

Essex Condominium Corporation #3

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NOTICES & POLICIES

FENCES & PATIOS

Essex Condominium Corporation #3, as of June, 1994, established a policy regarding fencing and patio areas. This policy relates to privacy fences across the rear of the patio area (erected by the unit owners at their own expense). No work should be done without talking to a Board member prior to construction.

In an attempt to maintain a certain amount of consistency, while at the same time allowing unit owners a fair amount of individual expression, we have determined that any one of the following designs will be acceptable:

1. 4' high – 1" x 6" pressure-treated boards on 4" x 4" posts (secured in cement base).
2. 3' high – 1" x 6" pressure-treated boards on 4" x 4" posts (secured in cement base) finished with 1' pressure-treated (framed) lattice work on top.
3. 2', 3', or 4' high open concept – pressure-treated spindles or 2" x 2" balusters finished with pressure-treated 2" x 4" top rail.
4. 6' high – 1" x 6" pressure-treated boards on 4" x 4" posts (secured in cement base).
5. 5' high – 1" x 6" pressure-treated boards on 4" x 4" posts (secured in cement base) finished with 1' pressure-treated (framed) lattice work on top.
6. 6' high – 4" x 1" x 6" pressure-treated boards with 1' pressure-treated (framed) lattice work at top and bottom on 4" x 4" posts (secured in cement base).

NOTE: LATTICE WORK MAY ONLY BE USED AS SET FORTH IN ITEMS 2, 5 & 6. ALL PATIO DESIGNS SHOULD BE DISCUSSED WITH A BOARD MEMBER PRIOR TO CONSTRUCTION.

PARKING & PETS

In June of 1995 the Corporation issued a notice supporting the existing rules and regulations stressing the following:

1. Guest parking is for registered guests only. To register your guest please call 945-1473 and provide your name and address, the make and license number of your guest's vehicle and the length of their visit. Unregistered vehicles parked in guest parking are subject to be towed at the owner's expense.
2. Vehicles are not allowed to park in the fire lanes or on lawns and are subject to be towed at the owner's expense. Dropping off groceries while parked in the fire lanes is acceptable provided the vehicle is moved immediately afterward.
3. No work is allowed to be done on vehicles in the parking lots or private drives at any time. This is contrary to our Rules & Regulations.
4. Pet owners are allowed to have dogs, cats and caged birds (except pigeons) and must take responsibility for clean-up of their excrement. This is a city by-law and fines are very high. Your neighbours are watching and will report you if you do not handle the clean-up.
5. Pet owners are to have all dogs on a leash. Dogs running loose are not allowed and owners will be reported to the city by-laws department and will be fined.
6. All dogs on a stationery leash at the rear of the unit are required to be confined to the unit owner's patio area only and excrement is to be cleaned-up daily.

AWNINGS

In April of 2002 a By-law was passed whereby Awnings could be attached to the building by unit owners at their expense.

1. Awnings could be Burgundy, Hunter Green or Black
2. Trim could be White, Beige or Rust
3. All awnings must be installed by a professional contractor
4. Awnings would be the responsibility of the owner, in perpetuity, to repair and maintain
5. Awnings would remain on the building if the unit was sold and buyers are responsible for maintaining

6. Awnings are required to be installed on the brick work below the level of the siding

SATELLITE DISHES

In May of 2002, a policy was established by Essex Condominium Corporation #3 regarding satellite dishes. A notice was distributed throughout the complex and sent to all off-site owners stating:

1. Dishes are to be no larger than 24 inches.
2. Dishes are to be mounted on the privacy fence or poles or pipes attached to the privacy fence to the rear of a unit within the confines of that unit's patio area.

NOTE: Canadian Tire has iron pipe in various lengths for mounting dish. This pipe can be attached to the 4" x 4" post at the end of your privacy fence with coach bolts or horseshoe clamps.

UNDER NO CIRCUMSTANCES ARE DISHES TO BE ATTACHED TO THE BUILDING, ROOF, OR MANSARDS.

Wire or cable for satellite or cable connections must be neat; tacked; and routed into the unit at ground level foundation line or through the basement slider window. Cable must run through the interior of your unit to the location desired. No holes are to be drilled through the brickwork or siding. It will be the responsibility of the unit owner to remove same and repair damages caused by such action.

WADING POOLS

1. Pools are to be put up within the unit owner's patio or right outside the patio in the common area
2. Pools are not to be placed on front lawns or beside a unit at the end of a building
3. Pools must be emptied and taken off lawns every night. The weight and loss of sunlight is causing damage to the grass and unattended pools with water in them are dangerous and a drowning risk to young children.

HOME OWNER INSURANCE

With the passing of the Condominium Act of 1998, as ratified in 2001, the Board of Directors of the Corporation established a policy in November of 2004 whereby:

Home owners are required to have all improvements and betterments, done by or acquired from owners or previous owners, insured through their own insurance policy. This includes, but is not limited to, finished basements, upgraded flooring, kitchen cabinets, bathrooms, patios and personal fencing mentioned above. After damage by extended perils the Corporation is only responsible for bringing a unit to its original state. Be certain your insurance company is aware of the position of the Corporation.

Any improvement or additions to the exterior of the property – i.e. decks, fencing (with the exception of the privacy fence between units) or awnings are the sole responsibility of the unit owner and any subsequent owners in perpetuity and shall be maintained or repaired at the owner's or future owner's expense.

WINDOW REPAIR AND REPLACEMENT

Window replacement, by the Corporation, occurred in 1993, 94 & 95. This replacement was the responsibility of the Corporation because the windows, through normal wear and tear, had deteriorated over the years.

It is, however, the responsibility of the unit owner to repair and maintain the windows, screens and doors (including garage doors) until such time as complete new units are required to be replaced in the future. This includes broken panes, sliders, screens, openers, etc.