



These Rules and Regulations have been prepared in accordance with the Residential Tenancies Act and are distributed to all homeowners in accordance with that legislation. The Rules and Regulations may be amended at any time, at the Landlord's sole discretion, upon written notice to the tenants. Compliance with these Rules and Regulations is mandatory for all members of this community, our intention is to maintain a safe and well maintained neighborhood. It is agreed and understood that these Rules and Regulations are in addition to (or explanatory of) any existing terms and conditions covered by Lease documentation. It is further acknowledged that these Rules and Regulations form a part of the Tenancy Agreement between the Landlord and the Tenant. Failure to comply with these Rules and Regulations may result in eviction.

1) RENTAL PAYMENTS:

- a) Rents are payable to the Landlord by Pre-Authorized Payment (PAP) and are due on the first of each month in accordance with your Lease. There shall be a service charge for all NSF (non-sufficient funds/returned cheques) cheques returned from the bank, with respect to lot rent or connections/repairs and any other amounts due. As of September 2017 the fee is \$25 for dishonored payments.
All other fees payable to the Landlord in respect of Taxes and any other charges that may apply, shall become
- b) due and payable on or before the First day of each and every month. It is the Tenant's responsibility to ensure that their payment is in the Landlord's possession at the appropriate time. Failure to do so may result in the commencement of eviction proceedings for non-payment. Persistent late payment (consistently remitted after due date, excessive NSF payments, etc.) may also constitute grounds for eviction proceedings. The Landlord reserves the right to refuse non-certified forms of payment at any time.

2) MOVING A HOME IN or OUT:

- a) All manufactured homes must be CSA Z240 or A277 approved units and must be no more than five (5) years old. If older than 5 years, the home must be inspected and approved by the Landlord.
- b) Homes must be placed on the lots, or removed from the lots: by authorized personnel only; during daylight hours only; and only after receiving written permission from the Landlord.
- c) Within 30 days from the date of possession of the manufactured home lot, the home must be blocked and skirted to the standards set out by the building code, additionally no wood blocking touching the ground, and the sewer pipe shall be thick wall A. B.S. pipe.
- d) The homeowner is responsible for any damage caused to the lot or Community during the removal or installation of a home. Prior to removal of the home arrangements must be made with the Management Office including water shut off and disconnection, date and time of removal, forwarding address and phone numbers. Departing Tenants are required to submit their request in writing to the Landlord in the time specified in the Residential Tenancy Act. The departing tenant has until the previously agreed upon lease end date to complete all necessary cleaning and repairs at the lot. The lot must be left in good, clean condition free of all wheel marks or depressions or damages to the landscaping. An inspection of the lot area must be arranged during daylight hours with a member of the management team.

- 3) SELLING: Tenants must obtain written approval from the Landlord prior to subletting, renting or selling their home. The homeowner must provide a forwarding address and contact number when vacating the Community along with a written request to terminate their lease and stop any automatic payments. The Landlord is eligible for First Right

Refusal. Only representatives of the land owner (CAPREIT) and licensed Real Estates Agents are permitted to sell homes in the community.

- a) The Landlord reserves the right to approve the purchaser as a Tenant of the Landlord, but such approval shall not be unreasonably withheld. Failure by the Tenant to obtain the consent of the Landlord shall be deemed a fundamental breach of the terms and conditions of the lease.
- b) Tenants must contact the Landlord to obtain the accurate rental rate prior to the sale of their home.
- c) An inspection of the exterior of the home and lot will be carried out by the Property Manager or Community Manager prior to the approval of any home sale. The Landlord will provide the seller with a report on the inspection. Any home or lot deficiencies noted in this report must be completed according to community standards as outlined herein before the home is sold. Failure to complete the items on the list may result in the Landlord not permitting the home to remain on the lot if sold.
- d) ALL prospective new tenants must be approved by the Landlord PRIOR to the closing of any home sale. An Application for the prospective tenant must be forwarded to the Landlord two (2) weeks prior to the closing date of the sale. Should Landlord approval not be given, the Landlord is not responsible for any costs incurred by either party to the sale.
- e) All occupants of the home (including, but not limited to children, spouses, family members, dependents, etc.) shall be registered and approved by the Landlord. The owner(s) of any home shall not sublet his/her home, rent or assign any rights as to his/her home or in any way permit individuals not registered and approved by the Landlord to reside in his/her home. Existing leases are not assignable.
- f) Tenants are responsible to supply the listing agent with a copy of the Community Rules and prospective purchasers. Prospective purchasers will apply with Management for Community approval, such approval must be a condition of the sale of any home in the Community
- g) No final approval of the new tenant will be granted by the Landlord until any arrears are paid, home defects are resolved and the home complies with the Landlord's rules and regulations.

4) SIGNAGE: Tenants are not permitted to post any signage on their lot or on their home. When a for sale sign is required, one sign, not exceeding 12x16 in size, may be placed in the front window of the home. Other advertising may be available through your Management Office.

5) RENTING:

- a) Any Tenant using a home as an income rental property ("Primary Tenant") will be required to submit a land lease application, including application fee for any prospective Sub-Tenant. All costs associated with the above (including credit check) will be the responsibility and at the expense of the Landlord's Primary tenant. The lease between the Landlord and the Primary Tenant will remain in full force and effect and all correspondence and all rental payments will be between the Landlord and the Primary Tenant. The Sub-Tenant must agree, in writing, to abide by the lease and these General Rules and Regulations just as any Primary Tenant must do. It shall be the responsibility of the Primary Tenant to ensure that the Sub-Tenant complies with the foregoing; and should the Sub-Tenant fail to comply as noted, the Landlord may seek resolution with the Primary Tenant in accordance with the Residential Tenancy Act. Subletting is not permitted without the written consent of the Landlord (CAPREIT LP) to the primary tenant.
- b) Failing to obtain the prior written approval of the Landlord for a Sub-Tenant, which approval shall not be unreasonably withheld, will be considered a breach of your lease and the Landlord may seek eviction of the Sub-Tenant and/or the Primary Tenant.
- c) An inspection of the exterior of the home and lot will be carried out by the Property Manager or Community Manager prior to the approval of any home sale. The Landlord will provide the seller with a report on the inspection. Any home or lot deficiencies noted in this report must be completed according to park standards as

outlined herein before the home is sold. Failure to complete the items on the list may result in the Landlord not permitting the home to remain on the lot if sold.

5) HEATING:

- a) The Landlord shall not accept as new additions to the community any manufactured homes which have oil or wood heat.
- b) All existing homes in the community which are oil or wood heated must be converted to electric or propane or natural gas heating, prior to the sale of the home and before the Landlord will sign a lease with a new prospective Tenant. Failure to comply with this rule may result in the Landlord giving the Tenant a Notice to Quit. The Landlord may, at its option and in special circumstances, give written permission to the prospective Tenant to have ninety (90) days in which to convert the heating from oil heat.
- c) Section 5. b) Also applies to Tenants who are using their homes as rental units. The home must be converted before the home is rented. Failure to comply with this rule may result in the Landlord giving the Tenant a Notice to Quit.
- d) Subject to subsections a) and b) above, existing Tenants may retain their oil heating systems provided, however, that their fuel storage tank installation complies with the Canadian Standards Association's CSA 13-139, "Installation Code for Oil Burning Equipment" and the National Fire Code of Canada. All tanks must be installed by trained oil tank system installers and proof of such installation must be presented to the Landlord upon request. Further, all fuel supply lines must be equipped with a protective covering such as grooved polyethylene-covered copper tubing. Failure to comply with these requirements may result in the following: Tenant may be given a Notice to Quit and/or the Landlord may have the work completed immediately, at the Tenant's expense. Should the Tenant have an oil leak/spill (or other issue), then the Tenant must immediately clean up the oil leak/spill and remediate the lot(s) and common area(s) and the Tenant may be required to move the home in order to do so and, should the Tenant fail to effect the clean up and remediation immediately, then the Landlord may choose to clean up the oil leak/spill and remediate the lot(s) and common area(s) and move the home in order to effect the clean up and remediation and, if this is required, then the clean-up and the remediation and the moving of the home shall be at the expense of the Tenant and the Landlord shall have no liability for any of the work including, but not limited to, any damage which occurs to the home during the move.
- e) The Landlord shall not permit any new wood stoves to be installed in the Community in the homes and/or in any exterior buildings or sheds. All homes that currently have wood stoves will be required to remove them upon change in tenancy and/or home ownership. Any homes that currently have wood or pellet stoves are required to provide proof of insurance covering their use and a WED certificate. Tenants are required to store, pile and cover with a proper tarp, all firewood at the back of the home, in a manner satisfactory to the Landlord.

6) WATER USE: Please do not waste water, the cost of community water increases with consumption. No washing of vehicles is permitted within the Community. Exterior home washing must be approved by the Landlord in advance. During warmer months, please remember to limit your water use out of respect for the water table in your area of the Province. Tenants are not permitted to water lawns and plants during the day between 9 am and 7 pm using as little water as possible to maintain your property. The Landlord reserves the right to restrict water use for lawn care if necessary.

7) WATER & SEWER FREEZE-UPS: Tenants must insulate SEWER and WATER connections, and must install heating devices, such as heat tapes as are required for cold weather in order to prevent freezing. The cost of maintaining sewer and water flow above ground level, other than in the Community mains and laterals, is the responsibility of the Tenant and maintenance and repairs shall be performed by a qualified contractor at the expense of the Tenant. The Landlord shall not be responsible for water heater elements nor water leaks above ground. The Landlord prohibits the use of blow torches to unfreeze water lines.

8) SHEDS:

- a) Only one storage building per lot is permitted. Landlord written permission and municipal permits are required prior to any building or storage being installed on the lot. Sheds: are not to exceed 100sq ft and 8 feet in height; must be built with new lumber; must have vinyl or aluminum fascia with vinyl soffit and proper vinyl corners; must be a color which matches the home on the lot; must be at least 8' from the nearest structure and placed at the back of the home; and must have asphalt or metal shingles used on roof, matching the roof of the home on the lot. The Landlord must approve the design and construction in advance and in writing. Failure to comply with the foregoing may result in the Tenant having to remove the structure immediately. Exceptions to these conditions may be granted by the Landlord only, in writing, in accordance with any municipal by laws and Canadian building codes. Building permits are the responsibility of the Tenant. Electricity is not permitted by temporary extension cord.
- b) No open storage is permitted on the lot including under any porch or deck or behind the porch deck storage building or home.
- c) Tent garages are permitted for winter vehicle storage only. They may be installed on Tenants driveway during the Months of October to May only and must be kept in good, safe condition with all necessary tie downs. The Tenant assumes responsibility for any damage caused to neighboring or Community property by their temporary storage building.

9) DECKS AND ADDITIONS: All new decks and additions are subject to the prior written approval of the Landlord and must be post top construction. Signed copies of the Tenant's plans must be submitted to the Landlord detailing the type of construction, the size and type of materials to be used, drawings detailing the location of the deck/addition, details concerning the foundation and any other pertinent information. No deck, addition or other outbuilding may cover any underground infrastructure. Should this occur at the fault of the Tenant, any cost associated with moving the structure will be the Tenant's responsibility.

Decks are not to exceed a size of 10' X 12' without the prior approval of the Landlord. Any steps installed for a rear door shall be no larger than the 4' X 4' as permitted by code and shall be used for emergency exit only. Existing decks may remain as long as they are in good repair. Failure to comply with the foregoing may result in the tenant having to remove the structure immediately. All decks and steps must be maintained in a reasonable state of repair and painted or stained and repaired annually or as necessary. Any deck or steps installed by the Tenant without written approval from the Landlord will be removed at the Tenants expense.

Additions must match the existing exterior of the home in siding, roofing, skirting and any other finishes to appear as one consistent structure when finished. All projects started are to be completed without delay or interruption and within a reasonable time. Projects are not to be done in stages that leave the outside unfinished, but all work in view of other tenants shall be continuous until completed, not leaving scaffolding building materials, tools, and untidy work area, etc. All construction is subject to required Municipal permits, inspections and fees. The tenant is responsible for all government permits and fees.

10) POOLS: Pools over 6 inches high are absolutely not permitted in the Community.

11) INSURANCE: All Tenants are to provide proof of Tenants Liability Insurance in the amount of not less than \$1,000,000 prior to move-in and annually thereafter upon the renewal date of their lease. The Landlord shall be given thirty (30) days' notice of cancellation or any material change to the insurance policy. If the unit has an oil tank, the Tenant must provide proof of sufficient coverage. Failure to comply within thirty (30) days of being given notice to submit proof of insurance may result in the landlord seeking eviction.

12) MAINTENANCE:

- a) In addition to and including herein contained, all homes must comply with municipal by laws regarding "dangerous or unsightly" properties.
- b) Skirting and a permanent set of stairs must be installed within 30 days of occupancy. New skirting must be pre-finished aluminum or vinyl (white in color unless approved in writing by the Landlord) installed vertically with a two-track system and removable vented panels to be replaced with solid panels in cold weather months. Tenant must maintain skirting to ensure it is secure, neat, and free from dirt, damage or defect at all times. Chipboard or other materials are not permitted as a skirting material. Skirting shall not be removed from the home except for the purposes of temporary repair/inspection. Any alterations or modifications to the manufactured home space, including, but not limited to: verandahs, additions, steps and sheds, must be approved in advance by the landlord, such approval not to be unreasonably withheld, and must meet all National Building Code requirements and municipal by-laws.
- c) Tenants are responsible for maintaining the neatness and appearance of their homes to a reasonable community standard. Tenants shall not allow the condition or appearance of their home to negatively impact their neighbors or the community as a whole. Community standards include, but are not limited to the following: The entire exterior of the home must be finished in the same material and must be the same color. If the home is painted, the entire home must be painted and must be painted the same color. All painted areas of the home shall be free from flakes and chips and shall be re-painted immediately. Siding shall be either metal or vinyl and kept free of mold, dirt and holes. Roofing materials must be standard shingles and be in good condition. Absolutely no tires or other items are to be stored on the roof Skirting shall be kept clean of mold, dirt and holes. If the skirting is wood and the wood is rotten, broken or in need of repair, then such wood skirting must be replaced with vinyl skirting. All doors and windows must be in good condition, with no broken or rotted frames or trim or panels or panes. Only proper window coverings may be used to cover windows. No junk or debris may be stored outside or inside a window so that it is visible to the outside. Lots must be kept free of trash and clutter. Failure by the Tenant to maintain the lot property in good, clean condition will result in the cleaning of the lot by Management at the Tenant's expense. Any additional rules and regulations that the landlord introduces must be followed.
- d) Grass must be well groomed at all times to a height of 4 inches or less. Should the Tenant fail to do so, the Landlord may order the grass be cut at the expense of the Tenant. No trees shall be planted, pruned or removed from the property without written permission from the Landlord. Planting of shrubs and flowers is encouraged but prior Landlord approval is required to ensure the safety of underground infrastructure. Any tree or other plant installed by the Tenant is the responsibility of the tenant. The Landlord is not responsible for damage done to homes, cars, etc. by falling trees or branches. Any dangerous tree or limb are to be reported to Management as soon as noticed for proper care by the Landlord. The Landlord will not have or allow trees to be removed for any reason other than safety.
- e) Any exterior improvements/alterations/construction including fences, changes/additions to the home/lot, etc. must be approved by the landlord (as well as the municipality if required prior to construction. Tenants are responsible for all necessary permits. Upon completion of any exterior improvements/alterations/construction the landlord must be notified and an inspection performed. Fences are not permitted at Golden Horseshoe Estates, including anything planted or constructed that has the effect of a fence such as hedges, lattice, ornamental garden decorations.
- f) Tenant must ensure that his/her home has a civic number and that the number is clearly displayed on the front of the home and must be illuminated for easy visibility, this is particularly important for emergency services.
- g) Driveways shall be maintained in a state of good repair and suitable for their intended use by the expense of the tenant. Failure by the tenant comply will result in the landlord having the work completed and invoicing the tenant for payment. Tenants must obtain the Landlord's prior written approval, which will not be unreasonably withheld, before installing a paved driveway and before expanding, moving or paving an existing driveway.

Prior to the Landlord's approval the tenant will be required to sign an agreement confirming that the tenant and his or her successors will abide by the Community Rules and Regulations with respect to driveways.

- h) Typically, homes must be re-leveled every five years. The landlord is not responsible for the releveling of homes.
- i) All outdoor fire pits chimneys or stoves are prohibited, as is the burning of debris of any kind
- j) Tenants are not permitted to pour any type of fat (cooking fat, bacon grease etc.) into any water or sewer drains, and Tenants must not flush anything other than tissue down toilet bowls (i.e. please DO NOT flush diapers, paper towel, cigarette butts dental floss, sanitary napkins, towels, rags, or even "disposable" wipes etc.) as this could cause clogged drains in your home as well as underground plumbing. The Landlord will not be responsible for any sewer back-ups into your home caused by the foregoing and all repairs and/or replacements required by these practices will be the responsibility of the Tenant.
- k) Children's play articles such as bikes, games, toys etc must be collected daily and stored out of sight.
- l) The Landlord or a representative of the Landlord will do periodic inspections of the home exterior and lot to ensure that Community standards are being followed. These inspections may be carried out at any time and without notice to the Tenant. Community employees and or contractors employed by the Landlord may enter your lot in case of emergency repair or investigation related to tree maintenance, water, sewer or gas lines located on your lot at any time without notice.
- m) All homes must be equipped with rain gutters to assist in proper drainage on each lot. Should a Tenant have an issue with drainage around a home and if the home does not have rain gutters, then the Landlord will require the installation of gutters before any work to the lot will be considered.

13) VEHICLES:

- a) Tenants/guests must not park vehicles on the Community roads/streets or grassed areas. All vehicles must be parked in the Tenant's driveway. No more than (2) motor vehicles per lot are permitted.
- b) No major vehicle repairs are permitted to be made on the Tenant's lot or on Community property. Minor work is permitted. Minor work is defined as work that is done with no more than ordinary hand tools, work not requiring hoists or lifts, and work that is completed the same day. The Tenant is responsible for any damage to the driveway or to other Community property as a result of such work being done. All vehicles must be licensed, insured and operable. Repairs are to be done on Tenant-owned vehicles only. Any vehicle within the Community that does not comply with these regulations shall be removed from the Community at the owners risk and expense.
- c) For the safety of all residents and, in particular the children the speed limit within the Community has been posted and must be respected. Speed limits in Manufactured Home Community is lower than surrounding public streets. Speed limits range from 10-25km/hour. Confirm the speed limit in your community. Tenants are responsible to ensure any visitor or guest respects posted speed limits and parking regulations.
- d) Operating any type of off-road vehicle (including ATVs, snowmobiles, 4-wheelers, dirt bikes, etc) is prohibited on Community property.
- e) With the exception of vehicles servicing a community lot (i.e. fuel oil delivery trucks, etc.), vehicles that exceed one ton are not permitted in the Community due to property damage and safety concerns. Tenants operating such vehicles for personal or employment reasons must make alternate off-site parking arrangements at all times.
- f) Seasonal vehicles, including, but not limited to: campers, camper trailers and boats may be parked on Tenant's lot at the Landlord's discretion, written permission from the Landlord must be obtained and will be granted based on the available space per lot and safety of parking conditions. Considerations include but are not limited to if there being ample room in the driveway, the vehicle not obstructing roadways or interfere with the parking requirements of Tenant car(s) The vehicle must be properly covered with a purpose vehicle cover, no tarps are permitted. If approved, seasonal vehicles may be parked on a temporary basis only from May to September and may never be parked on Community streets or common areas.

- 14) **SNOW REMOVAL:** Unless completed by the municipality, the Landlord will arrange for clearing of snow/ice from the Community roads/streets. Tenants are responsible for clearing of snow/ice from their own walkways, driveways and/or parking areas. As with any municipal street or land lease community, it is likely that: there will be a ridge left at the end of your driveway after the plow passes and removing this ridge is the responsibility of the Tenant. The Landlord is not responsible for vehicles left on streets during snow removal and it is the Tenant's responsibility to inform guests regarding this matter. Any vehicles left parked along the side of the street during a snowstorm may be towed, at the vehicle owner's expense with no notice. The Landlord will not be responsible for any damage. Tenants are not permitted to remove snow from their lot and place it on another Tenant's lot or in Community streets.
- 15) **GARBAGE:** Garbage must be stored in proper receptacles and placed at the roadside or appointed collection area on the scheduled collection day. If your community has a bulk pickup area, please follow the instructions as communicated by your Management office. Tenants must adhere to proper recycling and composting guidelines in your Municipality and are responsible for "tags" in towns that require them. Garbage cans, recycle bins and compost bins must be removed from roadside or pickup area by the end of the pickup day. It is the sole responsibility of the Tenant to remove and dispose of all other refuse they have from the Community (i.e. old skirting, lumber, appliances, etc.). Garbage boxes located at the end of driveways are not permitted.
- 16) **CLOTHESLINES:** Clotheslines will be permitted, as long as they are not unsightly and as long as they do not interfere with another Tenants' home or lot.
- 17) **PETS:**
- a) Pets are not permitted without the prior written consent of the Landlord and a Pet Permission Form must be signed by Landlord before pet(s) are permitted in the Community.
 - b) Dogs that weigh 30 pounds or more, when full grown, are not permitted in the community and there shall be no more than 2 dogs per home.
 - c) Any dogs that currently reside in the community will be allowed to remain, subject to subsection h)
 - d) When a dog is permitted, it must only be outside the home when being walked on a leash and the Tenant must clean up any mess and restore any damage caused by their pet(s). It is not permitted to tie or stake a pet outside. Dogs must be accompanied by their owner at all times when outside the home.
 - e) Pets must have proper tags, shots, etc in accordance with local by-laws.
 - f) Cats must be kept inside the home at all times and there may not be more than 2 cats per home.
 - g) Any pet, whether approved or not, that is deemed by the Landlord to be a nuisance or a danger must be removed from the Community immediately. Animal control will be notified of any pets running free. If a Tenant has a problem with a pet(s) in the Community, the Tenant must notify the Landlord of the situation and, if possible, indicate the home in which the animal lives, in order for the Landlord to be able to take action
- 18) **NOISE/DAMAGE/DISTURBANCE:**
- a) Tenants must control noise and odors originating from their home and lot in accordance with local government by-laws and must not mow lawns and conduct exterior construction before 8am and after 8pm. No noise or odor shall be permitted which in the opinion of the landlord, is a disturbance to the Tenants in the Community.
 - b) Tenants are responsible for the acts of all persons residing in their home as well as their guests and contractors or service providers. Tenants must ensure that these persons do not trespass on other lots or create disturbances within the community.
 - c) Landlord is not responsible for any damage, injury, loss, accident, theft, fire or other means to either the property or person on the property of any Tenant or guest.
 - d) Any complaint must be conveyed in writing to the Landlord. The complaint must include the Tenant(s) name,

address and phone number. The complaint should include the nature of the complaint, location, date and time of the incident as well as any other pertinent details.

- 19) **COMMERCIAL ENTERPRISE:** Peddling, soliciting or any form of commercial enterprise, including operating a business, may not be conducted from any lot/home without the Landlord's prior written consent.
- 20) **RELOCATION or TERMINATION:** The Landlord reserves the right, with reasonable notice (but not to be less than thirty (30) days), to change the location of the Tenant's lot within the Community provided that conditions arise which reasonably necessitate such change. The reasonable cost of such relocation will be paid for by the Landlord and the Landlord will be responsible for the reasonable value of improvements belonging to the Tenant lost or damaged as a result of such relocation. Should the Landlord require vacant possession of a lot, all guidelines as provided under the Residential Tenancy Act will apply.
- 21) **CRIMINAL ACTIVITY:** The tenant should contact the local police immediately upon observing or encountering illegal activities including but not limited to: verbal or physical disputes with neighbors or family, theft, property damage, suspicion of criminal activity. Please also advise your Landlord of the situation following your report to the local police office.
- 22) **TOPSOIL & GRAVEL:** The Landlord may from time to time by its own discretion provide the community with topsoil & gravel for use by Tenants on their leased lots as required. If provided, it will be delivered to a central location in the community and be on a first-come first-served basis. More information will be provided by the community or property manager should the Landlord decide to provide this courtesy. Providing topsoil and gravel is an act of courtesy by the Landlord and is not a requirement. Tenants remain responsible for the care and maintenance of the lot and landscaping during their tenancy.
- 23) **ANTENNAS:** The tenant agrees to not install or cause to be installed or allow to be installed on the Tenants lot or unit anything more than an ordinary average reception antenna or any transmission device that might interfere with the reception of other Tenant's TVs or radios. Small satellite dishes not exceeding 24" in diameter used for TV reception are acceptable. Any complaints of interference shall be forwarded to the proper government Ministry to assure compliance with their regulations. No large satellite dishes or short wave radio antennas are permitted in the Community
- 24) **COMMON AREAS:** All common areas of the Community are acknowledged as being under the Landlord's exclusive control and care, and that common areas will only be used for their permitted intentions and at times as may be specified by the Landlord. The Tenant shall be responsible for the safe use of common areas by themselves and others permitted by them, and shall ensure the conditions of the facilities are not damaged or left untidy as a result of such use. Additional rules specific to the facilities use may be posted as necessary in or on such facility. The Landlord has the exclusive right to ban any person(s) from utilizing common areas for non-conforming use.
- 25) **CONDONING:** Any condoning or overlooking by the Landlord of any default, or failure of the Landlord to enforce a Rule or Regulation, will not operate as a waiver of the Landlord's rights or the Landlord's ability to enforce a Rule or Regulation in future.
- 24) **HUMAN RIGHTS:** The Landlord is committed to an ethical, respectful and inclusive environment, free of harassment and discrimination for all staff and Tenants. Any acts (intentional or otherwise) deemed to be discriminatory, will be taken very seriously by the Landlord and will be handled appropriately.

These Rules and Regulations will be strictly enforced. Failure to comply may result in eviction.

Community Rules and Regulations are subject to amendment as deemed necessary by the Management by distribution of notice of change or as posted on bulletin boards.

TENANT HEREBY ACKNOWLEDGES RECEIPT OF THE COMMUNITY RULES AND REGULATIONS AND AGREES TO ABIDE BY THE TERMS AND CONDITIONS CONTAINED HEREIN.

Lot Address: 4459 Sann Road, Beamsville ON, L0R 1B1

Community: Golden Horseshoe Estates

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Landlord

Date

*All tenants to also initial each page of the community rules and regulations. This signed copy to remain in Administration Office for tenant file.