

Winnipeg Condominium Corporation No 314

DONWOOD GREEN SOUTH

RULES RESPECTING COMMON ELEMENTS

This set of rules was modified on September 16th, 2019 with the introduction of rule "O".

This rule was processed by the Board of Directors and the opportunity to request a Special General Meeting was available to all unit owners.

No Request was made so the Rule took effect on September 15th, 2019.

Winnipeg Condominium Corporation No 314

Donwood Green South

RULES RESPECTING THE COMMON ELEMENTS

- (a) The sidewalks, walkways and driveways shall not be obstructed or used for any other purpose than ingress to and egress from the Units.
- (b) No motor vehicle other than a private passenger automobile shall be parked in any part of the common elements, including, without limitation any parking lots or other paved areas, without the prior written consent of the Corporation. No motor vehicle that is not licensed and insured shall be parked in the common elements.
- (c) No motor vehicle, boat, trailer, snowmobile, mechanical toboggan, machinery or equipment of any kind, including without limitation, snow blowers, lawn mowers, and other domestic equipment, shall be parked on any part of the common elements save as provided in subparagraph (j) hereof.
- (d) Save for emergency repairs, no repairs, maintenance or adjustments to motor vehicles, including washing, cleaning, waxing, or otherwise maintaining motor vehicles, may be carried out on any part of the common elements including, without limitation any parking lots or other paved areas.
- (e) No part of the common elements shall be used by the Unit owners for the erection, placing or maintenance of clotheslines, incinerators, garbage, disposal equipment, recreation or athletic equipment, fences or other barriers, for the disposal of rubbish, garbage or waste without the consent of the Board.
- (f) No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including without limitation the grass, trees, shrubs, hedges, flowers, flower beds, or the planter brick work.
- (g) No animal, livestock or fowl of any kind other than a pet shall be allowed on any part of the common elements. No pet shall be allowed on any part of the common elements except on a leash which is shorter than or equal to 10 feet in length, or in a carrier, and the owner thereof shall at all times be responsible for ensuring that no feces or other waste are permitted to be left on the common elements.
- (h) No stores of coal or any combustible, inflammable offensive goods, provisions or materials, fire pits, or fire tables shall be kept on any part of the common elements, including any exclusive use patio, terrace, or back yard adjacent to any Unit.
- (i) No building or structure or tent shall be erected, located, kept or maintained on the common elements.

- (j) Only private passenger automobiles which are in good working condition and being used from day to day may be parked in the parking lot located upon the common elements, except for those undergoing emergency repairs. The Board of Directors may determine, in their sole and absolute discretion, whether any repairs conducted on the common elements constitute “emergency repairs”.
- (k) No television antenna, aerial, tower or appurtenances thereto shall be erected on any part of the common elements.
- (l) No signs, billboards, notices or other advertising matter of any kind shall be placed on any part of the common elements without the prior written consent of the Corporation.
- (m) No beehives, other apiary equipment, or other equipment or devices used to house or attract bees shall be kept on any part of the common elements.
- (n) All vehicles must be removed from the parking areas when the Corporation issues a notice that the parking areas are to be cleared of snow, cleaned or otherwise serviced. Any vehicles that is not removed in accordance with a notice from the Corporation may be towed at the owner’s expense.

Please Note:

The following rule change took effect September 16th, 2019.

- (o) Pools over 6 ft wide, by 6 ft length, by 20 inches height (1.82 meters wide, by 1.82 meters length, by 0.51 meters high) (kiddie pool size) shall NOT be permitted in the private yards. Outdoor Hot tubs and Jacuzzis of any capacity are also NOT permitted. Trampolines and/or other similar equipment are not permitted whatsoever in the private yards.
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