

Additional Rules of MTCC no. 600

(Found in Owner and Resident Guide)

1. Staff is vested by the Board of Directors with the day-to-day responsibility to enforce the Declaration, By-Laws, Rules and Regulations.
2. Failure by residents or their visitors to comply with the rules may lead to eviction from 256 Jarvis.
3. Every resident is required to possess an access card or fob and suite key. Cards or fobs are provided by Management upon payment of a non-refundable fee. Access cards or fobs in good condition are replaced free of charge should they prove to be defective.
4. A refundable deposit is required for any renovations. Damage sustained or expenses related to such instances will be deducted from the deposit.
5. Work hours for construction are 9:00 a.m. to 4:00 p.m. Monday to Friday, unless otherwise approved in writing by the Board of Directors. This minimizes noise and inconvenience to neighbours. Owners are not to carry on major repairs or alterations within the exclusive use area of their suites without prior written consent from the Board of Directors. Owners are responsible to remove all debris from the premises.
6. No smoking is permitted in the lobby, elevators, stairwells, hallways or garage. Smoke-Free Ontario Act prohibits smoking or vaping in any common indoor condominium areas.
7. The Corporation shall retain a key to all locks to each suite. No resident shall change any lock or place additional locks on the door to any suite without immediately providing a key for each new or changed lock to the Board of Directors or its agent in a sealed envelope with the suite number marked on the envelope.
8. Persons setting a false alarm will be prosecuted.
9. All debris, refuse or garbage shall be securely wrapped and tied in two plastic bags which fit down the garbage chute and shall be sent down the chute between the designated hours of 7:30 a.m. and 9:00 p.m. only. Large items such as mattresses, appliances, etc. are to be removed from the premises at the expense of the owner.
10. A household move is deemed to be a move consisting of personal effects and one or more furniture items moved into or out of the building. Notice of a move must be given in writing 7 days in advance to the Building Manager. Elevators may be booked Monday to Friday 9:00 a.m. to 4:00 p.m. All moves and deliveries must be made through the side door to the lobby.
11. No noise, caused by any instrument or device, or otherwise, which may be calculated to disturb the comfort of other residents shall be permitted. In particular, no noise whatever will be tolerated between the hours of 10:30 p.m. and 7:30 a.m. any day of the week.

12. No boots, overshoes, umbrellas or any other items may be left in the common elements, near the entrance to the suites. No items may be attached to the exterior of the entrance doors to a suite other than a reasonably sized door knocker, bell, or seasonal decoration.
13. Bicycling, skateboarding, roller skating, roller blading, ball playing or similar activities shall be permitted upon the walkways or on any other parts of the common elements.
14. Each parking unit shall be used for the parking of a motor vehicle or motorcycle and for no other purpose. Such vehicle must be licensed and in full operating condition. The license plate number, make and model and colour of the vehicle to be parked in the garage is to be provided to Management.
15. No vehicle shall be driven or parked upon the exclusive-use or common elements if such vehicle is leaking oil or any other fluid which may soil or damage the common elements. The owner and/or occupant of a unit shall clean all soiling caused by his or her vehicle operated by any other person occupying his or her unit or operated by a visitor to the suite owner or occupant. The suite owner and occupant, should they fail to clean all such soiling on demand of the Corporation, shall be jointly and severally responsible for reimbursing the Corporation for all costs incurred in cleaning and/or repairing the common elements as a result of any such leakage.
16. Visitor parking is not intended for use by owners, their tenants, roommates or companions. Visitor parking is not for the use of residents' friends as a parking lot for access to activities outside 256 Jarvis Street. All visitors must place a note on their dashboard indicating which suite they are visiting. Visitors are limited to one week in visitor parking. Approval by the Board of Directors is required for anything longer than one week.
17. The recreation facilities are the private property of MTCC 600. Only residents of a suite and invited visitors shall be entitled to use the recreation facilities. No child under the age of 12 is allowed to use the recreation facilities unless accompanied and supervised by an adult resident.
18. No visitor is allowed to use the gym or recreational facilities unless accompanied by an adult resident. No child under the age of 16 is allowed to use the gym facilities unless accompanied and supervised by an adult resident. Equipment in the gym is to be used with proper care. Weights are not to be dropped on the floor.
19. Cigarette butts must be placed in the receptacles provided on the roof gardens. Running or jumping on the roof terrace are not permitted as this creates noise that is disturbing to residents of the suites immediately below.
20. It is the responsibility of each resident to arrange access for tradespersons or deliveries. Each resident is responsible for the conduct of such persons while on the premises and will be accountable for any damages resulting from their actions or failure to adhere to Rules.