

Essex Condominium Corporation #3

P.O. Box 27060 – 7720 Tecumseh Rd. East Windsor ON N8T 3N5

Phone 519-945-1473 - Fax 226-946-7117

RULES & REGULATIONS

1. No sign, advertisement or notice shall be inscribed, painted or affixed on any part of the inside or outside of the buildings.
2. No owner shall do, or permit anything to be done, in his 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, or on 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 with any Statute of Municipal By-Law.
3. 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 goods or things, nor upon any of the Common Elements (including those of which he had the exclusive use) any debris or refuse, and the owner shall tightly wrap all garbage, and the owner must maintain strict sanitary conditions at all times.
4. Owners, their family, guests, visitors and servants shall not make or permit any improper noise on the property or do anything that will annoy or disturb or interfere in any way with other owners or those having business with them.
5. Nothing shall be thrown out of windows or doors of the buildings.
6. Owners shall not overload existing electrical circuits.
7. No auction sales or yard sales shall be held on the property.
8. The sidewalks, entry, passageways used in common by the owners shall not be obstructed by any of the owners or their tenants or used by them for any purpose other than for ingress and egress to and from units.
9. Household furniture and effects shall not be taken into or removed from any unit except at such times and in such manner as may have been previously consented to and approved by the Board of Directors or its Manager, if any.
10. Only seasonal furniture, or approved storage sheds are allowed on patios. No hanging of clothes is allowed on patios. Patios shall not be used for garbage.
11. No motor vehicle, boat, trailer, camper, snowmobile, or commercial vehicle, machinery or equipment except a valid licenced private passenger automobile or van shall be parked anywhere in or upon the Common Elements.
12. No repairs or adjustments shall be made to a private passenger automobile or van anywhere in or upon the Common Elements.
13. It is prohibited to park any private passenger vehicle that is not being used from day to day or which is undergoing repairs of any nature in or upon the Common Elements.
14. It is prohibited to erect, place or maintain any article or thing in or upon the Common Elements including, without being limited to, fences and gardens, clotheslines, incinerators, garbage disposal equipment, baby carriages, toys bicycles or barbeque equipment (without the express approval of the Board of Directors).

15. It is prohibited to erect any television antenna, aerial, tower, or picture in or upon the Common Elements. Satellite Dishes may be erected if location and method of attachment has been formally approved by the Board.
16. It is prohibited to keep any animal, livestock or fowl of any kind in or upon the property except that one (1) dog or one (1) cat or caged birds (other than pigeons) may be kept within any unit as long as the same is not deemed to be a nuisance. It is contrary to City and Condominium By-Laws to allow dogs to run loose. Dogs must be kept within the privacy area of your unit with the chain not extending past the privacy fence.
17. The Board may, from time to time, make some additional rules and regulations or vary and amend such rules and regulations respecting the use of Common Elements for the purpose of preventing unreasonable interference with the use and enjoyment of all units and Common Elements.
18. It is necessary to register any vehicle parked in a "Guest Parking" space. The number to call is **226-946-6353** and leave licence plate number and make of vehicle. Residents may not use the guest parking spots at any time. If you require an extra parking space, contact the Board to see if any are available. Vehicles not registered, those which are delinquent (without current tags, flat tires, abandoned, etc.) and those improperly positioned will be towed **WITHOUT NOTICE!**
19. All window air-conditioner units must be installed using a Board approved support in order to maintain safety and prevent window damage.

Owners are responsible for notifying tenants of the Rules & Regulations. Garage unit owners are reminded that improper positioning of vehicles and/or infringing on Common Areas and walkways are in violation and subjected to towing as well.

Board of Directors
Essex Condominium #3