

Grand Harbour / Water View

S.S.C.C. #308 and S.S.C.C. #259

SHARED FACILITIES RULES

As Approved by the SF Committee of Grand Harbour and Water View

And Amended on November 24, 2017

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INTRODUCTION

1. Rules basically exist, as stated in section 58(1) of the Act, to promote the safety, security or welfare of owners and their property as well as the corporation's assets. Rules also exist for the purpose of preventing unreasonable interference with residents' use and enjoyment of their units and common elements.
2. Rules and regulations are helpful as they guide the behaviour of residents. People then know what to expect.
3. Rules generally cover issues of responsibility for the maintenance of common elements, behaviours in common elements, noise, garbage disposal, pets, fire safety, and health, recreational facilities, guest suites, grounds and terrace gardens.
4. The following rules are made to ensure the enjoyment and use of the Shared Facilities by the Residents of Simcoe Standard Condominium Corporation No. 259 and Simcoe Standard Condominium Corporation No. 308. The Shared Facilities Committee may amend the Rules, as they deem appropriate.
5. These Rules are made pursuant to the Condominium Act, 1998 and govern the use of the Shared Facilities of S.S.C.C. #259 and S.S.C.C. #308. The Rules are binding on all Owners and Residents of both buildings. The term "Owner" refers to the Owner(s) of any unit in the Corporation(s) and said Owner(s) is/are responsible for the adherence to these Rules by all person(s) occupying or visiting the unit with the Owner's approval, including without limitation, members of the Owner's family, tenants, Guests and invitees.
6. Each Resident is responsible for ensuring that their Guest(s) are fully aware of all Rules
7. Each Resident is encouraged to report any infraction of Rules that have been witnessed to the Property Manager, Superintendent or Security as soon as possible.
8. Failure to comply with any legislation in force from time to time, whether federal, provincial or municipal, which is applicable to the Corporations or their property and the Owners and/or Residents, shall be deemed a breach of these Rules.
9. Any losses, costs or damages incurred by the Corporations (including, without limitation, legal costs), by reason of a breach of these Rules by any Owner, Resident and/or Occupant, or by the respective family members, tenants, guests, invitees, customers, employees or agents of the Owner, Resident and/or Occupant shall be paid for by such Owner and shall be recovered by the Corporations in the same manner as common expenses, including reasonable legal costs for delinquent claims.
10. Pursuant to the By-laws, the Shared Facilities Committee is comprised of three (3) directors from each Corporation. The Property Manager, as directed by the Committee is responsible for the operation and financial control of the Shared Facilities. Approval of fiscal decisions not included in the budget, as well as operational changes must be approved by each Corporation. The Committee may amend the Rules as they deem appropriate.

HOURS OF OPERATION

Shared Facilities shall only be used during posted hours as decided from time to time by the Committee, or such other hours as may be designated by the Boards, and shall not be used during cleaning and maintenance operations.

USE AND ENJOYMENT OF SHARED FACILITIES

1. All Residents (resident Owners and/or Tenants) and their respective families, and Guests have a right to the comfort and quiet enjoyment of the Shared Facilities.
2. Any member of the Board of Directors, Management, Superintendent or Security may request proof of identity from individuals using the pool or exercise room. Similarly, proof of age may be requested from responsible parties in the case of young persons.
3. Appropriate signage will be posted to alert users to operations, use and safety in the Shared Facilities.
4. No public events shall be allowed anywhere on the Shared Facilities without the prior written consent of both Boards.
5. Smoking, Fireworks or Littering are not permitted anywhere on the Shared Facilities, including the third level terrace.
6. Pets are not allowed in the pool area, exercise room, shared terrace, gardens or grass, or the Guests' suites.
7. No alterations, changes or additions (including donations of furniture and household goods) are permitted anywhere on the Shared Facilities without prior written permission of both Boards.
8. Stairwells leading to and from the Shared Facilities must be kept clear of all items and all doors must be firmly closed and not propped open.
9. The outside doors are not to be used for entrance to the building. All persons must enter through the main doors of Grand Harbour and/or Water View

EXERCISE ROOM

The Exercise Room is unsupervised - Use at own risk.

1. It is recommended that medical advice is sought prior to embarking on an exercise routine.
2. Children under the age of ten (10) years are not permitted in the Exercise Room.
3. Children ages ten (10) to fifteen (15) MUST be closely supervised and instructed at all times by an Owner/Resident aged 18 or older.
4. All Guests must be accompanied at all times by an Owner/Resident aged 18 or older, unless a Guest Pass has been approved by Management. The maximum number of Guests an Owner/Resident may bring into the Exercise Room is two (2)
5. The Exercise Room may not be used by Guests as a substitute for a Commercial Gym on a regular basis.

6. No food or drink may be brought into the Exercise Room, with the exception of plastic bottled water.
7. Only soft soled, non-marking shoes may be worn in the Exercise Room.
8. The use of music shall be allowed only through headphones so as not to transmit to others.
9. There is a 30-minute time limit for all equipment unless no one waiting to use the equipment.
10. Equipment and mats must be wiped down after use.
11. Any person conducting a class in the exercise room must meet the following conditions:
 - a. Prior approval from Management
 - b. Instructor must have liability insurance and proper qualifications
 - c. A maximum of 10 residents in a class unless otherwise approved by the Shared Facilities Committee
 - d. Classes will be limited to two (2) per week
 - e. Only residents of 2 and 6 Toronto St are permitted to join the class
12. There is an emergency telephone located on the window wall by the treadmills in the Exercise Room. This line is designated for emergency use only and is connected to the alarm company.

SWIMMING POOL

The Swimming Pool is unsupervised - Use at own risk.

1. Persons under 18 years of age are not allowed within the pool enclosure unless accompanied and directly supervised by an Owner/Resident aged 18 or older.
2. All Guests must be accompanied at all times by an Owner/Resident aged 18 or older, unless an Unattended Guest Pass Request has been approved by Management. The maximum number of Guests an Owner/Resident may bring into the Pool is four (4)
3. The total number of persons on the pool deck and in the pool shall not exceed seventeen (17).
4. A cleansing shower must be taken by all persons prior to entering or re-entering the pool or hot-tub. No bath oil, shampoo, soap or pollutants of any kind are permitted in the pool or hot-tub including moisturizers, body creams or body butters.
5. No one infected with a communicable disease or having open body sores shall enter the swimming pool.
6. All persons must enter the pool area through the change rooms, with the exception of people requiring assistance.

7. Babies, toddlers and incontinent adults shall wear swim diapers (e.g. Huggies Little Swimmers or adult approved swimwear apparel) in the pool and on the pool deck.
8. Bathing suits may not be worn outside of the pool area without cover-ups or robes.
9. Street shoes are not permitted in the pool area except by contractors and staff.
10. Short term usage lockers have been provided in the men's and ladies' change rooms to allow for the storage of clothing used during transit from a residential unit to the recreation area. Any lock left permanently on a locker will be removed by Management that evening.
11. No diving, running, excessive noise or spraying of water in the pool area. No jumping into the hot tub. No person shall engage in boisterous play in or about the pool.
12. No drinks or food are allowed in the pool area except plastic bottled water.
13. In the event of an emergency, dial 911. The telephone is located on the wall in the pool area to the right of the fire extinguisher box. This line is designated for emergency use only and must not be used for any other purpose.

HOT TUB, SAUNA

1. Information is available concerning the benefits and risks of using the hot tub. Pay particular attention to the suggested exposure time based on age and temperature and err on the side of caution until you have determined the best conditions to benefit from the exposure. In general, the high temperatures that hot tubs can achieve may be detrimental to the elderly and those with heart conditions or hypertension, and those with breathing problems, sensitivity to heat or other chronic conditions. Pregnant women and children should avoid using either.
2. Please note that hot tub use is not recommended for babies and toddlers.
3. Nothing whatsoever shall be added to the hot tub, i.e. soap, shampoo etc.
4. Appropriate bathing attire must be worn in the hot tub and saunas.
5. Saunas are DRY saunas. No water shall be used.

THIRD FLOOR TERRACE, GROUND LEVEL GARDENS, POND

1. No one shall harm, mutilate, alter, litter, uproot or remove any landscaping work on the Shared Facilities (including without limitation the grass, plants, hedges, shrubs, flowers and trees) nor place or affix any planters, statues, fountains, ornamental objects or artificial plants upon any portion of the Shared Facilities, without the prior written consent of the Shared Facilities Committee or the Property Manager.

GUEST SUITES

1. Guests Suites shall be occupied only by persons visiting Residents of Grand Harbour and Water View. The Guests Suites may not be used unless reserved with the Management by agreement, and the user fee and deposit fees paid in advance. The Guests Suite Procedures shall be adhered to including but not limited to the following:
2. Security deposit and rental fees as determined by the Boards from time to time shall be paid.
3. One Guest Suite per Corporation is available for booking up to three (3) months in advance. If the Guest Suite in Corporation 'A' is not booked by a Resident of Corporation 'A' fourteen (14) days in advance, it may then be reserved by a Resident of Corporation 'B'.
4. Occupancy shall be for a maximum of seven (7) days, except during holiday periods (as outlined on the rental agreement) when maximum occupancy shall be for three (3) nights.
5. A security deposit cheque plus a fee for the use of the Guests Suite payable to SSCC#259/SSCC#308 Shared Facilities will be payable in accordance with, and at the time of completion, of the Rental Agreement required by the Shared Facilities Committee in order to confirm the booking.
6. A \$100 charge will be levied for any Guests Suite keys not returned within seven (7) days following rental of the Suite.
7. The Guests Suites are only for the use of the Resident's Guests(s) named in the contract and reservations will only be accepted from unit Residents (not Guests and/or non-resident Owners). Rooms will be available from 4:00pm on the day of arrival and must be vacated by 11:00am on the last day of stay.
8. No pets or smoking are permitted in the Guests Suites at any time.
9. No one shall create or permit the creation or continuation of any noise or activity that, in the opinion of the Committee, the Boards of Directors, the Property Manager, or on-site security agent, constitutes a nuisance or an annoyance to others.

Anson Camick, President
Board of Directors SSCC #259

Diane Rowat-Walton, President
Board of Directors SSCC #308