

The Rules: at The Edgewater
VICTORIA CONDOMINIUM CORPORATION NO. 15

Revised: January 2026

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These Rules are designed to ensure the well being of the larger Edgewater community, and to comply with various provincial and municipal legislation. The Rules are approved by the Board of Directors and any interpretation of the Rules rests solely with the Board. Any Owner who feels a Rule has not been followed will advise a Board member in writing, and the Board will follow up with the Owner. The Board will be fair and even-handed in applying the Rules. If an Owner violates the Rules, then the Board will follow the steps outlined in Section 23 - Problem Solving - to resolve the situation.

Under the Condominium Act, Section 29 and By-Law No. 1, Article HI (2) C, the Board may make and amend from time-to-time Rules governing matters affecting Owners' mutual interests in effective governance and quiet enjoyment of the property.

The Rules, as set out below, in accordance with the Corporations Declaration, were duly established by resolution of the Board of Directors and must be observed by all Owners; and the term "Owner" includes the Owner or any other person occupying or visiting a unit.

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*****IMPORTANT GENERAL RULE re: Common Elements & Areas*****

Changes to any and all 'common elements' or 'exclusive use common elements' can only be made or implemented by the Board.

1. SIGNS & BULLETIN BOARDS

- a) No sign, advertisement or notice including "FOR SALE", "FOR RENT", or "OPEN HOUSE" will be inscribed, painted, affixed or placed on any part of the common elements (placed in/on doors or windows) whether inside or outside of the buildings, or in units visible through any window. No real estate "open houses" will be permitted.
- b) A "sale of unit" 4x6 card can be placed on the bulletin board of each atrium and clubhouse for a period of two weeks. The dated card would state the unit number, description of unit, price and a contact phone number. This would be monitored by our resident Real Estate Volunteer or Board Secretary.
- c) The clubhouse bulletin board is for posting the sale of personal items of Owners only. Postings must include the name, date, unit # & phone # of the seller as well as the type of article & a description. A one-month time limit is allowed for the article to be on the bulletin board & it is the responsibility of the seller to remove the posting when the article is sold.
- d) The clubhouse bulletin board is not for retail or business sales.
- e) The clubhouse bulletin board is also available to post events that are occurring in the Bobcaygeon area. Event notices will be monitored by the Board Secretary & removed as necessary.
- f) The atrium bulletin boards are used for the posting of Board notices as well as upcoming social events. Edgewater social event postings on these boards will be removed upon completion of the event.

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2. SALES

- a) No public auction or garage sale will be held on any part of the Edgewater property.
- b) Edgewater community-only sale may be held in the clubhouse (with prior written permission of the Board). During any sale The Edgewater will not be responsible for any damage or loss.

3. HAZARDS

- a) No Owner/Resident will do, or permit anything to be done or kept, in his unit or exclusive use areas therein or thereon 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/Residents, or in any way injure or interfere with their enjoyment, or conflict with any of the rules and ordinances of the Board of Health or any statute or municipal by-law or requirement.
- b) All doorways, hallways and/or entranceways must be kept clear at all times to allow access for Emergency Service Personnel
- c) Hoarding affecting surrounding neighbours i.e. odour, dust, mould or risk of structural damage is not allowed.

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4. UNIT MODIFICATIONS & FACILITIES

A) Modifications

1. No modification to unit facilities or exclusive use common areas will be undertaken without written Board approval unless precluded by the Declaration Article 111, Section 1(d). A form S98 may be required to be created and registered (at owners' expense) prior to the commencement of any construction or demolition and the renovation.
2. Board approval of modifications may be granted where they can be accomplished without adversely affecting other units or the common elements. The modification may require a Municipal building permit & drawing, or other professional reports.
3. Any modification approved by the Board must be done by a qualified tradesman, or if done by an Owner must still be subject to appropriate permits and inspection by the Federal, Provincial and Municipal authority, all at the Owner's expense.
4. The Board may request a visit to the unit to preview the planned changes.
5. In addition to other permits the Board may request, dependent on the planned changes, an Engineering Report provided at the Owner's expense.
6. The return cold air ducts must not be removed. They are required for proper air circulation and functioning of your furnace.
7. No renovations that include anything above the ceiling level in your unit, for example a duct into the ceiling.
8. Storm Windows are not part of the Standard Unit as outlined in Schedule "A" of VCC #15 Bylaws. They are not owned nor are they the responsibility of the Corporation. If they have to be removed for window maintenance or replacement it would be at the owner's expense.

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9. If you are expecting to need the front entrance door to your building left open for a contractor to bring materials in or out the Board must be notified in order to set the bypass on the automatic door. If the closing mechanism breaks down because it has been forced open, the owner will be responsible for the cost of the repair

B) Electrical

1. Owners will not overload existing electrical circuits.
2. Owners will not use the common element lamppost electrical outlets.
3. Qualified electricians must do any electrical upgrades or replacements and new CSA approved equipment must be used.

C) Plumbing

1. Residents will not use Unit plumbing fixtures other than for the purposes for which they were constructed, no debris such as sweepings, garbage, rubbish, rags, ashes, coffee grounds, oil, caustic chemicals etc., should ever be placed into any drain.
2. Any damage resulting from misuse of such fixtures/facilities will be borne by the Owner.
3. Qualified licensed and insured plumbers must perform any plumbing repairs, upgrades or replacements and new approved equipment must be used.
4. By October 15th of every year, ensure that all exterior garden hoses have been drained, removed and the water has been shut off at the source.
5. In the winter months, if you are away, the heating must be maintained at or 10 degrees Celsius (50 degrees F) or higher. The Owner is responsible for any damage/bursting of frozen pipes.

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D) Air Conditioning

No replacement air conditioning equipment will be installed in a unit without the prior written approval of the Board. This approval will be subject to meeting the following requirements:

1. Equipment will not be installed in or upon the common elements (including any part thereof over which any Owner has exclusive use or access);
2. All equipment, connections, wiring etc. must be CSA/ULC approved for the installation;
3. Equipment must, without exception, be a water-cooled system which must be located in the storage room within the unit. The Board would consider an alternative option as technology changes;
4. Water cooled equipment will be individually metered for the purpose of determining water consumption. The expenses relating to such water will be determined by the City of Kawartha Lakes water & sewer rates and be payable by the unit Owner upon the receipt of the Board's invoice;
5. The unit Owner will be completely responsible for the cost of the air conditioning unit and the water meter and their installation, and for the cost of proper operation and maintenance.

5 SUN SCREENING & WINDOW COVERINGS

- a) No awnings, shades, blind or privacy screening shall be erected over and outside the windows or patios and no type of exterior applications are permitted.
- b) All draperies and blinds visible through any windows will be of a light, neutral, white or off-white tone.
- c) No screened tent, gazebo or netting from an umbrella is allowed.

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6 PATIOS

In accordance with the Declaration, the Corporation shall repair and maintain the common elements. The Corporation is responsible for the repair and maintenance of the patios. The patio stones and the wooden borders will be repaired and maintained so that worn, broken, or tripping hazard stones (including sink holes) will be repaired and rotten, broken wooden borders will be replaced. Owners are expected to maintain the appearance of their patios except as noted above.

- a) Any changes to flower boxes, patio stones, trees, storage boxes and the general unit patio layout must have written, pre-approval of the Board.

Flower boxes, planters and shrubbery

- b) Any new or replacement planting boxes must be of a reasonable size, be aesthetically pleasing and of sound construction. The balance between the need for privacy and obstruction of view and/or airflow must be considered in your plan. The scale and appearance should be in keeping with the size of the patio area and surroundings and should not be overbearing. Any wall-like, privacy structures or plantings are not permitted unless deemed appropriate by the Board. It is imperative that you submit a layout drawing, including measurements, to be reviewed and approved at the sole discretion of the Board before you start your project. Each situation and location is unique and will be deliberated accordingly. Please note that when you remove an existing planting box there may not be patio bricks.

- c) Owners will be permitted to landscape their specifically designated planting areas only.

Storage Boxes

- d) Storage boxes (limit 2 per unit) are to be a maximum size of 4' high and 5' wide x 32" deep and must not obstruct the view or appearance of the patio. Those not meeting the above criteria will be removed at the Owner's expense.

Tree Removal

- e) Board approval is required to have a tree removed from your patio.

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Winter Tarps

- f) Tarps are used only for winter storage from October until May and only basic, neutral colors are permitted.

Patio maintenance

- g) The Board will perform an annual inspection of the patios. Any maintenance issues will be noted, and repairs planned and scheduled. Should an Owner request additional cosmetic changes, this may be accomplished by first seeking Board approval in writing. All costs relating to such additional changes will be borne by the homeowner. Please note such changes may require a section 98 Agreement.
- g) You are required to keep your patio clean and free of weeds. If your patio is not maintained you will be issued a notification by the Board and will be requested to take prompt action. Failing this, the Board will make arrangements to bring said patio up to standards at the Owner's expense.
- f) Power washing a patio for appearance purposes is allowed; however, Board approval must be given so that guidelines issued for this practice are followed. Guidelines include after care by ensuring that polymeric sand is worked into the cracks and set by lightly spraying with water to ensure a solid bond. This will help to minimize weeds and enhance the look of your patio. Power washing can only be done in the spring and fall. Please check with the Board or watch the notice board for the date of ant spraying - once ant spraying is complete, further power washing must wait until the fall.
- g) Caution to Owners applying weed treatments (organic, homemade or commercial) to exclusive use patios, to spray within the boundaries of the patio so as not to harm any common area grass.
- h) No one will harm, mutilate, or destroy any of the landscaping on any part of the common elements.

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Personal property on patios

- i) Only **electric or propane barbecues** are permitted.
- j) Furniture on patios is to be seasonal in nature.
- k) Hot tubs or ponds are prohibited.
- l) Propane fire pits and/or propane heaters will be considered for use with Board pre-approval.
- m) Plants, decorations, Christmas lights, bird feeders etc. are not to be hung from eavestroughs, soffits, fascias, lamp posts or trees on common elements.
- n With the exception of a water hose roller, items are not to be attached to the brick outside wall of your unit, however, brick clips may be used for attaching light decorative items to the wall.
- oi) Although Ontario laws permit the drying of clothes outside to save energy, the Edgewater community agrees that common practice of this would not be aesthetically pleasing. The occasional discrete use of a small, portable clothes rack should be utilized if required.

Wildlife

- p) For health and safety reasons, feeding pets, wild animals or waterfowl anywhere on the property or your patio is prohibited. Also for this reason, there is no storing of garbage on your patio.
- q) Bird feeders are allowed only on a patio, not on a tree branch, eaves or a window, with the Owner responsible for maintaining a tidy area beneath the feeder. Keep in mind that bird feeders drop seeds on to your patio and may cause weeds between the cracks.

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7 STORAGE

A) General

1. No combustible or offensive goods will be kept in the units or on the common elements, including exclusive use common elements, except that reasonable quantities of firewood and propane are permitted on the patios.
2. No bikes, scooters, motorized carts, walkers, wheelchairs or other such items will be stored on patios or in atriums, hallways, or parking lots or adjacent areas. The Board will consider an exception to this rule based on a written request and documentation supporting the request. The Board will remove these items at Owner's expense after 24 hours of being delivered a written notice. Bikes may be stored on a patio under a tarp for the winter months (October to May) only.
3. Motorized scooters/carts must be stored in your unit, or by the bike rack in the east parking lot. The Board will consider an exception to this rule based on a written request and documentation supporting the request.
4. No watercraft items to be stored on patios, in the parking lot or any common element at any time.

B) Attics (are exclusive use common elements)

1. Owners will be permitted to make use of that portion of the common elements attic, accessible exclusively through their units as originally constructed for storage purposes.
2. No construction or modification of any kind is allowed in the attic. The Board, at the Owner's expense, will remove any change found & restore the attic to its original condition.
3. The storage of non-combustible, non-liquid household-related goods is permitted only on the specially constructed storage floors such that no portion of such goods rests upon ceiling joists or insulated areas. The attics were designed for light seasonal storage i.e. Christmas decorations, garden rakes, etc. The total weight of such goods will not be excessive and will be evenly distributed.

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The Board will notify owners when their attic storage is deemed to be excessive. A timeline for correction of the situation will be given to the owner in writing. If the Owner fails to act within the given timeline, the Board will act to correct the situation and charge the Owner any costs involved.

4. Owners will be solely responsible for any and all damages to their unit, adjacent units, or the common elements as a result of their use of this storage area.
5. The Board will, during its annual inspection of all Edgewater units, verify the integrity of the attic including venting, attic ladder, insulation and construction.

8 GROUNDS & COMMON ELEMENTS

- a) No spraying of weed killer on common ground is permitted. Be cautious if spraying on a windy day that overspray does not reach common elements.
- b) Cutting or trimming branches from trees located on common elements is not permitted. If you would like a tree trimmed, please complete a maintenance request form and put it in the Board mailbox in the clubhouse. Cutting or trimming will only be done once approved by the Board.
- c) If you have a maintenance issue or request, please complete a Maintenance Notification/Request form (available in the clubhouse foyer or see "Forms" under the Owner/Occupant Information tab on The Edgewater website) and place it in the Board box; OR send as an email attachment to the Board via bodvcc15@gmail.com. This allows the Board to log and monitor maintenance issues. No requests should be made directly to our maintenance staff unless in an extreme emergency.

9 ATRIUMS, DOORS & HALLWAYS

- a) Nothing will be placed, hung, or attached on atrium or hallway walls, light fixtures, beams or on floors. The exception is board issued fire extinguishers and bulletin boards in designated areas.

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- b) Door decorations are allowed throughout the year; however, seasonal items for special events (i.e. Christmas, Easter, and Halloween) may be put up 1 month before the event and must be removed within 2 weeks after. Seasonal items only may be placed on the benches in the atriums, not in the ivy gardens, and cannot require electrical hook-up. These items must follow the same time limitations of 1 month before and 2 weeks after. Seasonal items not following these rules will be removed by the Board.
- c) No live evergreen is to be used in the atrium as door garland (Fire Code).
- d) No storage of personal items will be permitted in the building atrium, entrance doors or hallways (Fire Code).

Ventilation

- e) The rear entrance doors may be left open for ventilation in the warmer months, however, it is your responsibility to close them by later afternoon. Do not leave exit doors open in the winter.

Automatic Front Doors

- f) The front entrance doors are operated by a mechanism that has various settings controlled by a switch on the door header. For this reason, these doors should never be held open with a heavy object which could damage the control module and leave you responsible for the repair cost. If you require the door to be left open for moving or delivery purposes, please contact a board member so they can show you how to safely hold the door open so as not to cause damage.
- g) Exterior doors may be opened and closed for ventilation purposes during warmer days at the discretion of maintenance personnel and/or Board Members only.

Entrance doors to Units (including Patio Doors)

1. These doors are **common elements for your exclusive use**.
2. The Board will maintain the outer side of the door, and Owners are expected to maintain the inside.

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3. The locking device and latches are common elements and are the Board's responsibility to maintain.
4. If re-keying is required, contact the Board. Re-keying will be done by the Board's approved locksmith and mastered to the emergency key. This applies to all doors.
5. Any unit Owners causing damage to outer door frames and doors will be responsible for their repair.
6. Patio storm doors must be pre-approved by the Board. The colour and style must be compatible with the building and trim. **Patio storm doors are the owner's responsibility.**

10 MUNICIPAL WATER AND EXTENDED ABSENCES

- a) Water should not be left running on common element parklands, gardens or patios. Do not water grass in front of your patio. This is done by the sprinkler system which uses the water from the river.
- b) The exterior faucet on your patio typically does not have a separate shut-off valve. It is a frost-free spigot which works by ensuring that the water does not remain in the portion of the pipe that is exposed to the outside cold. When the faucet is closed, the valve inside the house shuts off the water flow, and the water remaining in the pipe section leading to the outside drains out by gravity. For this reason, it is important that your hose be removed to allow it to drain properly.
- c) If you are planning to be **absent for an extended period, be sure to shut off the main water valve in your utility room** before you leave, especially in the winter months when you want to ensure your outside hose has been detached.

11 OBSTRUCTIONS

Obstruction to the passage of emergency services or maintenance personnel is not allowed by any Owner, guest or contractor. Construction material is not to be left in the atriums.

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12 ANTENNAE

No television antenna, aerial tower, dish or similar structure will be erected on or fastened to any unit or common element area except for, or in connection with the common television system. The Board may consider a revision to this rule as technology allows.

13 GARBAGE AND RECYCLING

- a) Refuse or garbage must be in CLEAR PLASTIC BAGS and is to be placed in the appropriate bins located in the waste enclosures in the parking lots. Recyclable materials must be properly sorted according to the guidelines issued by The City of Kawartha Lakes.

<https://www.kawarthalakes.ca/property-environment/garbage-and-recycling/>

https://www.kawarthalakes.ca/media/dk4kcddu/what-goes-where-2026_accessible.pdf

GREEN BIN - recyclable glass, plastic, and metal containers

BLUE BIN - paper, cardboard, egg cartons, paper towel rolls and flexible plastics (ie. bread and milk bags, grocery bags, bubble wrap, overwrap, deli pouches etc.)

Please rinse glass and plastic jars before recycling. Cardboard boxes must be flattened and cut down to 2ft x 2ft pieces to fit in the paper bin. This is the Resident's responsibility, not our maintenance contractor's.

It is important to take the time to dispose of your waste and recyclables PROPERLY. The City can refuse to empty bins containing black garbage bags for example, which then becomes a problem for your board of directors.

- b) Special large item disposal days, determined by the board, occur twice yearly (spring and fall) where large items can be brought to a designated area in both parking lots only on the day specified. No items slated for this are to be left on patios or common elements before the evening prior to the scheduled pick up.
- c) With the exception of special garbage disposal days, Owners must arrange for the removal of items not accepted in the regular garbage pick-up. The City of Kawartha Lakes has special days for hazardous waste, electronics, textiles, etc.

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- d) There is no dumping of any refuse or garden clippings on any Edgewater property or the properties which abut Edgewater.

14 PARKING

- a) Owners are permitted to park, in their exclusive use parking space, one automobile, SUV, private van or pick-up. Licence plate # and vehicle description is to be provided to the Board in writing. License plate # and vehicle description is to be provided to the Board in writing. This does not include a 'restricted vehicle' such as a trailer, boat, ATV, recreational vehicle (including visitors), snowmobile or commercial-use truck or bus.
- b) Owners/Residents can park a recreational vehicle for a period not exceeding 24 hours for the purpose of loading & unloading the vehicle. Owners/Residents can contact the Board should a temporary extension be necessary.
- c) Owners with 2 vehicles will park the second vehicle in an unreserved parking area other than marked "Visitor", when and where possible. All vehicles' license plate numbers and model descriptions are to be provided to the Board in writing or via email.
- c) No vehicle will be driven on any part of the common elements other than designated driveways and parking areas and no parking in or on entry ways. Standing short periods for passengers during inclement weather or for disabled persons is allowed on asphalt only, never on interlocking bricks.
- d) No vehicle of any nature will be repaired on any part of the common elements.
- f) Bicycles and similar vehicles must not be driven in the atriums, on walk ways, boardwalk or paths, and must be parked in designated areas.
- g) 'Restricted vehicles', tents, equipment or machinery of any kind must not be used, parked or stored on any part of the common elements.
- h) Nothing will be stored in the parking lot (e.g. brooms, shovels, carts, walkers, wheelchairs, etc.) Excepted are electric cords for plugging in the car, maximum 3m stored neatly at the post. Owners seeking an exception to this rule must send a written request to the Board with documentation explaining the need for an exception.

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- i) To allow the parking lot to be plowed in the winter months, an Owner must remove their vehicle from the parking lot at the time requested. Owners who are going to be away overnight or longer must make arrangements for their vehicle to be moved off the property during their absence.
- j) Bicycles are to be removed from the parking lot by November 1st of each year. The Board will attempt to contact the owners of bicycles that remain after November 1st as a courtesy reminder. If the Board cannot reach the resident, or the resident fails to act in accordance with the rule after this reminder, the bicycle will be removed to the dump at the Owner/Resident's expense.

15 PETS

- a) No animals other than domestic pets (dog, cat, bird) with a maximum weight of **11.3 kg/25 lbs** at maturity will be permitted. Only **ONE pet** is allowed per unit.
- b) No pet, that is deemed by the Board in its absolute discretion, to be a nuisance, will be kept by any Owner of any unit, or on any other part of the property. Within two weeks of receipt of a written notice from the Board requesting its removal, the Owner must permanently remove such a pet from the property. The Board will document what steps were taken to avoid this outcome.
- c) Pets are **not permitted on the common elements without being on a leash** and must **not be tied up in such a way that they can access common grounds - other than the Owner's exclusive use patio.**
- d) Pets are not permitted in the clubhouse or within the swimming pool enclosure.
- e) Owners must clean up immediately after their pets and repair any damage to the property.
- f) Visiting Pet Owners must follow all rules listed above and are held to all the same obligations, including to repair any damage. **The duration of a visit is not to exceed 72 hours.** The Edgewater Board in its full discretion has the absolute right to deny any visiting pet access to the premises at any time. Where possible the Board would request to receive advance notification for visiting pets, including a description and length of stay.

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- g) Service Dogs are by law allowed on our property, the proper registration with the province of Ontario for the animal and a letter from a medical professional stating that this is required on a full time basis.

16 NOISE

Owners, their families, guests, visitors and contractors must not create or permit the creation of, or continuation of, any noise or nuisance which, disturbs the comfort or quiet enjoyment of the property by others. The Board will document what steps it takes to resolve any noise issues.

17 RECREATIONAL FACILITIES

No one under the age of sixteen may enter the Clubhouse nor use any of the facilities (e.g. pool table, shuffleboard, swimming pool) unless accompanied by an Owner or an adult designated by the Owner.

The clubhouse, all atriums, hallways, and swimming pool are designated as 'non-smoking' areas. Discarded smoking materials must be deposited in an appropriate container.

A) Clubhouse and Special Events

- 1) Approval for the use of the Clubhouse is at the sole discretion of the Board. Owners are encouraged to use the Clubhouse for personal enjoyment and special events. An Owner may reserve the use of the Clubhouse through the designated Clubhouse Coordinator or the Board. The coordinator will ensure the Owner signs a document outlining the Rules and expectations of Owners when using the Clubhouse.
- 2) The Owner will be responsible for any damage incurred to the facility or any of its equipment. The Owner is responsible for removing all garbage (kitchen and washrooms) and any decorations for their event, and for ensuring that the facility and equipment are left in good repair. They are also responsible to return all furniture and equipment to their original positions.

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- 3) The Owners are expected to follow the clubhouse manual "Operation Instructions" when using the facility and its equipment.
- 4) Pets are not allowed in the Clubhouse.
- 5) Residents are responsible to ensure their guests park in the designated "Visitor" spaces.

B) Swimming Pool

1. No one under the age of sixteen may enter the pool enclosure, nor use any of the pool facilities, unless accompanied by an Owner or an adult designated by an Owner.
2. Rules, as posted in the pool area, are applicable to all users.
3. For reasons of hygiene, pets are not permitted within the pool enclosure.
4. Children not toilet trained are only permitted in the pool wearing 'swim ups'.
5. No glass is allowed in the pool enclosure.
6. Chairs and loungers surrounding the pool area must be kept in the designated area and need to be at least 6 ft. away from the edge of the swimming pool. This is a Board of Health safety issue.
7. When you leave the pool area, please put all furniture as you found it and make sure the umbrella is down to avoid wind damage. Remove any garbage or empty drink containers as there is no garbage container at the pool site.
8. Those that choose to ignore the rules may be asked to leave immediately, will be charged any cost incurred and may, by the Board's absolute discretion, be banned from the pool. The Board will document any steps that it takes in this regard.
9. Occasionally the solar blanket is left on the pool due to inclement weather. If you wish to use the pool on these days, please roll back the cover completely and replace it when you are finished.

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10. No large flotation devices (child size only) are to be used in the pool enclosure.
11. All owners and guests are required to follow the above rules and the posted rules set out by the Board of Health. The entrance gate to the pool is to be locked at all times.

Docking

Edgewater dock is a PRIVATE dock and does not allow temporary docking for anyone.

Because the waterfront is limited, access privileges have unique guidelines.

Owners must follow the rules below to have authorized docking privileges. Any harassment of the Dock Master or BOD will not be tolerated and may result in the loss of docking privileges.

1. The boat slips and kayak racks at the waterfront can only accommodate a limited number of watercraft. They are exclusive use common elements. The watercraft owner must reside at the Edgewater. **PRIOR** to bringing your watercraft to our private dock, you are required to complete the standard requisition which can be obtained from the Dock Master, who is a resident volunteer. Requests not in keeping with the docking rules will be forwarded to the BOD for resolution.
2. Boat slips and kayak cradles are common use elements and cannot be passed on with the sale of a unit or when given up. There are NO exceptions to this rule.
3. There are 8 slips for motor boats at the Edgewater (2 covered and 6 uncovered) with one boat per slip.
4. **PRIOR** to bringing your motorized boat to our private dock, all registered owners of motorized boats must supply a **Small Craft Registration** and a current copy of their **liability insurance policy**. There will be no exceptions. **PRIOR** to the expiration of your current policy, please be sure to submit to the Dock Master, a copy of your renewal. This also applies if there are any changes to your policy during the boating season.

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5. Owners are responsible to securely tie up their boats. Failure to do so may result in damages to the dock. The cost for repair to the dock, boardwalk etc. is the sole responsibility of the watercraft owner. Please be advised water levels may fluctuate during high winds and storms.
6. No modifications to the dock bumpers, tie-up rings, kayak/canoe cradles or the dock itself can be made unless approved by the Board.
7. New boat slip assignments will be determined on an annual basis by the Dock Master and are restricted to one boat per residence. Docking assignments for boats and kayaks will be carried forward year to year unless you submit a request to relocate (see below).

All other non-motorized watercraft racks & tie ups will be allocated based on the number of residents in the unit.

8. The Board or the designated Dock Master will keep a "waiting list" of owners who wish to dock a boat at the Edgewater. Residents that have been offered a slip, rack or paddle boat position and turn the docking spot down must re-apply. The new seniority date will be the re-application date. The list will include current slip occupants who seek to move to a different slip. This list will be kept in chronological order according to the date that a request is submitted, in writing, to the Board. Current slip occupants will have first chance of relocating to any available openings before others on the "waiting list" are considered. Those who have occupied a space on an ongoing, annual basis at the Edgewater will be assigned seniority. The most senior on the list will be given first chance at any new slip openings.

The same seniority procedure will apply for motorized watercraft.

9. Covers on boats must be professionally done and in good repair.
10. Annual docking fee rates will be determined by the Board and must be paid in advance of taking possession of a boating slip or kayak rack.

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18 CONDOMINIUM UNIT RENTALS

The term for condominium unit rentals is a minimum of six months. It is the Owner's responsibility to inform the Board of Directors of an upcoming rental; the lease must be drawn up using the current Ontario Government Lease form which includes condominium rentals. A summary of the Lease form must be filled out and submitted to the Board prior to the commencement of the lease.

19 GUEST USE OF OWNER'S CONDOMINIUM

If you allow guests to use your Condo unit while you are off property, you must supply all relevant information (i.e. name(s), home address, dates of stay, applicable telephone numbers, emergency contact information and the make/model and licence plate number of their vehicle) to the Board via the Board mailbox in the clubhouse or an email to bodvcc15@gmail.com. It is the owner's responsibility to ensure their guests are aware of all basic rules, including handling and disposing of all garbage and recycling.

20 IMPROVEMENTS OR SUGGESTIONS concerning GROUNDS or BUILDINGS

Please submit any suggestions for improvements or repairs **in writing** by completing a maintenance request form placed in the Board mailbox in the clubhouse or an email to the Board at bodvcc15@gmail.com.

21 OWNER LIABILITY

Any loss, cost or damage incurred by the Corporation, by reason of breach of any Rules in force from time-to-time, by any Owner or guests, contractors or agents will be borne by such Owner and may be recovered by the Corporation from the Owner in the same manner as common expenses.

22 SPECIAL DEVIATION

Deviation from, or a temporary postponement of these Rules may be granted by special permission given in writing and approved by a quorum of the Board providing that such special permission will be limited to a specific purpose for which it was granted and will not be considered as a precedent.

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23 PROBLEM SOLVING

This section describes the procedure the Board will follow to address violation of the Rules.

- a) Two people will visit the Owner to discuss the violation, at least one being a Board member, and a verbal warning will be given describing the issue. If the offending party explicitly refuses to comply with a request to cease a violation of the rules and/or the issue raises safety concerns, the Board will move to 23(b) immediately or take the necessary steps to remove any safety threat.
- b) If corrective action is not taken within 7 days, the Board will write to the Owner specifying what must be done to correct the situation.
- c) If corrective action is not taken within 7 days of the written notice, the Board will take appropriate measures to correct the violation & the Owner will be responsible for any charges incurred.
- d) If necessary the Board will take legal action and the offending Owner must realize they will be responsible for all legal and court costs.

24 HARASSMENT RULE

The Beneficial Aspects

When people live together in a condominium community, a wide range of problems can arise, especially when people disregard or lack respect for the rights of others. Residents, contractors and staff are encouraged to participate in the condominium community free from any unnecessary and unwelcome conduct from others. The Harassment Rules have been drafted to protect residents, the Board of Directors, contractors, volunteers, and staff from all forms of harassment.

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The Harassment Rule states:

1. No person on the Corporation's Property or shared facilities shall engage in any violent or harassing conduct toward any other person or injure, harass, threaten, accusatory behavior, intimidate, annoy, disturb or initiate any defamatory, threatening, hateful, racially derogatory or discriminatory statement action or participate in any illegal or harmful conduct toward any other person.
2. In this rule, a "person" may include the Corporation's unit owners and occupants, their visitors, guests and invitees, any of the Corporation's representatives, directors, managers, or workers and any contracted worker on the Corporation's property.
3. Harassment consists of any oral, written or online statement action or behavior which is annoying, intimidating, threatening, violent, sexually harassing, racial, cultural or which causes or may cause physical or psychological harm, fear, humiliation or embarrassment which, objectively determined on a reasonable basis is known or reasonably ought to be known to be unwelcome or offensive.
4. Harassment also includes but is not limited to any verbal abuse, insulting comment, joke, gesture conduct or touching, contrary to any of the grounds of workplace harassment or sexual harassment set out in the Ontario Human Rights Code of the Corporation's Workplace Violence and Harassment Policy, all of which provisions are hereby made applicable to relationships, behaviors and conduct among unit owners, occupants, visitors, staff, contractors and the Corporation representatives and which provisions may be enforced under this rule.
4. Harassment also includes door to door canvassing or solicitation unless authorized by section 118 of the Condominium Act 1998. Persons are further deemed to be harassing an occupant and committing unlawful trespass if they or any part of their bodies cross over the threshold into a suite or block any suite door from closing without being expressly invited inside by the occupant.