

**Notice of Proposed Condominium Rule Change by Board of Directors**  
(under subsection 24(1B) of the *Condominium Act*)

To: Owners of all units in Halifax County Condominium Corporation No. 130, as shown on the attached list.

The Board of Directors of Halifax County Condominium Corporation No. 130 gives you notice that it is proposing to change the rules of the Condominium Corporation, by:

creating a new rule

amending an existing rule

repealing an existing rule

In particular, **Sections 46-53 of the *Common Element Rules* approved on November 22, 2022, are repealed and replaced with the revised Sections 46-50, a copy of which is attached to this notice.**

**Take notice that** if you do not agree with the proposed rule change, you have until February 7, 2023 to return the attached notice of objection to the Board by delivering it to the Board's representative at the address set out on this form.

Under the provisions of the *Condominium Act*, the rule change takes effect immediately if the Board does not receive any notice of objection by the deadline stated above, and remains in effect until it is ratified by a majority of members present at the next general meeting of the condominium corporation members.

If you have any questions about the proposed rule change, contact the following, who is the Board's representative in this matter:

*Daniel M Campbell, President*

Suite 703, 1470 Summer Street, Halifax

[sgboard@bellaliant.net](mailto:sgboard@bellaliant.net)

902-422-4933

*A Notice of Objection can be delivered by email or left with the Commissionaires.*

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Repeal and replacement of Sections 46-53 of the *Common Elements Rules* re Pets

**Notice of objection**

I, \_\_\_\_\_, owner of Unit \_\_\_\_\_ give notice that I object to the proposed rule change.

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(signature of owner)

## Summer Gardens Owners

<i>Unit</i>	<i>Owner</i>
101	Jeffrey Webber (Trustee)
102	Elihu Rees & Wendy Rees
201	Natalie P. Vladi
202	Elizabeth Parr-Johnston
203	Robert G MacKeigan & Charlotte MacKeigan
204	Denise D Schofield
205	Elihu Rees & Wendy Rees
206	Miranda Spilios
301	Averil Willick
302	Carl-Louis Sandblom & Ulrika Sandblom
303	Peter J Woolsey & Donna M Woolsey
304	Beryl C Leslie
305	Andrea L McNeil & Robin E. McNeil
306	Kirk Sievert
401	Gregory D Auld & Margaret S. White
402	Sarah Ann Cassidy
403	Jean M. Langley
404	Roderick D MacIntosh & Alice R MacIntosh
405	Ronald D. Gregor & Frances M.B. Gregor
406	Betty L. Molloy
501	Kathie Jane Kirkpatrick
502	Daniel E. Bree
503	Donna MacLeod Miller
504	Donna B. Andersen
505	W Bill Colpitts & D Lynn Fraser
506	Robert P Kelly & Rose M Kelly
601	Propper Holdings Inc.
602	Brenda J. Wallace
603	James S. Oland & Catherine M. Oland
604	Anja K. Pearre
605	Sandra J. Goodfellow
606	M. Gardner Holdings Inc.
701	Ryan Topple
702	Mildred F. Meretsky

<i>Unit</i>	<i>Owner</i>
703	Daniel M. Campbell
704	Tara E. Nicholson
705	Heather Ann MacKinnon
706	Beth Maria Allmark & David Allmark
801	Susan S. Chandler & John W. Chandler
802	Keith R. Coles & E. Joyce Coles
803	Ann Leone Steele
804	Iqbal Bata, Adam Bata, Adil Bata, & Nazlin Bata
805	Iris Fortuna
806	Dr. Alice Mannor Chan-Yip Private Trust Co
901	Jane Boyd-Landry, Gary P. Landry, Chloe Landry
902	Sandra, Ruth & Daniel Hoffman
903	Steven B. Rappaport & Noreen E. Rappaport
904	Chowdhury Properties Ltd.
905	M. Ruth Oberst
906	Christopher Lee Church
1001	Dianne Kokesh
1002	Anne Burnham Sedgewick
1003	Adam Melvin; Marci Melvin; Ronald Anaka
1004	Jeffrey R. Ingelman
1005	Michael Melanson & Elizabeth Ann O'Neill
1006	Paul W. Bennett & Karen D. Bennett
1101	Joseph W. Moore & Karen C. Henderson
1102	Barbara A. Smith & Warren Smith
1103	Nancy A. Vanstone
1104	Ye Liang & Lan-Hsin Wang
1105	Stephen R. Bones & Margaret L Coombes
1106	Franklyn W. Lovely
1201	George Parker
1202	Andrew Koenig & Yvonne Michelle Koenig
1203	Eula G. Raymond
1204	Ursula A. Ashe & Bernard D. Ashe

## Summer Gardens Owners

<i>Unit</i>	<i>Owner</i>
1205	Syed M. Hussain & Gloria L. Hussain
1206	Heather S. Colbert
1301	Penny A .Durnford
1302	Catherine Bent & F. Gregory Bent
1303	A. Carole Regan
1304	Ezz El-Masry & Iglal El-Masry
1305	Tammy Lea Keiver
1306	Valerie Halman
1401	Shaffi Professional Corporation
1402	Marci Melvin. Ronald Anaka, Adam Melvin
1403	Betty Faye Fineberg
1404	Linda Young
1405	Xin Li
1406	Brian Flemming & Janice J. Flemming
1501	Chao Liang & Yulun Wang
1502	Krystyna Samek
1503	M. Virginia Phillips
1504	Tsung-Yu Chen & Pei-Lin Chen
1505	Elizabeth Sandomeer
1506	Syed M. Hussain & Gloria Hussain
1601	William Mundle & Carolyn Fogarty-Mundle
1602	Baribel L. Sephton
1603	Sara J. Kinley & Karen L. Kinley
1604	Samuel S. Chun & Theresa J. Chun
1605	Stephen A. Lunn & Catherine M. Lunn
1606	Bruce J. Tinkham & M. Diane Tinkham
1701	Satish Chandrakant Toal & Meghana Toal

<i>Unit</i>	<i>Owner</i>
1702	Margaret E. Foster
1703	Marilyn M Edgecombe & John A Edgecombe
1704	Sudarshan Goomar & Jagjit S. Goomar
1705	Aidan R. Evans & C. Adele Evans
1706	Peter W. Hatfield
1801	John H. Spekkens & Andrea K. Spekkens
1802	Pamela J. Auld & David M. Hebb
1803	Diane E. Palmeter
1804	Robert A. McLean
1805	Marguerite A. Flinn
1901	Helen M. Murray & Suzanne E. DeWolfe
1902	Syed M. Hussain & Gloria L. Hussain
1903	Serge Lamirande & Janet C. Lamirande
1904	Charles Quon
1905	George Zwicker & Denise Zwicker
1906	Michael B. Sherar
2001	Wendell J. Sanford
2002	Larry A. Ashley & M. Gail Ashley
2003	R. Diane Campbell
2005	Syed Hussain & Gloria Hussain
2101	Marci Melvin, Adam Melvin, Ronald Anaka
2102	William L Ryan & Sandra I. Ryan
2103	Terry D. Mounce & Denise M. Mounce
2104	David B. Ritcey
2105	Horand Gassmann
2106	Penelope J .Russell

# Revised provisions of Common Element Rules

## Pets

46. The right to maintain a pet in Summer Gardens is governed by the Declaration<sup>1</sup> and the By-laws<sup>2</sup>, and can be revoked at any time by the Board of Directors if, in their discretion, the pet is or appears vicious, is annoying other residents, or is otherwise a nuisance, or if the resident fails to comply with these Rules pertaining to pets.
47. Pets must be under the control of their owner or other responsible person at all times. Small pets may be carried by the responsible person, and all other pets must be on leash at all times while in the common elements.
48. No pets may be kept on the common elements, including exclusive-use common elements (balconies). Pets are prohibited in hallways or lobbies, except for ingress and egress.
49. The Board may direct that any pet other than a service dog must enter or leave the building through the back entrance or through the parking garage and not through the main entrance if the Board determines in its sole discretion that the pet is unreasonably dirty, is or appears threatening to others, or constitutes an unreasonable nuisance to other residents or guests.

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<sup>1</sup> *Summer Gardens Declaration:*

6 PETS

6.01 Owners shall be allowed to keep household pets in their units and such pets shall be permitted ingress to and egress from such units provided that the keeping of such pets and their control shall be strictly in compliance with the rules and regulations relating to pets.

<sup>2</sup> *Summer Gardens By-Laws*

**Article XI - Provisions Respecting the Use and Occupation of Units**

1. In addition to the provisions of the Declaration, the use and occupation of the units shall be in accordance with the following restrictions and stipulations:
  - (d) No animal or pet which is deemed by the Board in its sole discretion to be a nuisance shall be kept by any owner, visitor or occupant in any unit or on any other part of the property. Any pet owner who keeps any animal or pet in the unit or any part of the property, shall at the request of the Board, remove such animal or pet therefrom forthwith on receipt of a written notice from the Board or the General Manager requesting such removal;

50. Pets must be walked off the condominium property and must not be curbed on the external common elements. Residents or guests must always clean up after their pets.