

**SCHEDULE "A" to By-Law Number One of
HALIFAX COUNTY CONDOMINIUM CORPORATION NO. 276**

ENACTED THE 30th DAY OF August 2005 (amended 11 July 2020)

RULES AND REGULATIONS GOVERNING THE USE OF COMMON ELEMENTS

GENERAL

1. The sidewalks, parking areas and entry areas of the building shall not be used as a play area and shall not be obstructed by any of the occupants or used for any other purpose than for ingress and egress to and from their respective apartments. Common areas may not be used by tradesmen or workers of any craft to store, size or cut any material or object of any kind. All work must be carried out within the owner's unit or parking space, with cleanup of such parking space.
2. No sign, advertisement or notice shall be affixed on any part of the inside or outside of the building, without the written consent of the Board first being obtained.
3. No owner or occupant may alter or remove any furniture, furnishings, or equipment from the common elements.
4. An owner shall be liable for the expense of any maintenance repair, replacement or damage to the common elements rendered necessary by its acts or by those of any member of its family or guests, employees, agents, or leasees.
5. All occupants shall always exercise extreme care about making noise. An occupant will not permit any unusual noise or disturbance on the premises at any time that will interfere with the enjoyment of other occupants in the building and in particular will refrain from loud playing of radios, all musical instruments, television sets or other sound equipment. Noisy repairs such as carpentry shall normally be carried out on weekdays only, from 9:00am to 5:00pm. If work is required at other times, the Board or the Manager must be consulted.
6. No stores of any combustible or offensive goods, provisions or materials shall be kept upon the premises. No kerosene burning, or other flame type auxiliary heating device of any kind shall be permitted to be used in any unit or common area. No storage of propane tanks for barbecues, in any form, is allowed in any unit or common area **except for balconies**. No occupant shall do, or permit anything to be done in said premises or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on the building, or on property kept therein, or obstruct or interfere with the rights of other occupants or in any way injure or annoy them, or conflict with the laws relating to fires with the regulations of the Halifax Regional Municipality Fire Department or Provincial Fire Marshall or with any insurance policy upon the building or any part thereof or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.
7. Registered mail, parcels, regular mail, and/or any deliveries addressed to individual owners or renters will not be accepted by the Corporation or its employees.
9. Owners shall not be permitted to give direct orders or direction to any employees of the Condominium. All requests for service shall be directed in writing to the Board or Manager,

except for emergency situations.

10. No structural changes or alterations shall be made inside or outside any unit. This shall include alterations to the exterior doors, windows, screens, walls, or other portions of the building visible from the exterior, without prior written approval from the Board of Directors, after plans and specifications have been submitted for review. No additional locks that are visible from the common elements shall be placed upon any door of the building without the written consent of the Board.
11. Unit owners shall immediately report to the Property Manager or the Board, any accident or injury to, or the failure of water pipes, toilets, drains, or fixtures, electric wires or fixtures, gas pipes or fixtures.
12. The Board shall be allowed to have a pass key for each unit and the unit owner shall not alter any lock or install a new lock or any door leading to their unit without the prior written approval of the Board.
13. Unit owners shall not throw or allow to be thrown, anything out of windows or doors, or down passages of the Corporation.
14. Waterbeds are strictly prohibited.
15. Unit owners shall not place any personal property on the outside of windowsills or on the edge of any balconies.
16. Unit owners shall not leave water running in the unit unless it is in actual use.
17. No owner or occupant of any unit shall install wiring for electrical, telephone or TV without the prior written consent of the Board of Directors. No antenna for ham radios, TV, or other communication systems, such as satellite dishes, will be permitted that are visible from the exterior of the building.
18. No painting or decorating of halls, doors or other common areas shall be carried out by the occupants.
19. The lands, gardens, walks and other external common elements shall be used in a quiet and proper manner and with due regard to the comfort and convenience of other owners.
20. The stairways and other parts of the Common Elements designed for passage shall be used for that purpose only and shall not be obstructed by bicycles, baby carriages, parcels, or other objects.
21. 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 shall not place chairs, tables or other objects on the lawns so as to damage them or prevent their reasonable growth or to interfere with the cutting of the lawns from time to time.
22. No building or structure or tent shall be erected, placed, located, kept, or maintained on the

common elements without the prior written consent of the Board.

23. No part of the Common Elements including limited common elements shall be used for the erection, placing, or maintenance of clotheslines, incinerators, garbage disposal equipment, fences or other barriers, or for the disposal of rubbish, garbage or waste by a unit owner without the prior consent of the Board.
24. No owner, occupant or guest shall do anything that will be noisy or offensive in the common elements that interferes with the enjoyment by any owner of the common elements or their unit.
25. No one shall modify the common elements, nor may erect, plant, shrubs, hedges, trees, bushes on or to the property, affix any fences, or cut down trees on the property without the prior written permission of the Board of Directors.
26. Except for items commonly found on a balcony, such as, but not limited to, patio furniture and barbeques, decks shall not be used as storage areas.
27. No smoking is allowed anywhere on property including inside units or outside on unit balconies (fall 2019 amendment to the Declaration) Note: grandfather clause is enacted for owners that were smokers before the amendment change. The amendment also prohibits the growing of marijuana plants in the unit or anywhere on property.
28. Unit Owners and renters may decorate their doors and/or doorframe and/or the area immediately surrounding their doorframe during holidays and/or special occasions with the following restrictions:
 - a. Nothing is to be affixed to wall or door (wreaths or other decorations may be hung by hangers)
 - b. Decorations must not be placed in a position that impedes general traffic or firefighters
 - c. Decorations must be in good taste and in general accord with other existing Common Element decorations
 - d. Complaints regarding decorations are to be submitted in writing to the Board through the Manager
 - e. The Board will determine appropriateness of decorations and owners will abide by the Board's ruling
 - f. Any power source is to be from the owners' unit and not the Common Element
29. Only artificial Christmas trees are permitted in the Building including individual units.

PARKING; AUTOMOBILES; BICYCLES; CAMPERS AND SIMILAR VEHICLES

1. Automobiles belonging to occupants must bear identification as may be provided by the Corporation and shall be parked in their assigned Parking Spaces only.

2. The parking of vehicles in unauthorized areas is prohibited and such vehicles will be towed away and stored at the expense of the vehicle owner. Unit owners shall be responsible for compliance of this rule by their visitors and invitees and shall bear all costs of enforcement.
3. No automobiles may be parked in a manner which blocks the ingress and egress of other vehicles in any area.
4. No parking is allowed at any time in front of the building entrances, except for emergency vehicles. These areas are reserved for discharging and picking up passengers.
5. Excessive noise, loud talking, slamming of doors, racing of engines and the use of horns is prohibited everywhere on the premises
6. Vehicles must be driven slowly when entering and leaving the parking area.
7. Motor vehicles other than motorcycles and private passenger automobiles shall not be parked in any parking space within the common elements.
8. A private passenger automobile which is not being used from day to day, which is undergoing repairs of any nature, shall not be parked, or located upon the common elements or any part thereof.
10. No occupant shall keep or park on the common elements any trailers, vans (except passenger vans or mini-vans), campers, boats, trucks or motorboats without the permission of the Board, it being intended that the only exposed vehicles permitted to be kept on the Condominium property by occupants, their guests, licensees, invitees or assigns will be customary private passenger vehicles. This restriction shall not preclude the entry on the common elements of necessary service vehicles.
11. No repairs or overhaul work shall be performed on any vehicle while on the premises, except those emergency repairs necessary to enable the removal of such vehicle from the premises.
12. Car washing is permitted outside in parking spaces 1 and 2. Use of the car washing area is for resident use only.
13. Bicycles may be parked or stored as specified by the Board.
14. Bicycles are not to be parked, chained to, or left outside the building at any location.
15. Motorcycles, mopeds, snowmobiles, and other engine powered vehicles must be stored as specified by the Board. Such vehicles may be parked or stored together with an automobile provided that the Board gives permission and neither the automobile or other vehicle is in the way of others parking adjacent to or driving past said storage.

PETS

1. No pets or animals shall be kept or maintained in or about the condominium property, except

as allowed by the sole discretion of the Board (referred to herein as "Pet" or "Pets") subject to the following terms and conditions: No pets shall be permitted in the units without first having obtained written authorization from the Board.

2. Pets must not be curbed near the building, walkways, shrubbery, gardens, or any other public space. Pets must be walked off the Condominium property.
3. Pets are not to be kept anywhere they may annoy other residents by creating a nuisance.
4. Owners shall assume full responsibility for any damage to persons or property caused by their pet and in the event such pet shall foul any public area, it is the owner's responsibility to clean up.
5. Pets, except for service dogs, are not permitted to remain in the lobby or other public areas at any time, except during times of emergency, and must always be under the control of its owner or other responsible person .
6. Any pets brought onto the common elements and into the units by visitors or guests must abide by all the rules pertaining to pets as herein specified and the occupant shall be held responsible.
7. The right to maintain a "Pet" subject to the conditions herein set forth is in the nature of a conditional license and is subject to revocation and termination at any time by the Board of Directors, in their sole discretion, if such pet is either vicious or is annoying other owners, is otherwise a nuisance or upon failure of an owner to comply with the Rules and Regulations of the Condominium Corporation pertaining to pets.

BALCONY AND TERRACE AREAS

1. No enclosures of any type are permitted on the balcony nor alteration or addition shall be made to balcony areas or outside walls of the building including painting without written approval of the Board of Directors.
2. No objects shall be placed upon a balcony that creates a risk that the object may fall from the balcony.
3. No flags or banners, of any kind, shall be hung in a unit or on common areas that may be visible from the exterior of the property.
4. No rugs, clothing, towels, or other objects shall be dusted, shaken, or hung from balconies or terraces, or cleaned by beating or sweeping. Nothing shall be hung or left on the terrace or balcony that will detract from the outward appearance of the building. This prohibition shall include, but not be limited to, laundry, bathing suits, towels, beach mats and mops.
5. All terrace furniture and installations of any type shall be subject to the approval by and sole discretion of the Board of Directors.

Storage

1. No item which creates a risk of fire, explosion, leakage or odor shall be stored in the storage areas for any cause whatsoever.
2. The Corporation shall not be responsible for loss of or damage to any property in the storage spaces/areas for any cause whatsoever.
3. Unit owners storing anything in authorized areas, including, but not limited to, parking areas or other common areas, shall have one day to remove the item(s) after notice in writing from the Corporation. If the item(s) are not removed after the one-day notice period, then the Corporation may dispose of the item(s) at the unit owner's expense.

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