



Halifax County Condominium Corporation No.181

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## **HCCC 181 RULES AND REGULATIONS SUMMARY FROM OFFICIAL DOCUMENTATION**

**Schedule "A" to the By-Law Number 1  
Halifax County Condominium Corporation No. 181  
Enacted the 31<sup>st</sup> Day of May, 1994**

### **Rules and Regulations Governing the Use of Common Elements**

1. The sidewalks, walkways, and driveways shall not be obstructed or used for any other purpose than ingress to and egress from the units and driveways within the common elements.
2. Motor vehicles other than private passenger vehicles shall not be parked in the driveways within the common elements.
3. No motor vehicle shall drive on any part of the common elements other than on a driveway provided for that purpose.
4. Tents, boats, snowmobiles, trailers, mechanical toboggans, machinery or equipment of any kind shall not be parked, placed, located, kept, or maintained on any part of the common elements unless the owner of the same shall have first received in writing the consent of the Board or the General Manager.
5. Repairs to motor vehicles or automobiles, snowmobiles, trailers or boats shall not be carried out on the common elements.
6. A private passenger vehicle which is not being used from day to day which is undergoing repairs of any nature, shall not be parked or located upon the common elements or any part thereof and all automobiles may only be parked in locations properly paved and provided for them.
7. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower beds.
8. The lands, gardens, walks and other external common elements shall be used in a quiet and proper manner and with due regard to the comfort and convenience of other owners.
9. No stores of coal or any combustible, inflammable or offensive goods, provisions or materials shall be kept on any part of the common elements.

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10. No building or structure or tent shall be erected, placed, located, kept or maintained on the common elements without the prior written consent of the Board.
11. No part of the common elements including exclusive common elements shall be used for the erection, placing or maintenance of clothes-lines, incinerators, garbage disposal equipment, fences or other barriers, or for the disposal of rubbish, garbage or waste without the prior written consent of the Board.
12. Exclusive use common elements shall be kept clean, free of obstacles and free of refuse of any kind, by the owners who have the use of these exclusive common elements.
13. No television antennae, aerial or tower and appurtenances thereto shall be erected on any part of the common elements.
14. No signs, billboards, notices or other advertising matter of any kind shall be placed on any part of the common elements without the prior written consent of the Board and which consent in regard to the commercial units shall not be unreasonably withheld.
15. No owner, occupant or guest shall do anything that will be nosy or offensive in the common elements, so as to interfere with the enjoyment by any other of the common elements or his unit.

## **By-Laws**

### **Halifax County Condominium Corporation No. 181**

#### **Article XII – Provisions Respecting Use and Occupation**

In addition to the provisions of the Declaration, the use and occupation of the units shall be in accordance with the following restrictions and stipulations:

- (a) No laundry shall be hung other than on the inside of a unit;
- (b) No screens, awnings or shades shall be erected over and outside of the windows nor shall any garments, rugs, flower pots or other articles be hung or placed on the window sills, railings and other external parts of the unit;
- (c) No portion of a unit required by the Declaration to be maintained by the Corporation shall be painted, decorated or otherwise affected by anyone other than the Corporation, without the consent in writing of the Corporation first had and obtained;

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- (d) No animal or pet which is deemed by the Board in its sole discretion to be a nuisance shall be kept by any owner in any unit or on any other part of the property; any owner who keeps any animal or pet in his unit or any part of the property shall, at the request of the Board, remove such animal or pet therefrom forthwith on receipt of a written notice from the Board or the General Manager requesting such removal;
- (e) No plumbing or electrical repairs or alterations within any unit or within any partition, bearing or party wall, shall be made without the prior written consent of the Board;
- (f) Not more than two persons shall occupy or visit any part of a unit under circumstances where such person or persons is or are being charged for occupation or board, or otherwise, and at no time shall such charges be levied on a commercial or profit-making basis, but this provision shall not prevent the leasing of the whole of such unit;
- (g) No residential unit shall be used for professional or commercial purposes such as an office for a doctor, dentist, chiropractor or lawyer;
- (h) No signs, billboards, notices or other advertising matter of any kind shall be placed on any part of a residential unit without the written consent of the Board first being obtained;
- (i) No owner shall do anything or permit anything to be done that will increase the risk of fire or the rate of fire insurance on the property or any part thereof;
- (j) No owner shall do anything or permit anything to be done that is contrary to any statute or municipal by-laws or any rules, regulations or ordinances passed under any statute or municipal by-law;
- (k) All garbage shall be tightly swapped and tied in accordance with the instructions of the Board from time to time and shall be disposed of in accordance with garbage collection arrangements provided by the Corporation from time to time.