

**H.S.C.C. #421**

**FOREST RIDGE  
1267 DORVAL DRIVE  
OAKVILLE, ONTARIO**

**CORPORATE  
DOCUMENTS  
RULES AND REGULATIONS**

**Professionally Managed By:**

**TAG MANAGEMENT**

**1-5510 Mainway**

**Burlington, ON L7L 6C4**

**Phone: (905) 333-5506**

**Fax: (905) 333-0613**

**E-mail: [mail@tagmanagement.ca](mailto:mail@tagmanagement.ca)**

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## RULES

### 1. General

- (a) Use of the common elements and units shall be subject to the Rules which the Board may make to promote the safety, security or welfare of the owners of the property or, for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of other units.
- (b) Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit owners and occupants, their families, guests, visitors, servants or agents.
- (c) Any loss, cost or damages incurred by the Corporation by reason of breach of any rules in force from time to time by any owner or occupant, his/her family, guests, visitors, servants or agents shall be borne by such owner and may be recovered by the Corporation against such owner in the same manner as common expenses.

### 2. Quiet Enjoyment

- (a) No owner or occupant shall create or permit the creation of or continuation of any noise or nuisance which, in the sole discretion of the Board, may or does disturb the comfort or quiet enjoyment of the property by other owners or occupants or their families, guests, visitors, servants and persons having business with them.
- (b) No noise, caused by any instrument or any device, or otherwise, which in the sole discretion of the Board disturbs the comfort of other owners, shall be permitted.
- (c) No auction sales, private showing or public events shall be allowed in any unit or the common elements.

- (d) No mops, brooms, dusters, rugs or bedding shall be shaken or beaten from any window or door or those parts of the common elements over which the owner has exclusive use.
- (e) Firecrackers or other fireworks are not permitted in any unit or on the common elements.
- (f) Any repairs to the units or common elements shall be made only during reasonable hours, as established by the Board and notified to the owners.

### **3. Security**

- (a) Owners shall supply to the Board the names of all residents and tenants of the dwelling units.
- (b) Residents are to immediately report any suspicious person(s) seen on the property to the Management Company or its staff.

### **4. Safety**

- (a) No stores of coal or any combustible materials or offensive goods shall be kept in the units or on the property.
- (b) Owners and occupants shall not overload existing electrical circuits.
- (c) Water shall not be left running unless in actual use.
- (d) Nothing shall be thrown out of the windows or doors of the buildings or from any balcony, porch or roof.
- (e) Nothing shall be placed outside of window sills or projections.
- (f) No owner or occupant shall do or permit anything to be done in his/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, on any property kept therein, or obstruct or interfere with the rights of 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 any statute or Municipal by-law.

**5. Common Elements**

- (a) No one shall harm, mutilate, destroy or litter the common elements or any of the landscaping work on the property including grass, trees, shrubs, hedges, flowers and flower beds.
- (b) No building, structure or tent shall be erected, placed, located, kept or maintained on the common elements and no trailer, either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained on the common elements, including any exclusive use common element.
- (c) No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the units or common elements whatsoever.
- (d) No equipment shall be removed from the common elements by or on behalf of any owner or occupant of a unit.
- (e) Subject to paragraph 6(e), no antenna, aerial, tower or similar structure and appurtenances thereto shall be erected on or fastened to any unit, or any portion of the common elements, except by the Corporation in connection with a common television cable system.
- (f) No changes shall be made to the exterior of the buildings, railings, doors, windows or any other part of the common elements. Notwithstanding the foregoing an owner may install a rolling screen over the front door of the unit so that the frame is either invisible or the screen door colour matches the existing door frame colour, provided that in each case the owner first obtains the approval of the Board and the installation must comply with the criteria for design, quality and construction, established from time to time by the standards committee, if any, or the Board.
- (g) The sidewalks, entries, passageways, walkways and driveways which are part of the common element shall not be obstructed by any owner or occupant or used by

them for any purpose other than for ingress and egress to and from the buildings, a unit or some other part of the common elements.

- (h) Any physical damage to the common elements caused by an owner or occupant, his/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.

## 6. Dwelling Units

- (a) The toilets, sinks, showers, bath tubs and other parts of the plumbing system shall be used only for the purpose for which they were constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. The cost of repairing damage resulting from misuse or from unreasonable use shall be borne by the owner who, or whose, tenant, family, guest, visitor, servant or agent shall cause it.
- (b) No owner or occupant shall make any major plumbing, electrical, mechanical and structural or television cable alteration in or to his unit without the prior consent of the Board.
- (c) The owner or occupant of each dwelling shall install a backing material of a white or off-white colour on each curtain, drapery, vertical blind, wooden shutter or other window covering that is not white or off-white and which may be visible from the outside the unit through a door or window of the unit.
- (d) Units shall be used for residential purposes only. No immoral, improper, offensive or unlawful use shall be made of any unit. All municipal and other zoning ordinances, laws, rules and regulations of all government regulatory agencies shall be strictly observed.
- (e) Satellite receiving equipment may be placed on the exterior of units in areas approved by the standards committee, if any, or the Board provided the diameter

of the satellite receiving equipment does not exceed eighteen (18) inches.

## **7. Exclusive Use Areas**

- (a) No hanging or drying of clothes is allowed on any exclusive use common element area.
- (b) Exclusive use common element areas shall not be used for storage of any goods or materials.
- (c) Only seasonal furniture is allowed on exclusive use common element areas.
- (d) No owner, occupant or tenant shall do or permit anything to be done on any exclusive use common element 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.
- (e) Barbeques of any kind may be used on the rear patio or balcony of the Unit but not at the front or in the garage. Propane barbeque tanks must be maintained in good condition and must be stored on the rear patio of the Unit, and not in the garage.

## **8. Motor Vehicles and Parking**

- (a) No motor vehicle, camper, van, trailer, boat, snowmobile, mechanical devices, toboggan, machinery or equipment of any kind other than a private passenger automobile, station wagon, compact van or motorcycle shall be parked on any part of the common elements.
- (b) No repairs, lubrication or oil change shall be made to any motor vehicle on any part of the common elements.
- (c) No motor vehicle shall be driven on any part of the common elements, other than the internal roadway, driveway, or parking space.
- (d) No motor vehicle shall be driven on any part of the common elements at a speed in excess of the posted

speed. Except where otherwise posted, the fixed speed limit for motor vehicles or bicycles on the common elements shall be twenty (20) kilometers per hour.

- (e) Save as provided in paragraph (c) above, no owner or occupant shall park a motor vehicle on any part of the common elements including visitor parking spaces.
- (f) Guests and visitors shall park only on areas designated as visitor parking.
- (g) No owner or occupant shall park on any part of the common elements any motor vehicle which, in the sole discretion of the Board, may pose a security or safety risk. Upon written notice by the Board the owner of such vehicle shall be required to remove it forthwith.
- (h) No motor vehicle shall be parked on any part of the common elements that is driveway, fire zone or delivery and garbage pick-up areas.

## **9. Garbage Disposal**

- (a) All garbage must first be properly bound, packaged or bagged to prevent mess, odors and disintegration.
- (b) Garbage shall not be left on the common elements, except on designated garbage pick-up days. Garbage shall be placed only in designated areas and, only after 6 PM of the day prior to the day of pick-up.



## **HALTON STANDARD CONDOMINIUM CORPORATION NO. 421**

### **RULES AND REGULATIONS**

The Board of Directors has reviewed the Rules and Regulations of the Corporation and is distributing a required addition to the existing rules. Copies are being sent to all homeowners and absentee homeowners should in turn pass a copy to their tenants.

An addition/change was made to the following;

#### **Under section 5**

**(b) No building, structure, tent or hot tub shall be erected, placed, located, kept or maintained on the common elements and no trailer, either with or without living, sleeping or eating accommodation shall be placed, located, kept or maintained on the common elements, including any exclusive element."**

If you do not agree with the rules as distributed, under Section 46, a requisition for a meeting must be presented to the board with 15% of the homeowners signing objecting. The board will then be required to call and hold a meeting to discuss the rules.

If a requisition is not presented the addition will become effective May 13, 2010.

The Board of Directors  
Halton Standard Condominium Corporation No. 421

April 14, 2010



BURLINGTON: 905-333-5506  
HAMILTON: 905-523-8847  
OAKVILLE: 905-847-5095  
FAX: 905-333-0613

1-5510 MAINWAY, BURLINGTON  
ONTARIO L7L 6C4

## HALTON STANDARD CONDOMINIUM CORPORATION NO. 421

### RULES AND REGULATIONS

Pursuant to Section 58 of the Condominium Act, 1998, the Board of Directors in a meeting held June 20, 2012, passed a resolution regarding the use of storage bins on the site. The new rule is attached.

If you do not agree with the rule as distributed, within thirty days a requisition for a meeting under Section 46 must be presented to the Board with an objection signed by 15% of unit owners. The Board will then be required to call and hold a meeting to discuss the proposed rule.

If a requisition is not presented, the Rule will become effective November 15, 2012.

The Board of Directors  
Halton Standard Condominium Corporation No. 421

October 10, 2012

[www.tag-solutions.ca](http://www.tag-solutions.ca)



**Halton Standard Condominium Corporation No. 421  
Corporation Policy for  
Exterior Large Bin Storage  
Passed by the Board of Directors on June 20, 2012**

The Corporation will permit a large garbage bin to be placed on individual unit driveways for five (5) business days. The bin must be stored entirely on the exclusive use driveway of the unit where renovation is occurring and must have a least two (2) 2 x 4 pieces of wood supporting the weight of the bin. The Unit Owner is responsible to make all necessary repairs/re-leveling of the driveway immediately upon the removal of said bin. The Unit Owner is required immediately to clean any leftover debris from the driveway and if necessary power wash the driveway. The Unit Owner is responsible to find alternate legal parking for their personal vehicles and that of their contractors. The residents and contractors vehicles may not be parked in the fire routes at any time. Unit Owners are required to obtain written permission from the Property Manager prior to a bin being delivered to a unit. Said permission will not be unreasonably withheld.



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1-5510 MAINWAY  
BURLINGTON, ONTARIO  
L7L 6C4

April 6, 2017

To All Unit Owners  
**Halton Standard Condominium Corporation No. 421**  
1267 Dorval Drive  
Oakville, Ontario

Dear Unit Owner:

**Re: Update to the Corporation's Rules**

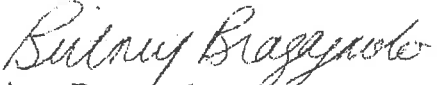
As Property Managers for and on behalf of the Board of Directors of the above noted Condominium Corporation, we would like to advise that your Board has, by Resolution, passed the enclosed rule. The purpose of this new rule is to address the expectation from Unit Owners with respect to the Security Monitoring Agreement between the Corporation and Cairn Control Systems. We have enclosed the new rule for your review as well as a copy of the pricing options in order for the alarm system to be monitored in the absence of a landline.

Please be advised that as per Section 58(7) of the *Condominium Act of Ontario 1998*, this addition to the Rules will come into effect 30 days after notice has been given. If an owner or owners are in disagreement with the proposed changes or wish to discuss any of the changes, they may requisition a meeting under Section 46 of the above Act within 30 days' notice.

The form of requisition shall be in writing and signed by at least 15% of all units. The meeting requisition must state the reason for the meeting and it must be delivered personally or by registered mail to the management company. Upon receiving such a request, the management company will notify the Board of Directors, who shall call a meeting within 35 days of receipt of request.

If you have any questions, please do not hesitate to contact the undersigned at 905-333-5506, ext. 39 or via email at: [britney@tagmanagement.ca](mailto:britney@tagmanagement.ca).

Yours truly,  
**TAG MANAGEMENT**

  
Britney Bragagnolo  
Property Manager, RCM

BB/jl  
Encl: 2



[www.tag-solutions.ca](http://www.tag-solutions.ca)



**Halton Standard Condominium Corporation No. 421**

**RULE: MONITORING AGREEMENT FOR THE CENTRALIZED SECURITY  
AND FIRE SAFETY SYSTEMS**

**WHEREAS:**

1. For the safety of all Unit Owners, the Corporation has an Agreement in place with Cairn Control Systems ("security monitoring company") to actively monitor the centralized security and fire safety systems in each unit. The cost to monitor these systems is included in the common element fees payable to the Corporation each month.
2. In order for the security monitoring company to actively monitor the centralized security and fire safety systems, Owners shall ensure that a telephone landline is operating and in good working order. In the absence of a telephone landline, Owners are required to purchase a GSM communicator, IP module/powerline adaptor, or mini GSM system from the security monitoring company.
3. The Corporation and/or security monitoring company may conduct an annual inspection of the unit, which shall include an inspection of the permanent telephone line, GSM communicator, IP module/powerline adaptor, or mini GSM system to ensure the equipment is in good working order. If this equipment is found to be missing and/or inoperative, the Corporation shall effect the required installation, repair and/or replacement, the cost of which shall be borne by the Owner and shall be recoverable by the Corporation against the Owner in the same manner as common expenses in accordance with Section 92 of the Act.
4. The Owner shall indemnify and save harmless the Corporation against all costs, damages, claims, causes of action, losses or fines resulting from failure of the owner to comply with this Rule, including, but not limited to, all costs, charges and expenses incurred by the Corporation to enforce this Rule and/or fines levied against the Corporation, and costs incurred to the Corporation to defend same, as a result of non-compliance of this Rule by an Owner. Any and all amounts owed to the Corporation pursuant to this clause shall be recoverable by the Corporation against the Owner in the same manner as common expenses in accordance with Section 92 of the Condominium Act.

Approved by the Board of Directors of Halton Standard Condominium Corporation No. 421 on the 28 day of March, 2017.



2100A South Sheridan Way  
Mississauga, Ontario L5J 2M4  
Phone: 905.820.4332 x 226  
Fax: 905.919.1514  
Home Automation website: [www.mysmarterhome.ca](http://www.mysmarterhome.ca)  
Security website: [www.smartersecurity.ca](http://www.smartersecurity.ca)

**OPTIONS IN ORDER FOR ALARM SYSTEM TO BE MONITORED IN THE ABSENCE OF A LANDLINE:**

1. **GSM Monitoring**- Cairn Control needs to install a GSM Communicator.

**Costs Involved:**

GSM Communicator- \$300.00 plus HST one-time fee  
Additional Monitoring Fee- \$78.00 plus HST Annual Monitoring Fee

2. **IP Monitoring**- Cairn Control needs to install an IP Module and a Powerline Adapter. IP Module is an Internet based protocol. As long as customer has a good internet connection, this will work.

**Costs Involved:**

IP Module- \$250.00 plus HST one-time fee  
Powerline Adapter- \$55.00 plus HST one-time fee  
IParadox App from iTunes- \$13.00 plus HST  
No Additional Monitoring Fee

3. **Mini GSM**- The newest device that Cairn Control installs for customer without a Landline. Works the same way as the regular GSM except this one does not need a battery. This is powered through the main alarm panel.

**Costs Involved:**

Mini GSM- \$200.00 plus HST  
No Additional Monitoring fees

\* Prices + Equipment  
Subject to change \*