garbage shall be placed at the boulevard on Arbour Glen Crescent no earlier than 6:00 p.m. on the day prior to pick up day. Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags or in other fully enclosed garbage cans or containers authorized by City of London. Any debris, refuse or garbage not collected on such days or days shall be cleaned up and disposed of or stored in his/her unit by the owner or occupant who placed it out for pick up.
21. No building, shed, sun shade, solar panel, tent or canopy shall be erected and no trailer either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained on the common elements.
22. No auction or garage sale shall be held on any part of the common elements.

23. No person shall throw or hit a ball or similar object against any building.
24. No object of any nature other than a shade umbrella shall be permitted to protrude above the height of the fence enclosing an exclusive use common area and such umbrella shall remain inside of any fence enclosing an exclusive use common area.
25. Fruit and vegetable plants are permitted in the exclusive-use area. No tree shall be permitted to grow or be planted in exclusive-use areas as it is too close to the structure. Bushes must be maintained by the unit if in the exclusive use areas and shall not pass the height of the fences on the sides of the exclusive-use areas. Bushes and hedges are not permitted along the fronts of the exclusive-use areas as it impedes visibility into the areas (excluding the bushes/hedges on the east and west property fence lines).
26. No person shall move, remove, touch, damage, tamper with or otherwise interfere in any manner with any sump pump or water meter or any fittings or fixtures relating thereto located on the common elements of any unit.
27. The water closet and other 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 damages resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family guests, visitors, servants, clerks or agents shall cause it.
28. Any loss, cost or damages or expenses, incurred by the Corporation, by reason of a breach of any rules and regulations in force from time to time by any owner, his family, guests, servants, agents or occupants of his/her unit, shall be borne by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.
29. Christmas decorations may be displayed with non-permanent or non-damaging fasteners. Decorations are to be removed on or before February 15.
30. Owners are reminded that changes are not to be made to the outside of the units, the common area or exclusive use areas without first obtaining Board approval. If you have any questions or concerns, please call the Range Property Management at 519-652-3009.

London Condominium Corporation No. 22

**Satellite Dishes**

Owners are reminded that changes are not to be made to the outside of the units, the common areas or exclusive use areas without written board approval, even if adhering to the standards set.

The following Standards have been approved by your Board of Directors. Should you wish to proceed, please advise your Property Manager in writing with details as to your planned location. Please also remember that the satellite dish must be professionally installed and you are only allowed one satellite dish per unit.

SATELLITE DISHES

- Any damages caused by the installation or the dish itself, will be the owners responsibility to repair or replace at their cost

SOUTH INSTALLATION

- May not be attached to the building, deck and/or fences in any manner.
- Must be 18" or less in diameter for round, 24" or less for oval.
- It must be installed on a free standing pole set a minimum of 3' into the ground, extending no more than 2' above the ground with the top of the satellite dish not extending over the top of the privacy fence. Cable must be installed under patio stone and/or grass.
- Resident/owner is responsible to have all underground service located prior installation
- Cable to enter through existing cable outlet
- The foundation wall must be sealed around cable with caulking

Failure to meet the above noted specifications will give cause for the Corporation to require the removal or have the dish removed at the unit owner's risk and expense.

Upon any sale of the Unit, the next owner must assume the same responsibility to maintain and repair or have it removed.