

SCHEDULE « A »

LE VILLAGEOIS DE LAFONTAINE LAFONTAINE RESIDENTIAL CORPORATION

RULES AND REGULATIONS

The following Rules and Regulations shall be observed by all Residents and the term “Residents” shall include any Owner or Occupant, and any other persons occupying any part of the Unit or with the Corporation’s approval, including without limiting the generality of the foregoing, the Resident’s family, and any invitees or licensees of the Unit. The intent of these Rules and Regulations are to enhance the quiet enjoyment of all the Residents living in the building and to maintain the value of the property.

1. **Air conditioning and electric fireplaces:** Are optional and the sole responsibility of the Unit owner.
2. **Alterations or additions to structure:** You may not alter or add to the Unit any structures without our written permission. Should any structure be erected without our permission, it may be removed by us, and the cost of such removal will be added to your Occupancy Charge.
3. **Alterations or repairs:** (other than of an emergency nature) to your Unit by professional workmen and any type of work performed by you of a nature which could disturb other Residents must be done between the hours of 9:00 a.m. and 6:00 p.m., Monday through Saturday only.
4. **Auction:** No auction sale shall be held in the Unit or the Project or any part thereof without the prior written consent of the Corporation.
5. **Awnings:** No awning or shades shall be erected over and outside of the windows and balconies of the Unit or the Project without the prior written consent of the Corporation.
6. **Damages:** Any losses, costs, or damages incurred by the Corporation by reason of a breach of any rules and regulations in force from time to time by any Resident or by his family, guests, servants, agents or Residents of the Unit, shall be borne and/or paid by such Resident and may be recovered by the Corporation against such Resident and/or the Owner on demand.
7. **Drapery and Drapery Tracks:** Each Resident is responsible for arranging their own window coverings and/or drapery. All outward facing window coverings must be off-white in colour or lined with off-white material so as to give Le Villageois a uniform exterior appearance.

8. **Electrical Circuits:** Residents shall not overload existing electrical circuits in the Unit.
9. **Enforcement:** The Corporation may implement and enforce any other Rules or Regulations from time to time, where it deems them reasonable or necessary consistent with the preamble above to enhance the environment for the Residents, subject to the prior approval of at least two-thirds of the Purchasers (having one vote per Unit).
10. **External Signs:** No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the Unit whatsoever without the prior written consent of the Corporation.
11. **Fire Safety:** No Resident shall do, or permit to be done in the Unit, or bring or keep anything therein which will in any way increase the risk of fire or the fire insurance premiums on the Project, or on property kept therein or obstruct or interfere with the rights of other Residents or in any way injure or annoy them, or conflict the regulations of the local fire department, or with any insurance policy carried by the Corporation or conflict with any of the rules and ordinances of the local Board of health, or with any municipal bylaw or any provincial or federal statute or regulation.
12. **Garbage Disposal:** The Resident shall not place, leave or permit to be placed or left in or upon the Unit, any debris, refuse or garbage except on days designated by the Municipality or Township in which the Project is located as garbage pick-up days, nor shall he place or deposit same except securely wrapped, in an area designated by the Corporation and in appropriate receptacles.
13. **Insurance:** Residents must provide insurance for the contents of their Unit. The Corporation shall provide general liability insurance for the Property and the cost of this is part of the monthly maintenance fee paid by the Owner.
14. **Keys:** The Resident shall deliver all keys of the Unit and any other keys to the Project in the possession of the Resident to the Corporation on termination of the tenancy.
15. **Landscaping:** No one shall harm, mutilate, destroy, or alter any of the landscaping work on the Project or surrounding property including grass, trees, shrubs, hedges, flowers or flower beds. No one shall uproot existing plants, hedges, shrubs or trees, nor plant new shrubs, hedges or trees in any part of the Project or surrounding lands without prior written consent of the Corporation.

16. **Locks:** Residents shall be responsible for keeping locks and trimmings in good condition on any doors and windows of the Unit; wherever any part thereof shall become lost or broken, the same shall be immediately replaced or repaired under the direction and to the satisfaction of the Corporation and shall be paid by the Residents of the Unit.
17. **Movement of Goods:** No goods, chattels, fixtures or other items that overload the floors of the Unit shall be brought into or onto the Unit nor shall items be moved on, in or over floors, sidewalks, steps, stairways, lawns or other property of the Corporation so as to damage such property. Residents will be held responsible for any damage caused by movements of their goods in, out of or about the Unit.
18. **Parking:** Spaces shall be assigned and may be changed from time to time. No motor vehicles other than a private passenger automobile, station wagon, or mini van may occupy your driveway space. No commercial vehicle, boat, camper or trailer (other than a three-quarter ton or less truck) shall be parked at Le Villageois or on any part of the Common Areas and Facilities without prior written consent and for a limited time as set by us. No motor vehicle shall be driven on any part thereof other than on a driveway or designated roadway. The spaces designed for handicapped accessibility are to be reserved for those who can demonstrate a need. Bicycles and scooters must be stored in designated areas and shall not be ridden on any part of the Common Areas and Facilities other than on driveways. No motor vehicle shall be parked on any part of the Common Areas and Facilities other than a designated parking space. Machinery or equipment of any kind shall not be parked on any part of the Common Areas and Facilities. All parking areas are for the common use of all Residents and their visitors.
19. **Pets:** No pet shall be kept in a Unit or in any other part of the Project except with the specific written permission of the Board of Directors. Such permission shall only be given provided that:
 - a) each pet is of a friendly disposition and not of a nature that would make an average person wary,
 - b) each pet must be under the owner's control at all times including the prevention of noise and other annoyances which bother other residents,
 - c) each pet must be accompanied by its owner and be on a leash or in a cage or carried at all times when outside of the unit and shall only be allowed in the common areas as a means of accessing the exterior of the Property,
 - d) each pet must be legally allowed in the community and licensed by the local authorities as required,
 - e) each pet must have all vaccinations, checkups and other treatments as required or suggested by veterinarian standards and practices,
 - f) more than one pet will be permitted per unit subject to special consideration by the Board of Directors,
 - g) no exotic pet shall be allowed.

Further, it is acknowledged that if a complaint is received, the Board of Directors will review the circumstances and, at the absolute discretion of the Board, provide a written request for the Owner to address the cause of the complaint or to permanently remove the pet from the Property or the Owner will be considered in default by the Corporation.

20. **Quiet Uses:** Residents and their families, guests, visitors, servants, agents and invitees shall not create or permit the creation of continual noise or nuisance which, in the opinion of the Corporation, may or does disturb the comfort or quiet enjoyment of the area by other Residents of the Project or the respective families, guests, visitors, servants and persons having business with them. Municipal bylaws dealing with such issues shall be followed.
 - a) No noise, caused by any instrument or other device or otherwise, which in the opinion of the Corporation may disturb the comfort of the other Residents of the Project shall be permitted, consistent with Municipal bylaws.
 - b) Further, all floors shall be covered in a manner to suppress noise created that might disturb other Residents.
21. **Repairing Equipment:** No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind in the Unit or the Project or the land upon which the Project is located unless in a designated area or with the written consent of the Board of Directors.
22. **Right of Entry:** Except in emergencies, we or our agents shall not enter your Unit without giving 24 hours written notice to you, and such entry must be done between the hours of 9:00 a.m. and 6:00 p.m. Monday through Saturday only. We shall have the right to show the premises during reasonable hours, to a prospective purchaser after written notice by you of moving or transfer.
23. **Sills:** Nothing shall be placed on the outside of window sills or projections of the Unit unless properly secured.
24. **Smoking:** Smoking is allowed in your apartment and on your balcony as well as at least 10 meters (30') from the building. It is not allowed anywhere else, including in the residential care wing, Le Foyer. (modified 09 2009)
25. **Storing Unsafe Items:** No stores of coal or any combustible or offensive goods, provisions or materials shall be kept in the Unit, the Common Areas and Facilities or elsewhere in Le Villageois. You also agree not to have any hazardous, toxic or other types of pollutants or substances in Le Villageois except for household products in amounts commonly found in residential homes. You agree to hold us harmless and indemnify us for any damages, claims, costs and expenses incurred by us as a result of your having such substances in your Unit.

26. **Throwing Objects:** Nothing shall be thrown out of the windows or doors of the Unit.
27. **Toilets:** The water closets and other water apparatus shall not be used for purposes other than those for which they were constructed, and no sweepings, garbage, rubbish, rags, ashes, chemicals, or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the Resident who has, or whose family, guests, visitors, servants or agents have caused such damage.
28. **Unit Temperature:** The Unit must be maintained at a minimum temperature of 12 degrees Celsius (55 degrees Fahrenheit) during the winter months.
29. **Walkways:** The sidewalks, entries, passageways, walkways and driveways used in common by the Residents and other Residents shall not be obstructed by any of the Residents or used by you, your guests or persons having business with you for any purpose other than for ingress and egress to or from the Unit.
30. **Water:** Water shall not be left running in the Unit unless such water is in actual use. No toxic material whatsoever shall be disposed of in any drain within the Unit, the Common Areas and Facilities.
31. **Weather Damage:** Residents must observe strict care not to allow windows and doors to remain open so as to admit rain or snow or so as to risk the freezing of plumbing, heating or other facilities of the Unit or the Project. The Residents will be responsible for the cost of repairing or replacing such damaged radiators and pipes together with any other damage to the Unit or property of others resulting there from.