

RULES AND REGULATIONS

NOTICES

Carleton Condominium Corp. No. 87



Premiere Property Management Associates

A Division of 128431 Canada Incorporated

NOTICE

CCC No. 87

RE: Siding Replacement Project Update

July 14, 2017

Dear Owner(s)/Resident(s):

The Corporation's contractor, Dominion Siding, agreed to a revised schedule that was sent to owners and residents June 6, 2017. Their schedule indicated that the 2017 work would be completed by mid July 2017. Since that time, weather conditions and contractor scheduling issues have combined to slow the progress of their work. We have now been provided with an updated completion schedule as follows:

(53 units to be completed in 2017 with the remaining 53 units to be completed in 2018)

2017 SCHEDULE (WORK TO BE COMPLETED IN NEXT 4- 6 WEEKS)

Table with 6 columns: Units, Target Date, Units, Target Date. Rows list block numbers and completion dates like 'End of July' and 'Mid August'.

Decks, Ramps Railings etc.

Any structure (decks, ramps railings etc) located in front or rear of the units that were not part of the original construction and are the owner's responsibility to maintain, remove, repair, etc. as

required must be removed to the extent that they interfere with the contractor's ability to fully access the units siding. If the Corporation is required to carry out an owner-related obligation, all associated costs would be charged back to the unit owner.

Clear Access -Front and Rear Yards

Any yard furniture or other items that may interfere with the contractor's ability to fully access the units must be neatly stored away from the areas where the work is to take place. If the Corporation is required to carry out an owner-related obligation, all associated costs would be charged back to the unit owner.

Note: You must provide the contractor with rear yard access, as required. Should you not be available to provide access during this work schedule, please ensure that you make adequate arrangements as necessary to ensure your rear yard is accessible.

Although we anticipate your full cooperation, should the Corporation incur costs due to owner/resident non-compliance; all such costs would be charged back to the unit, as applicable.

Again, we thank you for your cooperation.

Premiere Property Management Associates
As agents for CCC No. 87

NOTICE

CCC No. 87

RE: Siding Replacement Project Update -

June 6, 2017

Dear Owner(s)/Resident(s):

The Corporation's contractor, *Dominion Siding*, was scheduled to begin removal and replacement of the existing unit siding according to an agreed schedule commencing the second week of March 2017. The schedule was subject to favorable weather conditions; however, snow and rain caused a delay in the commencement of the work. By early April work had fully commenced.

Within the first few weeks of having removed the existing siding, it became apparent that the contractor was facing unforeseeable conditions as a significant number of units were experiencing some amount of wood rot. Although there were other issues, the two main areas of concern were the wood rot repairs to rim joists (in the vicinity of the front and rear steps). In order to resolve these issues as expeditiously as possible and to avoid major contract penalties, the Corporation worked diligently to find a reasonable solution to the issues.

This process involved a number of time consuming inspections, correspondence, meetings, reports and work delays before the Corporation was finally in a position to provide clear instruction to the contractor on how it wished to proceed.

The Corporation now wishes to thank all the residents for their patience during this process and advises that the Corporation fully expects the Siding Replacement Project will again proceed with certain modifications to the original contract. Namely, 1) the project has now been extended and will be phased in over two years (2017-2018) with one half of the units being completed each year, 2) the Corporation will be required to compensate the contractor for restocking of material, remobilization and reasonable downtime. Lastly, a provision was made to allow the contractor to make necessary repairs that would otherwise delay their work but excluding wood rot repairs to rim joists in the vicinity of the front and rear steps which will be done from the

interior as a separate project. All of these costs were considered, felt to be reasonable and able to be managed within the existing financial constraints.

The process involved an initial meeting with the Board, Management, Engineers and Contractor to assess the findings and determine the next steps. From that meeting, the engineers would need to draft detailed repair specifications and the contractor would be required to modify the original unit siding replacement schedule. A larger sample involving siding removal on a more random basis (including units with a stucco finish) was necessary to determine the extent of the problem. Once completed, they were to report on their findings (extrapolate the repair quantities) as well as provide pricing based on the new engineering specifications.

Their findings were presented at a subsequent meeting in late April and after reviewing the specifications, the number of possible units affected, pricing and timing for the repairs, it was established that the suggested repair methods were both very expensive and disruptive to residents as the repairs would involve removal and reinstatement of the rear fence and steps to allow access to the rim joist. At this point, it was determined that the siding replacement project now in abeyance, would need to be phased in over two years instead of the originally planned timeframe and that alternative repair methods would be investigated to contain costs and avoid any unnecessary disruption to residents.

After some discussion, the board agreed that a second engineering opinion should be sought to determine whether certain of the repairs to the units could be separated from the siding project and carried out at a later date. An alternative repair method was needed to address the front and rear rim joist repair (in the vicinity of the steps) allowing it to be done from the interior without the need for removal and reinstatement of the rear fence and steps, removing the necessity for the siding contractor to carry out the work and thereby allow them to resume work and minimize any further costs or resident disruption associated with a delay of the project..

The second engineering opinion was received and it was determined that the front and rear rim joist repair (in the vicinity of the steps) could be done from the interior.

Further, the contractor has indicated their intention is to complete in 2017 any units where work was commenced and proceed according to the following schedule:

(53 units to be completed in 2017 with the remaining 53 units to be completed in 2018)

2017 SCHEDULE

<i>Units</i>		<i>Units</i>			
Week 1	1377-1381	Week 7	1443-1451		
Week 2	1383-1387	Week 8	208-214		
Week 3	101-108	Week 9	201-207		
Week 4	301-305				
Week 5	306-312				
Week 6	313-320				

Decks, Ramps Railings etc.

Any structure (decks, ramps railings etc) located in front or rear of the units that were not part of the original construction and are the owner's responsibility to maintain, remove, repair, etc. as required must be removed to the extent that they interfere with the contractor's ability to fully access the units siding. If the Corporation is required to carry out an owner-related obligation, all associated costs would be charged back to the unit owner.

Clear Access -Front and Rear Yards

Any yard furniture or other items that may interfere with the contractor's ability to fully access the units must be neatly stored away from the areas where the work is to take place. If the Corporation is required to carry out an owner-related obligation, all associated costs would be charged back to the unit owner.

Note: You must provide the contractor with rear yard access, as required. Should you not be available to provide access during this work schedule, please ensure that you make adequate arrangements as necessary to ensure your rear yard is accessible.

Although we anticipate your full cooperation, should the Corporation incur costs due to owner/resident non-compliance; all such costs would be charged back to the unit, as applicable.

Again, we thank you for your cooperation.

Premiere Property Management Associates
As agents for CCC No. 87

Carleton Condominium Corp # 087

Condominium Rules, Regulations & General
Information

RULES & REGULATIONS
CARLETON CONDOMINIUM CORPORATION 87

1. No owner, or their family, guests, visitors, tenants, servants, or agents shall create or permit the creation of or continuation of any noise or nuisance which, in the sole discretion of the Board, the Manager or Committee, may disturb the comfort or quiet enjoyment of the property by other owners, their families, guests, visitors, servants, tenants or persons having business with them.
2. No television antenna or clotheslines shall be erected upon, or in any manner attached to any part of the units without the prior written consent of the Board.
3. The common elements, save and except the parts of the common elements designated for exclusive use by an owner, shall not be obstructed by any owner, their family, guests, tenants, servants, agents or visitors or used by any of them for any purpose other than for ingress or egress to and from their respective units or for such purposes as the Board may direct.
4. Parking spaces may not be used for any purpose other than the parking of motor vehicles.
5. No washing of or major repairs or adjustments to automobiles shall be permitted on the property, nor shall any commercial vehicle be brought on the property without the written consent of the Board, the Manager, or a committee, save in the course of delivery to the property.
6. No garbage shall be placed in any part of the common elements unless securely enclosed only in disposable plastic bags and deposited immediately prior to pickup in such areas as the Board may designate from time to time.
7. Any expense incurred by the Corporation by reason of damage to the property or breach of any By-law, Rule or Regulation governing the use or occupation of the property by any owners, his family, guests, servants, agents or occupants of his unit shall be borne by such owner and may be recovered by the corporation from such owner by adding to such owner's share of the common expenses, such expenses as the Corporation may have incurred hereunder.

8. The Corporation, or any other person authorized by the Board shall be entitled to enter any unit or any part of the common element to which any owner has the exclusive use, at all reasonable times and upon giving reasonable notice, for the purpose of making inspections, adjusting losses, making repairs, correcting any condition which violates the provisions of any insurance policy, remedying any condition which would result in damage to the property, or carrying out any duty imposed on the Corporation.

In the case of an emergency, an agent of the Corporation may enter the unit at any time without notice, for the purpose of correcting any condition that might result in damage or loss to the property. The Corporation or anyone authorized by it may determine whether an emergency exists. If any owner shall not be personally present to grant entry to his unit, the Corporation or its agents may forcibly enter upon such units without rendering them liable to any claim or cause of action for damages by reason thereof, provided that they exercise reasonable care.

9. All present and future owners, tenants and residents of units shall be subject to and shall comply with the provisions of the Declaration, the By-laws and the Rules and Regulations. The acceptance of a deed or transfer or the entering into a lease or the entering into occupancy of any unit shall constitute an agreement that the provisions of this Declaration, the By-laws and the Rules and Regulations as they may be amended from time to time are accepted and ratified by such owner, tenant or resident.

If any owner desires to lease his premises, then he shall furnish to the Corporation an undertaking signed by the Lessee and the Lessee and other Residents of the unit will comply with the provisions of the Act, the Declaration, the By-laws and the Rules and Regulations relating to the use of the unit and common elements. And that owner shall provide the Corporation with a copy of said Lease for its records.

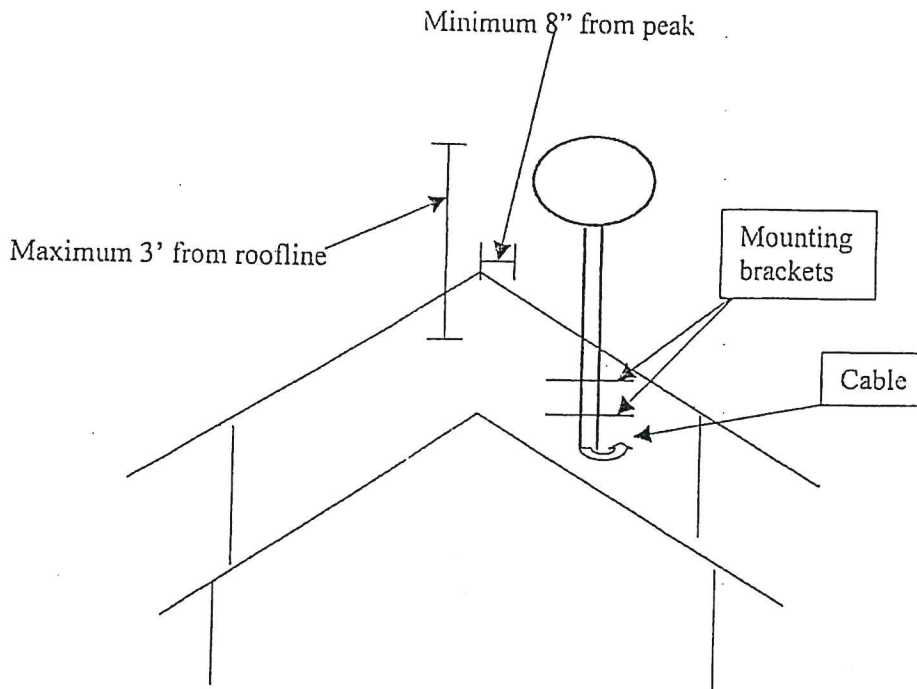
10. The Corporation is authorized to enter into all units (upon reasonable notice), or into any part of the common elements of which the owner has exclusive use for the purpose of reading water sub-meters.

All owners shall be required to pay the Corporation his or her share of the total water charges to the Corporation for all water consumed in his or her unit, as recorded by the water sub-metre.

Ogilvy Gardens
Carleton Condominium Corporation # 87
Parking Rules

1. Visitor parking spaces are for *visitors only*. At no time is an owner (or renter) permitted to park in a visitor's space, except for loading and unloading.
2. A visitor is a person visiting for a maximum of 72 hours. Any visitor using a visitor's parking space beyond the 72 hours must obtain permission from the Parking Committee .
3. It is the owners responsibility to notify their visitors of the correct places to park.
4. There will be two warnings given to users of visitor's parking that have not registered with the Parking Committee. On the third case of parking illegally in a visitor's parking space, that vehicle will be towed away at the owner's risk and expense.
5. Parking of oversized vehicles is at the discretion of the Board.
6. Trailors, boats and other non-motorized vehicles are not permitted on Corporation property except for the purposes of loading and unloading. Those in violation of this by-law will be treated as all other violators.
7. No major repairs of any type (including oil changes) are to be done on Corporation property. Owners will be liable for any damage through their failure to comply with this rule.
8. Vehicles parked in fire lanes will be towed away at the owner's risk and expense (as this is a Township by-law, there will be no warnings issued).
9. The speed limit on parking lots and access roads is 10 mph.
10. Derelict vehicles will be towed away at the owner's risk and expense.
11. No person is permitted to utilize a parking space of any type for the purpose of maintaining any form of temporary residence.
12. All homeowners are entitled to one parking space. If additional spaces are required, written applications to the Board will be dealt with on a first come first served basis when spaces are available. The homeowner will be surcharged for these spaces and a contract will be required.
13. In the event that a homeowner has no need of his/her parking space that homeowner may allocate his/her space to other homeowners or renters at their discretion or allow the Board to allocate his/her parking space on their behalf.
14. The owner has exclusive use of his/her assigned parking space. It is the owners responsibility (not the Boards) to notify the Gloucester Police in order to have a vehicle towed away that is illegally parked in his/her space.

SATELLITE DISH INSTALLATION
CARLETON CONDOMINIUM CORPORATION NO. 87



- Galvanized self-tapping screws and galvanized brackets must be used.
- Clear silicone caulking must be applied around all screws and where cable penetrates gable.
- Cable to enter unit through gable at base of mounting pole.
- No antennae/dishes may be installed on shingled roofs.
- No cables/wires may be strung or fastened along outside of units.
- Top of dish must not exceed three (3) feet from the point where it breaks the plane of the roof deck and closest side of dish must be minimum eight (8) inches from the peak of the roof.