

Paddington Green
Winnipeg Condominium Corporation #85
Parking, Pets, Balconies / Patios and Noise
Rules & Regulations, Enforcement and Fines

PARKING - All owners / tenants are advised that they must park only in their assigned stalls unless prior arrangements have been made with the owner of the stall in which they wish to park.

- In the event that an owner/tenant finds an unauthorized vehicle parked in their parking stall, please place a Note on their windshield requesting them to move their vehicle. If the offending vehicle is not removed within a reasonable period of time, please contact the Property Manager. The offending party does risk having their vehicle being towed at his / her expense.
- In the event the Complainant is comfortable dealing with the concern himself or herself (and is aware who the offending party may be), the Complainant is free to contact the offending party to request that the individual move his or her vehicle.

Visitor parking is not intended or allowed for residents, except for limited short-term use during daylight hours, and for less than four hours.

The driveway is for short stops of loading and unloading only, as Emergency vehicles may need immediate access.

Parking infractions include any vehicle that is parked:

- a) for any amount of time in the fire lane **exception:** Residents moving in and out of buildings # 130, 132, 134 & 138.,
- b) outside lined parking spaces,
- c) in a numbered space not assigned to that vehicle's owner,
- d) an owner/resident vehicle that is parked overnight in visitor parking without authorization.

It is the responsibility of the owner assigned any parking space to notify the Property Manager if an unauthorized vehicle is parked in one of their assigned spaces.

VISITOR PARKING – Overnight visitor parking (between the hours of 3:00 a.m. to 6:00 a.m.) is not permitted. Any vehicle found in violation of this ban is subject to being towed without notice and at the owner's expense.

Visitor Parking is not intended or allowed for overnight use at any time by any owners/residents. Owners/residents must be respectful of the other owners in the building and limit their use of all visitors parking. All visitor parking is first come first served at all times and is self-policing.

Visitor spaces are also intended for contractors/service providers, etc. to conduct Paddington Green business.

It is the Resident's responsibility to inform their guests / service providers / contractors accordingly.

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PETS - Pets are permitted at Paddington Green under restrictions for size and quantity.

Any unit owner who allows a guest to bring an animal onto the property will be responsible for its actions.

Any damage caused by pets, whether registered or not, including visiting pets is the responsibility of the Unit Owner and the Owner is responsible for repairing any and all damages caused by the pet. All costs for the repair or replacement of any part of the building's common areas will be assessed to the Unit owner. If not done, the Corporation will repair the damage and charge the Unit Owner for the repair cost, including any administrative time and material, to do the repairs.

- In the event an animal assaults or inflicts injury on any resident or guest by jumping or biting, the Complainant should:
 - a) Call the Winnipeg Police Service and the Animal Services Agency, who will attend to resolve the situation.
 - b) Notify the Property Manager during the next business day for follow-up with the Offending Party.

Pet Rules & Regulations:

- a) All pets must be registered upon pet occupancy, refer to Permitted Pet Policy and Pet Registration / Information form.
 - i. Failure to do so within the first thirty (30) days will result in a fine. Additional fines will be charged for every thirty (30) days thereafter, until the pet is registered.
- b) No pet may be kept, bred or maintained for any commercial purpose or for the purpose of "animal sitting" or foster care for the Winnipeg Human Society.
- c) Dogs must always be on leash no more than 3 meters long at all times. Dogs must not run at large or be allowed to wander on to the common areas.
- d) Pets tied to patios must not be able to go beyond the limits of the patio.
- e) Barking will be treated as a noise complaint.
- f) Dogs are not allowed to urinate on the sidewalks or door entrances of the Paddington Green property.
- g) Pet waste:
 - i. It is the responsibility of each person who owns, possesses or controls a pet to immediately remove and properly dispose of any waste left by their pet on any sidewalk, street or green space.
 - ii. No person who owns possesses or controls a pet shall appear with a pet on any part of the property without the means of removal of any waste left by such pet. Disposal of such waste shall be in a manner consistent with all applicable laws.

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- iii. Cat litter must be double bagged in tied plastic bags and placed directly in the garbage bin.
- iv. The unit owner or other person in control of any pet or animal shall ensure that the excrement of any such pet or animal shall be forthwith removed from any part of the common elements.

Pet rule infractions and fines will be administered as follows:

The owner of the unit in which the pet resides will be assessed the following for Pet violations:

- First offense: \$ 25.00 fine,
- Second offense: \$ 50.00 fine,
- Third offense: \$75.00 fine, and
- Fourth offense: \$100.00 fine

Note: A violation refers to non-compliance to ANY pet rule or regulations; and NOT only a repeat of the SAME violation.

Unit owners are responsible for providing a copy of the current Pet Policy to their tenants and ensuring ongoing compliance, including pet registration.

BALCONIES / PATIOS - The balconies / patios of the individual units are common property of the condominium for which the owner of the unit is provided exclusive use. Unit Owners are responsible for any and all harm / damages caused by objects which fall, are thrown, or are blown from balconies or patios.

Balconies / patios may not be used for storage, other than items usually associated with balconies / patios, such as:

- Patio / outdoor Furniture (indoor / outdoor carpets are not permitted on balconies),
- Awnings / shades / umbrellas, however these must be closed when not in use,
- Container gardens / planters (with drip tray),
- Flower pots / containers with soil (peat moss is not permitted),
- Propane or Electric BBQs, Bicycles,
- Christmas Lights – From November 1st to March 1st,
- Seasonal decorations within a few weeks of the occasion.

Reminder:

- Other than temporary Christmas / Seasonal lights and flower pots designed for railings, nothing can be attached or hung on the railings.
- Bird feeders, Antennas and Satellite dishes are not permitted.
- Nothing can be permanently attached to the concrete floor of the balcony (this includes indoor outdoor carpet).

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Note:

- a) Non-compliance to Balcony / Patio rules could result in a \$100 fine being applied and charged to the unit owner's account.
- b) If it comes to the attention of the Condominium Corporation that an item placed on a balcony / patio is potentially dangerous or harmful, as determined by the Corporation; then it must be removed immediately. The Property Manager will use best efforts to contact the Owner or Tenant. If the Owner or tenant cannot be immediately contacted, then the Corporation may elect to remove the item at any time. If the Corporation or its agent is required to remove the item, then a service charge may be applied to the Unit Owner's account.

NOISE:

Residents of a multi-unit building must accept and tolerate a certain level of noise. When the activity of a neighbour disturbs quiet enjoyment, it is usually NOT due to the neighbour's desire to be discourteous. When noise from a neighbour is disrupting peaceful enjoyment, the first step is a friendly discussion or notice regarding the noise.

All Residents and their guests are requested to have consideration for their neighbours on all sides when entertaining. Loud music, boisterous parties in overcrowded units, uncarpeted floors, obnoxious conduct or an unwillingness to restrict such behaviour will result in action being taken by the Property Manager and if applicable by the Board of Directors or Police to obtain compliance.

The Board, Property Manager, owners, and residents expect everyone to comply with the Governing Documents and Rules & Regulations. Although the Board and the Property Manager are ultimately responsible for decisions on how to enforce the Rules, it is the goal of the Board to have all owners and residents deal with all condo issues at the lowest possible level. The Board asks all residents to speak in person with a neighbour or visitor as the first step in resolving any rule issue or neighbour conflict.

- In the event someone shows a lack of consideration of your right to peace and quiet and if the Complainant is comfortable in dealing with the concern him or herself, the Complainant is free to contact the offending party to request that the noise be eliminated or reduced as appropriate.
- In the event someone shows a complete lack of consideration of your right to peace and quiet and the noise continues (e.g. loud party, music being played at unreasonable loud volume) or in an Emergency situation, the Complainant should:
 - a) Call the Winnipeg Police Service who will attend to resolve the situation.
 - b) Notify the Property Manager during the next business day for follow-up with the Offending Party.

Note: It is suggested that the incident be documented and that the written communication include the date and time of incident, name and address of offending party, description of incident, name and address of Complainant.

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- In the event of an ongoing, random noise complaint, the Complainant should:
 - a) Log all incidents of noise complaints (using above format) and forward it to the Property Manager with a copy to the Board of Directors.
 - b) The Property Manager will investigate the situation, address the concerns with the Offending Party and where appropriate make recommendations to the Board of Directors for resolution.

Noise and Conduct:

- Conduct within an individual's Unit may not become a nuisance which interferes with the right to quiet enjoyment of their neighbours.
- Residents may not engage or permit any activity within their Units that unreasonably disturbs or interferes with the right to quiet enjoyment of other residents of the Complex.

Noise Policy:

- A disturbing noise is a sound which by its intensity, volume, frequency, duration or character unreasonably disturbs or interferes with the peace, comfort and repose of others.
- No resident shall engage in any activity causing, making or maintaining disturbing noises.
- Permitted Hours Of Work for In-Suite Renovations, Alterations and Additions are:
 - 8:30 AM to 6:00 PM Monday to Friday,
 - 10:00 AM to 6:00 PM Saturdays, Sundays and Holidays.
- Disturbing Noise Factors: Included among the factors which may be considered in determining whether any sound is unreasonably disturbing, but not limited to are: time of day; whether the day is a weekday, Sunday or holiday; nature and character of the sound; volume of the sound; duration of the sound; frequency or continuity of the sound; and degree of necessity of the sound in relation to the activity producing or generating it.

Specific Noises Prohibited:

The following sounds are determined to be disturbing noises in violation of this section, the list, however, is not exclusive:

- Yelling, shouting or hooting so as to create unreasonable disturbance or interference with the peace, comfort and repose of others.
- Sounds from musical instruments, audio sound systems, television sounds, or social gatherings that are loud enough to be heard outside of the originating Unit.
- Sounds from portable audio equipment that is plainly audible. Plainly audible means a sound easily understood or identified.
- Any excessive barking, crying or scratching which unreasonably disturbs or interferes with the peace, comfort and repose of others.

Note:

Non-compliance to Noise regulations could result in a \$100 fine being applied and charged to the unit owner's account.