

Rules
FILE COPY
Lancaster Gate

NOTICE TO ALL RESIDENTS OF LANCASTER GATE

Attached, please find a copy of "Guidelines for Living at Lancaster Gate". These rules have been approved by both Management and the Leaseholders Association of Lancaster Gate. Their intent is to provide a quiet and happy living space for all residents in the building.

Thank you for your co-operation in complying with these guidelines.

Pro Management Inc.

A. GUIDELINES FOR LIVING AT LANCASTER GATE

1. SECURITY

Before allowing a caller on the intercom to enter the building, the caller must be known to or expected by the Lessee. The camera at the front door can be viewed on channel 59 of your TV set. Persons unknown to the Lessee who seek admission for any reason must be referred to the management company.

It is recommended that each suite have a dead-bolt lock on the door. The management company will keep a duplicate set of suite door keys under their care and custody.

If a Lessee plans to be away for any length of time, it is suggested he/she notify a neighbour or the management company. This precaution may help to ensure the proper protection of the suite in case of emergency.

When entering and leaving the garage, wait for the garage door to close before proceeding.

2. COMMON AREAS

The common areas of the building begin just outside the front door of each Lessee's suite and include such areas as the lobby, halls, elevators, stairways, gardens, pool and parking areas. Lancaster Gate is responsible for repairing, maintaining and improving all the common areas together with any equipment and fixtures that they contain.

In a suite where there is water leakage from the heating system and resultant damage, Lancaster Gate will undertake the repair of the pipes and the re-plastering of walls and ceiling. Redecoration or the liability for any other damage due to leakage of water from the pipes will be the responsibility of the Lessee concerned.

No Lessee shall use the common areas of the building for the storage of goods or the disposal of rubbish.

No loitering in the common areas.

3. HALLWAY ODOURS

Fans in kitchen and bathroom must be in good working order to help control odours in hallways and, if necessary, use proper door seals.

4. DAMAGE

Where water or other damage occurs in any suite due to the action or negligence of a Lessee, his family, visitors or servants (whether to his own or other suites) the damage so caused will be the sole responsibility of the Lessee causing such damage.

Any damage to the elevators, halls or other common areas caused by a Lessee, his/her family, visitors or servants will be repaired at the expense of the Lessee.

5. NOISE

A Lessee, his family or his visitors shall not make noise that is disturbing to other Lessees in or about his suite or in the common areas of the premises.

A special effort should be made to subdue sound between the hours of 10:00 p.m. and 8:00 a.m. The volume of tv's, stereos, etc. should be kept at an acceptable level and not disturb your neighbours.

6. ENERGY CONSERVATION

In the interest of economy, it is expected that each Lessee will conserve hot water that is supplied to his/her suite. Furthermore, each Lessee will suitably adjust his/her thermostat for comfort rather than unduly opening a window to compensate for too high a setting on the thermostat.

All zone valves and thermostats must be kept in good working order.

7. GARBURATORS AND DISHWASHERS

Garburators and dishwashers should not be used before 8:00 a.m. or after 10:00 p.m. since they create an objectionable noise in adjoining suites.

8. LAUNDRY FACILITIES

In suite washer and dryers are not permitted. The pipes in our building are not equipped to deal with the flow of water from the washers and this causes problems for the others owners as the water backs up in other suites. The dryers are a problem because there is no venting access.

The laundry facilities are for residents and guests only. Do not overload the machines and do not use excessive amounts of soap and bleach. Please leave the laundry facilities clean for the next user. Laundry left in a washer or dryer may be removed by the next user if the facility is busy.

The laundry room is locked from 10:30 p.m. to 8:00 a.m.

Please take extra care when transporting liquid bleach through the building.

9. DUST MOPS

The shaking of dust mops, dusters, rugs, etc. from windows or balconies is strictly prohibited.

10. FEEDING OF BIRDS AND SQUIRRELS

The feeding of birds and squirrels from the windows or balcony of any suite is strictly prohibited.

11. CANVASSING

Canvassing by door-to-door salesmen is prohibited. Census takers, enumerators and political canvassers will be permitted in the building if they suitably identify themselves to management.

12. PETS

No pets allowed.
