RULES AND REGULATIONS

Condominium living is different from living with the responsibility of your home. Each of us is expected to conform and adjust ourselves to the use and occupancy of his/her apartment so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of his/her apartment.

We are also expected to conform to the rules and regulations as established by each Board of Directors, for Lambton Condominium Corporation #13 at 8 Lake Road and L.C.C. #14 at 10 Lake Road. Conduct generally offensive to other owners or likewise disturbing to their peace and comfort will be considered a violation of the Rules if not specifically covered. Owners are held responsible for the conduct of their guests and tenants. Restrictions we impose on ourselves are for all of our mutual benefits and comfort.

All owners or tenants will be subject to and guided by the Rules and Regulations, Declaration, and Condominium Act. For your convenience, information and comfort, we submit the following;

GENERAL:
All complaints concerning misconduct, poor decorum, or infractions of the Rules and Regulations shall be reported in writing to the appropriate LCC#13 or #14 Chairperson or Secretary. The Boards of Directors of the Corporations reserve the right to change or revoke existing Rules and Regulations and make such additional Rules and Regulations from time to time as in their opinion shall be necessary or desirable for the safety and protection of the building and its occupants, and to promote cleanliness and good order of the property and to assure the comfort and convenience of all owners. All the forgoing provided that such Rules and Regulations be approved by a majority vote of the members of the Corporations which approval may be given at any regular of special meeting of the members or at any time in writing to make their guests aware of and abide by the same. All damages to the common area by owners or guests of owners or tenants shall be paid for by the owner.

Smoking is prohibited, as per L.C.C. #14 by-law, in 10 Lake Road building, apartments, on balconies and in all common areas of Old Orchard Park. Residents and their guests are restricted from smoking in the buildings and common areas including the clubhouse, and pool area, in accordance with Ontario Government laws to protect our residents from the significant health and increased death risks associated with smoking and the effects of second hand smoke. A designated smoking area is located at the ‘fire pit area’ at the west end of the property.

APARTMENT UNITS:

Interior maintenance of the apartment is the full responsibility of the apartment owner. If you have an emergency, call the Chairperson of the Corporation, or a member of the board, but preferably obtain outside assistance.

Locks - Master keys are to be kept with the Secretary and are to only be used in case of an emergency. If an apartment door lock is altered or a new lock is installed, the owner shall give the Secretary a duplicate key for use of the Corporation in case of an emergency.
BALCONIES & WINDOWS: Owners shall not allow anything to be thrown or fall from windows, doors or balconies. No sweepings, mop shakings or other substance shall be permitted to escape to the exterior of the buildings from balconies and windows. No towels, bathing suits, or clothing shall be hung from the balconies. Loose articles shall not be left on the balconies while the owner or tenant is absent for more than 72 hours. To maintain a uniform appearance, no projection shall be attached to the outside or to the balconies.

Carpets on balconies must not be glued down and are to be removed and stored in the fall and winter months to prevent deterioration of the cement. The floor portion of balconies are only to be painted with the specific type and colour of preservative paint designated.

Barbeques are not allowed on balconies as it is a fire hazard.

COMMON AREAS:
Security: No solicitors of any type shall be permitted in the building at any time except by individual appointment with a resident. All residents will report any suspicious person or incidents immediately to the Chairperson or other Board Member.

Building Exterior / Interior: The sidewalk, entrances, passages, elevator, stairway, corridors, hallways, lobby and other common areas must not be obstructed or used for any other purpose than that of ingress or egress to and from the premises. Entrance doors shall not be propped open and left unattended. Personal articles, containers of garbage, milk boxes, laundry, dry cleaning, or supplies shall not be placed in hallways, staircases, landings, or balconies. No sweepings or other substance shall be permitted to escape to the interior of the building from apartment doors.

COMPOST/ GARBAGE / RECYCLING:
All refuse must be properly bagged and put in the appropriate bins in the garbage shed located in the parking area. Recycle items should be clean, (jars, containers to be rinsed out) and put in the recycle bins. No garbage items or food stuff is to be put into the recycle bins. Other items such as small electrical appliances, used light bulbs and batteries put in the appropriate marked bin will be properly disposed of. Compost bins are available at the back of the property near the communal garden for residents to deposit vegetable peelings, plant material, and other compostable items.

10 LAKE ROAD, LOWER LEVEL:
Laundry Room: Rules are posted in the laundry room.

Storage Room: Each unit is assigned a locker in the. No flammable items are to be stored in this area. Passageways to these units must be kept clean and clear for entry.

Elevator use is at one’s own risk. Please take care when moving articles in and out of the elevator.

PARKING:
Parking spaces are designated for each unit owner’s exclusive use. The Board of Directors shall have the right to order any person whose vehicle is a nuisance or not currently documented to make other arrangements for said vehicle. Please drive slowly at all times in the parking area.

Guest parking:
L.C.C. #13 - 8 Lake Road is on the west side of the laneway in front of the building.

L.C.C. # 14- 10 Lake Road is at the south-east part of the parking area, facing north.
PETS AND ANIMALS:
L.C.C. # 13 - 8 Lake Road: No pets of any kind are permitted in apartments, building, or common areas.

L.C.C. # 14 – 10 Lake Road: As per the following bylaw: ‘No dogs shall be kept in any unit, as a pet or otherwise. In addition to dogs, no animals, livestock or fowl other than a pet shall be kept on the property, and no pet that is deemed by the Board, in its absolute discretion, to be a nuisance shall be kept by any owner in any unit or on any part of the property. Any owner who keeps a pet, which is deemed to be a nuisance, on the property or any part thereof shall, within two (2) weeks of receipt of a written notice from the Board of Directors requesting the removal of such pet from the property, remove the same forthwith.’

RECREATION BUILDING AND GROUNDS:
Clubhouse and library located in the Recreation Building are for your pleasure and enjoyment. A Social Calendar is posted for special events which can be arranged through the Social Committee. Everyone is asked to contribute to keeping the area safe and clean.

Workshop facilities in the basement of the Recreation Building are for the use of owners at their own risk, under the supervision of the Grounds Committee. Safety measures must be adhered to in all activities.

Pool Area: Rules are posted in the pool area. Please insure your guests are aware of and comply with the rules for safety and proper usage of the pool and area. In a complex such as ours, it is presumed that parents or grandparents will be responsible for their children and grandchildren and see that they act in a proper manner, and in no way be a nuisance to any of the owners. A telephone for Emergency Use Only is in the clubhouse on the north wall for the months the pool is open.

Gardens and Grounds will be maintained by contracted landscapers as well as the Grounds Committee members and volunteers. The communal garden located in the west end of the property in the green space is available for owners and tenants to plant a seasonal vegetable/flower garden for their use. Plots will be designated by the Grounds Committee each spring. Owners are responsible for all maintenance and upkeep of their assigned plot.

Overnight camping or tenting is not allowed on the property. The green space area to the west of 10 Lake Road (L.C.C. #14) building is maintained strictly for use as daytime picnic and entertainment space for condo owners, their families and guests.

Any complaints, comments, or suggestions as to the operation of your building should be reported in writing to the appropriate Board Chair and for common areas to the Chair of L.C.C. #13 & #14 Grounds Committee.

Thank you,
Boards of Directors
Old Orchard Park Condominiums

For Information Contact Melodie Northey 519-238-8580
Updated: 2015 11 13 /MN