

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In particular, the *Rules and Regulations Governing the Use of the Common Elements* are repealed and replaced with the *Rules and Regulations Governing the Use of the Common Elements – Revised October 2021*, a copy of which is attached to this notice.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 Nov. 10, 2021 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

dm.campbell@ns.sympatico.ca

902-422-4933

Repeal and replacement - *Rules and Regulations Governing the Use of the Common Elements*

Notice of objection

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

(signature of owner)

101	Jeffrey Webber (Trustee)	701	Ryan Topples
102	Elihu Rees & Wendy Rees	702	Mildred F Meretsky
201	Natalie P. Vladi	703	Daniel M Campbell
202	Elizabeth Parr-Johnston	704	Tara E Nicholson
203	Robert G MacKeigan & Charlotte MacKeigan	705	Heather Ann MacKinnon
204	Denise D Schofield	706	Beth Maria Allmark & David Allmark
205	Elihu Rees & Wendy Rees	801	Susan S Chandler & John W Chandler
206	Miranda Spilios	802	Keith R Coles & E Joyce Coles
301	Averil Willick	803	Ann Leone Steele
302	Carl-Louis Sandblom & Ulrika Sandblom	804	Iqbal Bata, Adam Bata, Adil Bata, & Nazlin Bata
303	Peter J Woolsey & Donna M Woolsey	805	Iris Fortuna
304	Beryl C Leslie	806	Dr. Alice Mannor Chan-Yip Private Trust
305	Margaret L Davison	901	Jane Boyd-Landry, Gary Landry, Chloe Landry
306	Kirk Sievert	902	Sandra, Ruth & Daniel Hoffman
401	Gregory D Auld & Margaret S. White	903	Steven Rappaport & Noreen Rappaport
402	Sarah Ann Cassidy	904	Chowdhury Properties Ltd.
403	Jean M. Langley	905	M Ruth Oberst
404	Marci Melvin. Adam Melvin & Ronald Anaka	906	Christopher Lee Church
405	Marci Melvin & Adam Melvin	1001	Dianne Kokesh
406	Betty L. Molloy	1002	Anne Burnham Sedgewick
501	Kathie Jane Kirkpatrick	1003	Marc Goldberg, Ben Goldberg, Victor Goldberg
502	Daniel E Bree	1004	Jeffrey R Ingelman
503	Donna MacLeod Miller	1005	Janet M Malone
504	Donna B. Andersen	1006	Paul W. Bennett & Karen D. Bennett
505	W Bill Colpitts & D Lynn Fraser	1101	Joseph W Moore & Karen C Henderson
506	Robert P Kelly & Rose M Kelly	1102	Barbara Anne Smith & Warren Smith
601	Propper Holdings Inc.	1103	Nancy A. Vanstone
602	Brenda Jean Wallace	1104	Laure Regan & Farhad Safina
603	James S. Oland & Catherine M. Oland	1105	Dr. Xu Medical Consulting Inc.
604	Rajaraman Properties Inc.	1106	Franklyn W Lovely
605	Walter R.E. Goodfellow & Sandra Goodfellow		
606	M. Gardner Holdings Inc.		

1201	George Parker	1606	Bruce J Tinkham & M Diane Tinkham
1202	Andrew Koenig & Yvonne Michelle Koenig	1701	Satish Chandrakant Toal & Meghana Toal
1203	Eula G Raymond	1702	Margaret E Foster
1204	Ursula A. Ashe & Bernard D. Ashe	1703	Marilyn M. Edgecombe and John A. Edgecombe
1205	Syed M Hussain & Gloria L Hussain	1704	Sudarshan Goomar & Jagjit S Goomar
1206	Timothy B. Colbert	1705	Aidan R Evans & C Adele Evans
1301	Penny A. Durnford	1706	Peter W. Hatfield
1302	Catherine Bent & F. Gregory Bent	1801	John H Spekkens & Andrea K Spekkens
1303	A Carole Regan	1802	Pamela J Auld & David M Hebb
1304	Ezz El-Masry & Iglal El-Masry	1803	Diane E Palmeter
1305	Janice L Raymond	1804	Robert A McLean
1306	Valerie Halman	1805	Marguerite A Flinn
1401	Shaffi Professional Corporation	1901	Helen M Murray & Suzanne E DeWolfe
1402	Marci Lin Melvin. Ronald Anaka, Adam Melvin	1902	Syed M Hussain & Gloria L Hussain
1403	Betty Faye Fineberg	1903	Serge Lamirande & Janet C Lamirande
1404	Linda Young	1904	Charles Quon
1405	Xin Li	1905	George Zwicker & Denise Zwicker
1406	Brian Flemming & Janice J Flemming	1906	Michael B Sherar
1501	Chao Liang & Yulun Wang	2001	Wendell J Sanford
1502	Krystyna Samek	2002	Larry A. Ashley & M Gail Ashley
1503	M Virginia Phillips	2003	R. Diane Campbell
1504	Tsung-Yu Chen & Pei-Lin Chen	2004	R. Diane Campbell
1505	Elizabeth Sandomeer	2005	Syed Hussain & Gloria Hussain
1506	Syed M Hussain & Gloria Hussain	2101	Marci Melvin, Adam Melvin, Ronald Anaka
1601	William Mundle & Carolyn Fogarty-Mundle	2102	William L Ryan & Sandra Ryan
1602	Baribel L. Sephton	2103	Terry D Mounce & Denise M Mounce
1603	Sara Kinley & Karen Kinley	2104	David B Ritcey
1604	Samuel S Chun & Theresa J Chun	2105	Horand Gassmann
1605	Stephen A Lunn & Catherine M Lunn	2106	Penelope J Russell

Summer Gardens

Halifax County Condominium Corporation No. 130

Rules and Regulations

Governing the Use of the Common Elements

Revised October 2022

Schedule A to the By-laws

*These Rules and Regulations are made under
Section 24 of the Condominium Act*

- 24(1) The by-laws may provide for the making of rules by the owners respecting the use of the common elements for the purpose of preventing unreasonable interference with the use and enjoyment of the units and common elements.

and under Article XII of the By-Laws

- XII 1. The rules and regulations with respect to the common elements of the Corporation shall be initially those rules and regulations set forth in Schedule "A" of this By-Law Number 1, and thereafter any amendments, additions, deletions or changes therein from time to time shall be authorized by resolution passes by a majority vote at an annual of general meeting of the Corporation.

Interpretation

1. These Rules and Regulations apply to all the common elements of the property, indoors and outdoors, including the common areas (common elements to which all residents have access) and the exclusive use common elements (portions of the common elements which are for the exclusive use of the residents of one unit - the balconies, storage lockers, and parking spaces).
2. Definitions:
 - a) "Building Manager" means the person employed by Summer Gardens to manage the operations of the building under the direction of the Condominium Manager; and
 - b) "Condominium Manager" means the person or corporation contracted by Summer Gardens to manage the business of the condominium;
 - c) "guest" means a person visiting or staying temporarily with a resident, and includes persons making deliveries to or performing work for a resident or owner;
 - d) "owner" means the person who owns a unit in Summer Gardens;
 - e) "the property" means the land and buildings which comprise the condominium property of Summer Gardens, and includes the chattels and equipment of Summer Gardens;
 - f) "resident" means a person whose principal residence is in a unit in Summer Gardens, and includes an owner who lives in the unit, a person sharing a unit with the owner, or a tenant of an owner or a person sharing a unit with a tenant;
 - g) "Summer Gardens" means Halifax County Condominium Corporation No. 130.
3. The headings in these Rules and regulations are for convenience only. They are not part of, and do not affect the interpretation of, the Rules and Regulations.

General Provisions

4. Residents must not:
 - a) bring or keep flammable or offensive materials in the property;
 - b) use any fuel-burning heating device of any kind in the property; or
 - c) do or permit anything to be done in the property which will cause a risk of fire or increases the rate of fire insurance on the property, or conflict with the regulations of the Halifax Regional Municipality Fire Department or Provincial Fire Marshall or with any insurance policy on the property.

5. Residents must not violate any statute, regulation, or municipal by-law.
6. Residents must not install antennas for radios, TV, or other communications systems that are visible from the exterior of the building.
7. Residents must exercise care at all times about making noise. Residents must not permit unusual noise or disturbance on the premises that will interfere with the enjoyment of other residents of the property, and in particular will refrain from the loud playing of musical instruments, radios, television sets, computers, or other sound equipment. Excessive noise, loud talking, slamming of doors, racing of engines, or the use of horns is prohibited everywhere on the premises.
8. Summer Gardens is a non-smoking condominium. Smoking is prohibited throughout the property.
9. Owners and residents must not give orders or directions to any employee of Summer Gardens. All requests for service must be directed to the Condominium Manager or to the Board of Directors through the Building Manager's office.

Security Systems

10. The door locks of the units and the electronic security systems controlling access to the building are part of the common elements, and the keys and fobs are the property of Summer Gardens.
11. Summer Gardens will provide one access fob for each resident. Owners and Residents must not duplicate the fobs or provide a fob to anyone who is not a resident and must return the fob and all keys on ceasing to be an owner or resident.
12. Residents must keep unit entrance and patio doors locked at all times when there is no-one present in the unit.
13. Residents must not allow admittance to the building or their unit unless they know the person requesting admittance.

Vehicles and Parking

14. Parking spaces are assigned to each unit by the Board and may be reassigned from time to time.
 - a) Residents must park only in their assigned spaces. Vehicles parked in unauthorized areas may be towed at the expense and risk of the resident.

- b) Assigned parking spaces may be sublet to another resident, but not to a person who is not a resident of the building.
- c) Residents are responsible for compliance with these parking rules by their guests, and for informing their guests of these rules.
- d) Residents must not bring vehicles powered by propane or natural gas into the parking garage. Residents with such vehicles may ask to be assigned an exterior parking space instead of an interior space.
- e) Parking spaces are for vehicles only and must not be used for storage. A small basket-cart may be left in a parking space.
- f) No automobiles may be parked so as to block other vehicles.
- g) The parking areas in front of the building are reserved for guests while visiting with residents, and residents must not park in those spaces. Any guest parking in those areas must be reported by the host resident to the Commissionaires.
- h) The driveway in front of the building is for discharging and picking up passengers. No vehicle may be left unattended in this area.
- i) Residents must not make or permit repairs to vehicles anywhere on the property.
- j) Vehicles must be driven slowly, and with headlights on, in the driveways, on the ramp, and inside the parking garage.
- k) Vehicles entering the parking garage must yield to outgoing vehicles.
- l) For the security of all residents, please pause your vehicle after passing through the garage door until the door closes.
- m) Residents must use their access fob each time they enter the parking garage, even if following another car, to permit the Commissionaires to know who has entered the garage.

Storage Lockers

15. Storage lockers are assigned to each unit by the Board and may be reassigned from time to time.

- a) Residents must comply with all requirements of the Fire Code or the Fire Marshall with respect to how high items can be stored with respect to sprinklers.

b) Residents must not store flammable materials, or food or other materials that might attract vermin or insects. Residents must cooperate with the Building Manager in cleaning or removing materials from their lockers if vermin or insects are found in the locker areas.

Common Areas - Corridors, Lobbies, Elevators

16. The sidewalks, halls, entry, passageways, and stairways of the building must not be obstructed or used for any purpose other than ingress and egress.
17. Residents must not leave any items (such as doormats or footwear) in the corridors
18. Residents must not paint or decorate corridors, doors, or other common areas.
19. All deliveries of furniture, appliances, building materials, or other large items must be brought into the building through the service entrance.
 - a) Residents must coordinate with the Building Manager at least 48 hours before moving or receiving furniture or household effects in or out of the building.
 - b) Deliveries or moves are allowed if elevator capacity is available and only between 9:00 a.m. and 5:00 p.m. Monday to Friday, holidays excluded.
 - c) Furniture should be moved only by professional movers.
20. Bicycles of residents may be stored in the racks in the parking garage and may not be brought in the lobbies, elevators, or corridors.
21. The shopping carts and luggage trollies are only for the use residents, who must return them to the designated space in the parking level promptly after use.
22. Common areas must not be used by tradesmen to store, prepare, or cut any materials or object of any kind. All work must be completed within the owner's unit or parking space, with subsequent cleanup.
23. No sign, advertisement or notice may be affixed on any part of the property except on the bulletin board provided in the mail area.
24. No owner or resident may alter or remove any furniture, furnishings, or equipment from the common elements.
25. Owners are responsible for the cost of repairing any damage to any of the common elements caused by the resident or their guests.

Pool and Exercise Room

26. The recreation areas are common element amenities and are for the use only by residents or their guests while the residents are present. The recreational area includes the swimming pool and pool deck, the hot tub, the fitness room, the saunas, and the showers and lockers.
- a) No more than four guests per condominium unit at any time are permitted.
 - b) If residents have a person check on their unit while it is unoccupied, this person is not considered a guest and does not have access to common element amenities.
 - c) Common element amenities are not intended for regular use by non-residents, but rather for occasional use during a visit with residents.
 - d) Owners who rent their unit are considered to have transferred the right to use the common element amenities to the resident but may still access their exclusive-use common elements (parking space and storage locker) if these elements are not included in the rental agreement.
27. Residents and their guests use the recreation areas at their own risk. Summer Gardens is not responsible for any personal injury or loss or damage to property of any person using the swimming pool, hot tub, sauna, fitness room or ancillary facilities.
- a) Summer Gardens strongly recommends that no one use these facilities unless another person is present.
 - b) Children under 14 years of age using the recreational area must be accompanied by an adult.
28. Residents and guests must use the recreation areas only during open hours as posted by the Building Manager from time to time.
29. Residents and guests must shower before entering the swimming pool or hot tub.
30. Running and horseplay in the pool and recreational area are prohibited.
31. Food and beverages are prohibited in the pool area.
32. Pets are not permitted within the pool area under any circumstances.

33. Swimming fins, masks, snorkels or inflated toys may only be used in such a way as to not detract from the enjoyment of the pool by others.

Blue Room

34. Residents may reserve the Blue Room for private functions when it is not required for Summer Gardens functions. Bookings are made with the Building Manager or in his absence, with the Commissionaires. Those attending private functions in the Blue Room may also use the north garden patio, but this area is not to be reserved for exclusive use.

35. Residents who reserve the Blue Room are responsible to clean the room thoroughly following their function.

36. The Blue Room is not to be used for business activities of any kind.

Balconies

37. Owners and residents must not make alterations or additions to balcony areas or the outside the walls of the building without approval of the Board. They must perform permitted work strictly in accordance with any terms of approval and must promptly rectify any deficiencies.

38. Residents who choose to paint the ceiling of their balcony must use the colour and type of paint specified by the Building Manager.

39. Residents must not drop items from the balconies or place objects on a balcony so as to create a risk that the object may fall from the balcony.

40. Residents must not hang or leave on the balcony any items that detract from the outward appearance of the building. This includes, but is not be limited to, laundry, bathing suits, towels, beach mats, and mops. Residents must not dust, shake, or hang any items from the balconies or clean items by beating or sweeping.

41. Residents must not use balconies as storage areas.

42. Residents must not have barbecues or other cooking devices on the balconies.

Waste Disposal

43. Residents must separate and package their waste in accordance with HRM standards and place the segregated waste in the designated containers in the recycling area.

Mail and Mail Room

44. Registered mail addressed to residents will not be accepted by the Corporation or its employees unless the addressee gives prior permission in writing. However, parcels or other such deliveries will be accepted.
45. Residents are not permitted in the inner mailroom while the carrier is sorting mail.

Pets

46. The right to maintain a pet in Summer Gardens can be revoked at any time by the Board of Directors, in their discretion, if 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 and Regulations pertaining to pets.
47. Pets must be under the control of their owner or other responsible person at all times.
48. No pets may be kept on the common elements, including exclusive-use common elements (balconies). Pets are prohibited in hallways, except for ingress and egress.
49. Animals other than service dogs must enter or leave the building through the back entrance or through the parking garage, and not through the main entrance.
50. Pets must be walked off the condominium property must not be curbed on the external common elements. Pet owners must always clean up after their pets.
51. Residents are responsible for any damage to persons or property caused by their pet. Residents must always clean up after their pets.
52. Any pets brought into the building by visitors or guests must abide by all the rules pertaining to pets and residents are responsible for their guests and their pets.