



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



## Listing Information Package 143 Preservation Road, Collingwood



KAREN E. WILLISON Sales Representative  
705-888-0075 | [kwillison@royalpage.ca](mailto:kwillison@royalpage.ca)



LOCATIONS NORTH





**CollaborativeRealEstate.ca**



2,085 sq. ft.



3 Bed



3.5 Bath



**KAREN E. WILLISON**  
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO  
 kwillison@royallepage.ca  
 Cell: (705) 888-0075  
 www.CollaborativeRealEstate.ca

# 143 PRESERVATION Road, Collingwood, Ontario L9Y 0G9

Client Full **143 PRESERVATION Rd Collingwood** MLS® #: 40357730  
**Active / Residential Lease** Price: \$2,600/Per Month



## Simcoe County/Collingwood/CW01-Collingwood Bungalow/Row/Townhouse

	Beds	Baths	Kitch
Lower	1	1	
Main	1	2	1
Second	1	1	

Beds (AG+BG): **3 (2 + 1)**  
 Baths (F+H): **4 (3 + 1)**  
 SF Total: **2,085/Other**  
 SF Range: **1501 to 2000**  
 AG Fin SF: **1,590.56/Other**  
 BG Fin SF: **494.00/Other**  
 DOM/CDOM: **1/1**  
 Pets Y/N: **Restricted**  
 Lease Term: **12 Months, Renewal Option**  
 Parking Spcs: **4**  
 Furnished Y/N: **No**  
 Addl Monthly Fees: **\$0.00**

### Remarks/Directions

Public Rmks: **Annual Rental. Prime end unit in the peaceful and friendly Silver Glen Preserve development. This 2,085 square foot home enjoys the light and privacy of being next to the nature preserve and quiet from neighbours by virtue of double drywall and Safe'n'Sound® insulation. This premium home is full of upgrades: California shutters and wood floors throughout, kitchen pantry with slide out trays, pot drawers, six burner gas stove, fresh paint and an extra-large island that seats four stools. The spacious and cozy main floor has a gas fireplace, separate dining area, main floor laundry and exits to both the covered back porch and double car garage. Even the front porch is covered and super private. For full main floor living, also enjoy the primary bedroom with an ensuite and walk-in closet. Upstairs is another bedroom, loft sitting area and full bath. The recently renovated lower level contains a large bedroom with walk-in closet, a three-piece bath and a large recreation room. On every level, you will find loads of storage to make this an easy to organize home and one you can easily 'lock and go'. Silver Glen has easy access to walking trails and short drives to golf, skiing and the Georgian Bay lifestyle. No smoking. Landlord pays taxes, condo fees, building insurance. Condo corp does grass & snow. Available January 15th & landlord will consider a 2 or 3 year lease.**

Directions: **Hwy 26 to Silver Glen Blvd to Conservation Way to to Preservation Road**  
 Cross St: **Conservation Way**

### Exterior

Exterior Feat: **Porch**  
 Construct. Material: **Brick Veneer**  
 Shingles Replaced: **Foundation: Poured Concrete**  
 Yr Built Desc: **2018/Completed / New/Owner**  
 Property Access: **Municipal Road, Paved Road**  
 Pool Features: **Community, Inground, Outdoor**  
 Garage and Parking: **Attached Garage, Private Drive Double Wide, Asphalt Driveway**  
 Parking Spaces: **4** Driveway Spaces: **2** Garage Spaces: **2.0**  
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Recycling Pickup, Street Lights, Telephone Available**  
 Water Source: **Municipal-Metered** Water Tmnt: **Sewer: Sewer (Municipal)**  
 Lot Size Area/Units: **/** Acres Range: **< 0.5**  
 Lot Front (Ft): **0.00** Lot Depth (Ft): **0.00**  
 Area Influences: **Airport, Beach, Cul de Sac/Dead End, Golf, Greenbelt/Conservation, Hospital, Library, Place of Worship, Quiet Area, Schools, Shopping Nearby, Skiing**  
 View: **Forest** Retire Com: **West**  
 Topography: **Flat** Fronting: **West**  
 Restrictions: **Easement, Subdiv. Covenant**  
 School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board, Trillium Lakelands District School Board**  
 High School: **CCI, Our Lady of the Bay, Pretty River Academy**  
 Elementary School: **Admiral, St. Mary's, Pretty River Academy**

### Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Water Heater**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement, Fully Finished,**  
 Laundry Access: **Main Level**  
 Cooling: **Central Air, Energy Efficient**  
 Heating: **Fireplace-Gas, Forced Air, Gas**  
 Fireplace: **1/Natural Gas**  
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range,**  
 FP Stove Op:

**Microwave, Range Hood, Refrigerator, Smoke Detector, Washer, Window Coverings**

Electric Age:

Plumbing Age:

Furnished: **No****Common Elements**Common Element Additional Fee: **0.00**Common Element/Condo Amenities: **BBQs Permitted, Club House, Exercise Room, Games Room, Party Room, Pool, Sauna, Visitor Parking**

Condo Fees:

Condo Fees Incl: **Building Insurance, Building Maintenance, Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Snow Removal**

Locker:

**None**

Balcony:

**Terrace**

Pets Allowed:

**Restricted**

Condo Corp #:

**341**

Prop Mgmt Co:

**E & H Property Management**

Condo Corp Yr End:

Prop Mgt Contact:

**/519-599-3585**

Status Certificate Date:

Building Name:

**Silver Glen Preserve****Lease/Rental**Tenant Pays: **Cable TV, Heat, Hydro, Internet, Natural Gas, Tenant Insurance, Water**Owner Pays: **Building Insurance, Common Elements, Property Taxes, Snow Removal, Water Heater**Lease Requirements: **Credit Check, Deposit, Lease Agreement, Rental Application**Legal Desc: **UNIT 173, LEVEL 1, SIMCOE STANDARD CONDOMINIUM PLAN NO. 341 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1536473 TOWN OF COLLINGWOOD**

Zoning:

**R3-21**

Survey:

**/**

Assess Val/Year:

**/**

Hold Over Days:

**120**

PIN:

**593410174**

Occupant Type:

**Vacant**

ROLL:

**433104000200123**

Deposit:

**5200.00**

Possession/Date:

**1 - 29 Days/2023-01-15**

Prop Mgmt Phone:

**519-599-3585**

Prop Mgmt Co:

**E & H Property Management**

Sublease Y/N:

**No**

Prop Mgt Contact:

Building Name:

**Silver Glen Preserve**

Local Improvements Fee:

Common Elem Fee: **No**

Legal Desc:

**UNIT 173, LEVEL 1, SIMCOE STANDARD CONDOMINIUM PLAN NO. 341 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN SC1536473 TOWN OF COLLINGWOOD**

Zoning:

**R3-21**

Survey:

**/**

Assess Val/Year:

**/**

Hold Over Days:

**120**

PIN:

**593410174**

Occupant Type:

**Vacant**

ROLL:

**433104000200123**

Deposit:

**5200.00**

Possession/Date:

**1 - 29 Days/2023-01-15****Brokerage Information**List Date: **12/12/2022**List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 

Source Board: The Lakelands Association of REALTORS®

Prepared By: Karen E. Willison, Salesperson

Date Prepared: 12/13/2022

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

POWERED by [itsorealestate.ca](http://itsorealestate.ca). All rights reserved.**MLS® #: 40357730**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Kitchen</b>	<b>Main</b>	<b>14' 6" X 15' 6"</b>	<b>4.42 X 4.72</b>	<b>Double sink, Hardwood floor, Open Concept, Pantry</b>
<b>Dining Room</b>	<b>Main</b>	<b>11' 5" X 12' 4"</b>	<b>3.48 X 3.76</b>	<b>Hardwood floor, Open Concept</b>
<b>Living Room</b>	<b>Main</b>	<b>14' 0" X 12' 7"</b>	<b>4.27 X 3.84</b>	<b>California Shutters, Fireplace, Hardwood floor, Open Concept, Sliding doors, Vaulted Ceiling, Walkout to Balcony/Deck</b>
<b>Bedroom Primary</b>	<b>Main</b>	<b>11' 3" X 15' 6"</b>	<b>3.43 X 4.72</b>	<b>Ensuite, Hardwood floor, Walk-in Closet</b>
<b>Primary Ensuite Bathroom</b>	<b>Main</b>	<b>7' 11" X 6' 10"</b>	<b>2.41 X 2.08</b>	<b>4-Piece, Tile Floors</b>
<b>Bathroom</b>	<b>Main</b>	<b>3' 2" X 7' 1"</b>	<b>0.97 X 2.16</b>	<b>2-Piece, California Shutters, Tile Floors</b>
<b>Loft</b>	<b>Second</b>	<b>11' 3" X 14' 1"</b>	<b>3.43 X 4.29</b>	<b>California Shutters, Hardwood floor</b>
<b>Bedroom</b>	<b>Second</b>	<b>11' 6" X 16' 11"</b>	<b>3.51 X 5.16</b>	<b>California Shutters, Hardwood floor</b>
<b>Bathroom</b>	<b>Second</b>	<b>5' 4" X 8' 8"</b>	<b>1.63 X 2.64</b>	<b>4-Piece</b>
<b>Recreation Room</b>	<b>Lower</b>	<b>13' 7" X 23' 2"</b>	<b>4.14 X 7.06</b>	<b>Laminate</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11' 1" X 13' 0"</b>	<b>3.38 X 3.96</b>	<b>Laminate</b>
<b>Bathroom</b>	<b>Lower</b>	<b>11' 2" X 5' 0"</b>	<b>3.40 X 1.52</b>	<b>3-Piece, Laminate</b>
<b>Storage</b>	<b>Lower</b>	<b>6' 10" X 19' 7"</b>	<b>2.08 X 5.97</b>	
<b>Utility Room</b>	<b>Lower</b>	<b>11' 6" X 9' 7"</b>	<b>3.51 X 2.92</b>	



COLLABORATIVE  
REAL ESTATE

10 Favourite Things About  
143 Preservation Road, Collingwood

1	Bright end unit with lots of windows and upgraded finishes.
2	The cozy gas fireplace in the living room.
3	Location! Situated beside the forest nature preserve - quiet, peaceful and you can hear the owls at night.
4	Located at the end of the road - very little traffic.
5	The front porch is very private because of the home being at the end of the road.
6	Friendly neighbours.
7	Easy to "lock and go".
8	Cozy and comfortable.
9	Very good quality build.
10	Lots of spaces to live in - deceptively big.



**Expense/Utility/House Details**

**143 Preservation Road, Collingwood, ON L9Y 0G9**

**House Details**

Item	Year	Notes
Year Home was Built	2017/2018	
Air Conditioner	2018	
Air Exchanger	2018	
Windows	2018	
Roof	2018	
Furnace	2018	

**Fees and Utility Costs**

Utility	Yearly Cost	Provider
Gas	\$630.00	Enbridge
Hydro	\$1,300.00 (incl. water, sewer)	EPCOR
Rental Equipment Contracts	\$452.52 (\$37.71/month)	Reliance (Hot Water Tank)
Water/Sewer	Included with Hydro	EPCOR
Internet/Cable Provider		Bell Fibe or Rogers
Lawn/Garden Maintenance	Included with Condo Fee	Condo Corporation
Snow Removal	Included with Condo Fee	Condo Corporation

**Appliances**

Appliance	Make/Model	Year/Notes
Refrigerator	Maytag / MFF2258FEZ	s/n K81203615

Dishwasher	Maytag / MDF4949SDZ	
Stove/Oven	GE Café / CC2S985SETSS	
Microwave	Panasonic / NNST7758	
Washer	Amana / YNED5800DW2	s/n M80891865
Dryer	Amana – see above	

#### Additions/Upgrades

Item	Year	Details/Notes
Garage door opener	2018	2 remotes
Central Vac installed	2021	Blue Mountain Vacuum
Basement finished	June 2022	Peak Living

#### Additional Notes:

May 2021 – unit completely repainted; ducts cleaned; pin pad on door installed; garage door and parts lubricated
HVAC serviced annually by Nottawasaga Mechanical
Fans purchased from Georgian Design Centre and installed 2018



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## Quick Facts 143 Preservation Road, Collingwood

- **Open concept end unit with numerous upgrades throughout including hardwood, Caesarstone countertops, extra sound proofing and more!**
- **California shutters throughout main and upper level**
- **Loft area with hardwood flooring, bedroom and 3 piece bath on upper level**
- **Finished lower level with family room, king sized bedroom and 3 piece bath**
- **Covered rear porch with gas BBQ hookup**
- **Double car garage with loft area for storage**
- **3 bedroom**
- **3.5 bath**
- **Recreation amenities include an outdoor heated pool, fitness centre, games room/lounge with kitchen area**





# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## Upgrades List 143 Preservation Road, Collingwood

- Kitchen cabinetry, rollouts in pantry, pot & pan drawer cabinets, microwave base cabinet in island, backsplash, Caesarstone countertops, exhaust hood, single handle arch pulldown faucet
- 5" Maple flooring in Kitchen, Living Room, Dining Room, Primary Bedroom, Loft & upstairs Bedroom
- Ensuite cabinetry, Caesarstone countertops with rectangular undermount sinks, shower wall tile, flat pebble floor, grout, corner bench, custom niches
- Caesarstone countertop and undermount sink in Powder Room instead of standard pedestal sink
- Pot lights, ceiling fan rough-in, electrical for wall-mount TV
- Oak stair treads and railings leading upstairs, railings to lower level
- Grout and tile in Foyer, Powder Room and Laundry
- FlowWise elongated toilets
- Loft bathroom cabinetry & Caesarstone countertops
- Gas lines for BBQ and gas range, roughed in gas line in lower level for future fireplace
- Additional layer of drywall & insulation in shared wall on main and upper levels

## 143 Preservation Rd, Collingwood, ON

**Main Floor** Exterior Area 1014.85 sq ft  
Interior Area 885.20 sq ft  
Excluded Area 409.33 sq ft



0 4 8 ft

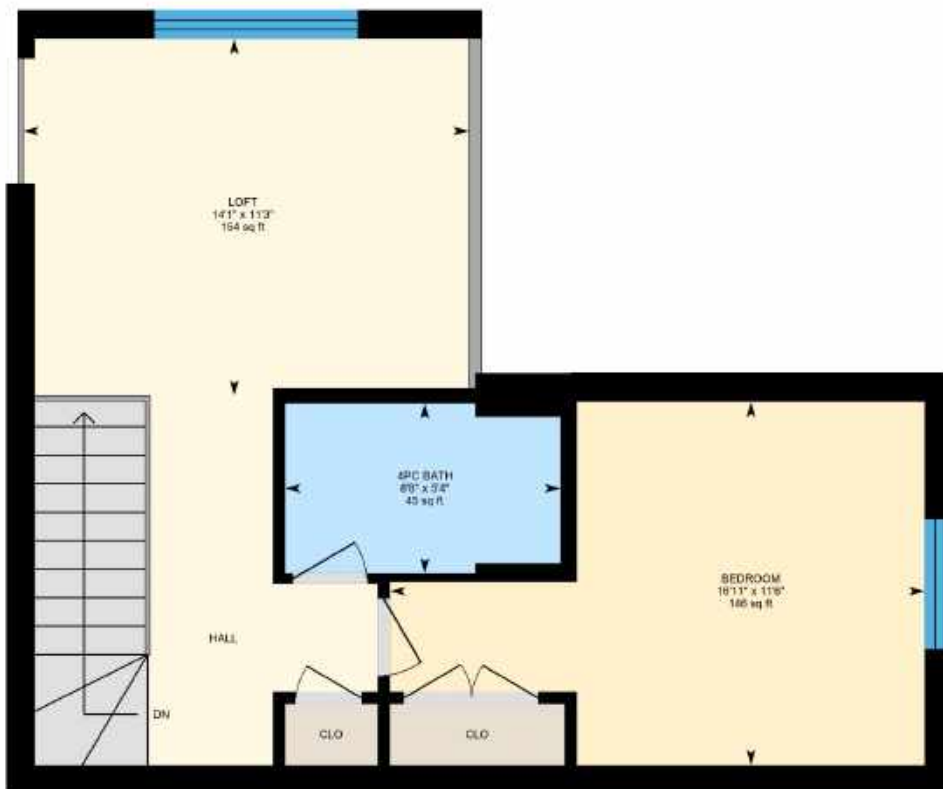
PREPARED: 2022/08/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## 143 Preservation Rd, Collingwood, ON

2nd Floor Exterior Area 575.71 sq ft  
Interior Area 479.00 sq ft



PREPARED: 2022/08/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## 143 Preservation Rd, Collingwood, ON

Basement (Below Grade) Exterior Area 966.01 sq ft  
Interior Area 830.33 sq ft



PREPARED: 2022/08/15

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**RULES**

**SILVER GLEN PRESERVE**

ON

PART OF LOT 48, CONCESSION 11, NOTTAWASAGA,  
COUNTY OF SIMCOE BEING PARTS 1 & 3 ON 51R-35234  
IN THE TOWN OF COLLINGWOOD

**SIMCOE STANDARD CONDOMINIUM PLAN NO. 341**

A Phased Condominium Project Pursuant to the Condominium Act, 1998

Reid's Heritage Homes Ltd. on behalf of  
**Silver Glen Preserve Development Corporation**



**Simcoe Standard Condominium Corporation No. 341****RULES**

These Rules shall be observed by every owner, tenant, and occupant of this condominium and shall be construed in the singular or plural as the context may require, and each such term shall be deemed to include the other and includes all persons in occupancy of any Unit.

**Definitions**

1. Terms used herein shall have ascribed to them the definitions contained in the Act and in the Declaration of the Corporation, and:

“Act” means the *Condominium Act, 1998* as amended, supplemented or replaced from time to time, and includes all regulations pursuant thereto;

“Board” shall mean the Board of Directors of the Corporation;

“Buildings” or “buildings” shall mean all buildings on the property;

“Common elements” includes exclusive use portions of common elements;

“Corporation” shall mean Simcoe Standard Condominium Corporation No. 341;

“Declaration” shall mean the declaration of Simcoe Standard Condominium Corporation No. 341 as amended from time to time;

“Property” shall mean Simcoe Standard Condominium Plan No. 341;

“Silver Glen Preserve” means the lands in Schedule “A” of the Declaration of the Corporation as amended from time to time;

“Telecommunication Device” means any signal transmission or signal reception device or any roof antenna or satellite dish or any other antenna, exterior tower antenna or satellite dish antenna for either radio, television, internet or other reception or transmission or for any other purpose and includes any exterior tower or other structure or support device that can be used as a support or otherwise in conjunction with any antenna, satellite dish or other transmission or reception device; and

“Unit Occupant” or “Unit occupant” means any Unit Owner, any Unit owner’s spouse, child or children, invitee, servant, guest, or tenant and tenant’s spouse, child or children, invitee, servant, guest or any other occupant of a Unit in the Property.

**Fire Prevention**

1. No one shall do or permit anything to be done in, within or on the Property that conflicts with any federal, provincial or municipal laws or bylaws relating to fire or increase the risk of fire or the rate of fire insurance on the buildings, or any property kept therein, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner, or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal bylaw.
2. No combustible material or flammable goods shall be stored in any Unit or on the common elements unless stored as prescribed by the Board.
3. Barbecuing is permitted provided same does not cause discomfort or annoyance to other Unit Occupants within the Condominium or other residents of Silver Glen Preserve.
4. All outdoor appliances, whether cooking, heating or decorative, must be CSA or UL approved for outdoor use and must be maintained and operated as per the manufacturers recommendations. Specifically, distances from flammable items (wood fences, decks, etc) listed in the manual for the appliance must be strictly observed.

**Approved:**

Propane, Natural Gas BBQ

Egg Type and or sturdy charcoal barbeque

Propane or Gas heaters approved for outdoor usage

Decorative Propane or Gas Displays approved for outdoor use

**Not Approved:**

Burning of wood in fire bowls or chimenea's  
Any sort of fire pit  
Easily tipped portable type charcoal BBQ's  
Deep Fryers on wooden decks  
Cooking or BBQing in front yards  
Cooking or BBQing in garages

**Storage of Flammable Materials:**

All flammable materials stored in your home must be stored in CSA or UL containers approved for indoor storage.

**Traffic and Parking Control**

1. The traffic and parking rules established by the Board and the traffic and parking signage posted by or on behalf of the Board shall be complied with by all Unit Occupants and visitors.
2. In the absence of the prior written permission of the Board, motor vehicle(s) of a Unit Occupant may only be parked in the driveway appurtenant to the dwelling Unit or garage of the dwelling Unit in which such Unit Occupant resides. No motor vehicle may be parked or left on any other portion of the common elements by anyone except with the prior written permission of the Board which permission can be revoked. Written permission can include signage designating parking for certain purposes or persons and areas designated for use by visitors.
3. Only motor vehicles that are operable, with a current motor vehicle license and insurance as is required to permit the operation of that motor vehicle on the highways of Ontario may be parked in the driveway appurtenant to a Unit or other permitted parking area. There shall be no parking or storage of derelict and/or recreational vehicles or equipment on or in Silver Glen Preserve. Prohibited recreational vehicles and equipment include boats, trailers, snowmobiles, personal water craft and any vehicle which contains cooking and/or sleeping facilities or which is capable of providing accommodation facilities to one or more persons. Motor vehicles or equipment that does not comply with the foregoing criteria may be parked in the garage portion of a dwelling Unit provided the garage door is kept closed other than as is reasonably necessary for ingress and egress thereto and then only during the times of such ingress and egress.
4. In the absence of the prior written permission of the Board, only bona fide visitors (as determined by the Board in its absolute discretion) to a Unit may use the areas marked for visitor parking. Unless a charge is implemented by the new Board after the turnover meeting, visitors are not required to pay for parking.
5. No overnight parking by visitors is permitted without the written permission of the Board which permission can take the form of an overnight parking pass provided by the Board or property manager to permit such parking.
6. Only automobiles, station wagons, vans or pick-up trucks or motorcycles may be parked on the driveway appurtenant to a Unit, on any parking Unit or on any permitted area of the common elements (if any).
7. The walkways shall not be obstructed or used for any purpose other than pedestrian ingress to and egress from the Units and parking areas. No driveway shall be obstructed so as to hinder or prevent motor vehicular access thereto by the persons with a right to park a motor vehicle on the driveway in question.
8. No motor vehicle shall be driven on any part of the common elements other than on the roadway and driveways or parking spaces. No motor vehicle shall be parked across a sidewalk or walkway to reach same if the driveway or parking space in question abuts or fronts onto a sidewalk or walkway.
9. No one shall permit any gasoline, oil or other harmful substance to escape on to the surface of the parking spaces, driveways or common elements. No repairs or adjustments to motor vehicles shall be carried out on the common elements. Other than as a temporary expedient, mats, trays or other containers may not be placed on the surface of the parking spaces as an alternative to repairing the cause of the escape of the gasoline, oil or other harmful substance.

10. No one shall park or store anything, including a motor vehicle of any description in any area marked "no parking."

### **Use of Common Elements and Units**

1. Unit Occupants shall strictly comply with the terms and provisions of the Declaration governing the use and occupancy of Units and common elements, and, without limiting the generality of the foregoing, the provisions of Articles II and III of the Declaration.
2. No Unit Occupant shall do or permit anything to be done in his or her Unit or on the common elements or bring or keep anything therein that will in any way obstruct or interfere with the rights of other owners or in any way injure or cause legitimate annoyance to them.
3. No noise caused by any instrument or other device or otherwise howsoever caused, including noise caused by any pet or pets, which, in the opinion of the Board is calculated to or may or does disturb the comfort or quiet enjoyment of the Property by another owner or owners or their families, guests, visitors, employees and persons having business with them, shall be permitted.

### **Pets**

1. No pet that is deemed by the Board (in its absolute discretion) to be a nuisance shall be kept in any Unit. Pets must be accompanied by a Unit Occupant and kept on a leash held by a person and under reasonable control when not present in their Unit Occupant's Unit so as to not be a nuisance or cause irritation to other Unit Occupants. No pet may be kept on any part of the common elements. The Board can require any pet to be removed from the Corporation property if the Board deems such pet to be a nuisance. A barking or whining dog in a Unit will be presumed to be a nuisance pet if the barking and/or whining is discernible from outside of the Unit and occurs on any kind of a frequent basis.
2. Without the prior written approval of the Board the only permitted pets are:
  - a. dogs, domestic housecats, parakeets, budgies, canaries, parrots and birds of that sort;
  - b. small fish and/or no more than two (2) turtles kept in an aquarium not larger than eighty (80) litres in capacity or other appropriate cage/container of similar size kept inside the living area of the Residential Dwelling Unit. No more than one (1) such aquarium or container is allowed in any Residential Dwelling Unit without the prior written consent of the Board.
3. In addition to the permitted fish and turtles, without the prior written consent of the Board no more than:
  - a. two (2) dogs or two (2) cats or one (1) dog and one (1) cat; and,
  - b. two (2) birdsare permitted to be kept in any Residential Dwelling Unit.
4. Other than as aforesaid, no animal or bird, which is not a pet nor any insect or reptile that is or is not a pet may be kept anywhere within this Condominium Plan.
5. If any pet should defecate in any area, the person accompanying the pet shall immediately clean up the soiled area and has a duty to do so. The Board has the right to collect the costs of actual cleanup of any defecation left on the common elements including the yard portions of any EUAs appurtenant to any Unit from the Unit Owner of the Unit in which such pet resides should the person accompanying the pet fail to immediately clean up the soiled area with such costs being deemed to be a common expense and an item of repair for which the Unit owner is solely responsible. The cost can therefore be subject to a lien pursuant to the Act.
6. Despite the foregoing, and without limiting the generality of the foregoing, because the presence of certain breeds of dogs or aggressive dogs or dogs which give the impression of being aggressive may give concern to other Unit Occupants, there shall be no dog allowed on this condominium plan (common elements or Units) of, or which are a cross of including one or more of, the following breeds or types, Pit Bull, Rottweiler, Doberman, Akita or any sort of guard dog or dog originally bred for fighting or such other breed as the Board may determine from time to time is not be allowed. In addition, no dog which appears, in the opinion of the Board to be aggressive or threatening or to be acting aggressively or in any sort of a threatening manner is allowed on this condominium plan (common elements or Units). It is within the Board's uncontrolled and absolute discretion to determine what breeds and what specific dogs



are not permitted on this condominium plan (common elements or Units) and such discretion is not subject to being explained or questioned.

7. The Board has the absolute jurisdiction and authority to determine if any dog is a member of a prohibited breed or a cross breed whose lineage includes a prohibited breed and to require the permanent removal of such dog from the condominium property.
8. Upon the Board notifying a Unit Occupant of such determination being made with respect to a dog that appears to reside in or visit such Unit Occupant's Unit, the Board may give the Unit Occupant an opportunity to challenge such determination by submitting one or the other of:
  - a. a certified pedigree issued by the Canadian Kennel Club that positively identifies the dog in question by tattoo or microchip and confirms that such dog does not have any of such breeds in its pedigree; or
  - b. a completely unqualified written certificate to the Corporation that states therein the Corporation is entitled to rely on same from a veterinarian that certifies there is no doubt of any nature or kind that:
    - i. the dog examined by the veterinarian is the dog that has been designated by the Board as being a member of a prohibited breed or a cross breed whose lineage includes a prohibited breed;
    - ii. and that such dog is not a member of a prohibited breed or a cross breed whose lineage includes a prohibited breed.

No other evidence shall be considered by the Board to support any such permitted challenge.

9. Notwithstanding the foregoing, the Board has the absolute discretion and jurisdiction to order the permanent removal of any dog from the condominium property. Also, notwithstanding any challenge being permitted and/or made, the Board shall not be required to explain or justify its decision to order such removal. Upon such order being given the dog in question must be permanently removed from the condominium property within fourteen (14) days from the date such order is delivered to a Unit Occupant of the Unit in which such dog resides or visits.
10. Any restrictions, rules or prohibitions with respect to pets are subject to one or more exceptions which can be made for medical reasons in the discretion of the Board reasonably exercised, upon receipt of adequate documentation including without limiting the generality of the foregoing, evidencing:
  - a. that a dog (or other suitably trained animal) which would otherwise be prohibited is a trained seeing eye dog or trained seeing eye animal, and is necessary to any person with a right of access to the common elements of this condominium plan;
  - b. that a dog (or other suitably trained animal) which would otherwise be prohibited is a trained hearing ear dog or trained hearing ear animal and is necessary to any person with a right of access to the common elements of this condominium plan;
  - c. that an animal which would otherwise be prohibited, is trained and used to assist a Unit Occupant with normal day to day activities that such occupant, because of a physical disability, is unable to perform for him or herself, such as retrieving items, turning on and off of lights, assisting in propelling a wheel chair and other acts of a similar nature.
11. The necessity of a seeing eye dog (or other suitably trained animal), hearing ear dog (or other suitably trained animal) or other animal which would otherwise be prohibited, accompanying a person with a right of access to the common elements of this condominium plan must be established by sufficient documentary medical evidence of a physician licensed to practice in the province of Ontario. In addition, while one or more exceptions may be made as aforesaid, any such animal must be kept under reasonable control and not cause any undue disturbance or annoyance to any other Unit Occupant.
12. The Board has the discretion but not the obligation to permit other pets that might otherwise be prohibited, if the need for such other pet is established by sufficient documentary medical evidence of one or more licensed physicians in the province of Ontario.

### **Garbage**

1. Unit Occupants shall not place, leave or permit to be placed or left in or upon the common elements any debris, refuse or garbage. Such debris, refuse or garbage shall be contained in properly tied polyethylene or plastic garbage bags not exceeding twenty-five (25) pounds per bag in weight and placed in secure containers designed for holding garbage that will withstand rodents, vermin and pets so that the garbage bags are not torn by, entered or scattered by the same.

All garbage and recycling shall be kept by Unit Occupants in garages until the pickup day designated by the Board or municipality from time to time. On pickup days garbage and/or recycling for pickup shall be placed by Unit Occupants in such location or locations and by such time as are designated by the Board from time to time. There must be full compliance by all Unit Occupants with all of the requirements, restrictions and regulations of the Town of Collingwood in relation to garbage.

2. Where such debris, refuse or garbage consists of packing cartons or crates (which term includes large cardboard boxes such as appliance cartons), the owner shall arrange for a pick-up thereof and such packing cartons or crates shall not in any event be left outside the Unit.
3. All papers shall be securely tied in bundles and all other garbage shall be securely wrapped and tied.
4. All Unit Occupants shall comply with any Rules or guidelines passed by the Board pertaining to garbage disposal and recycling which are incorporated by reference into and form part of these rules.

### General

1. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of any Unit or the common elements or inside of any Unit if visible from any abutting street or any other Unit or the common elements without the prior written consent of the Board which consent may be refused. The foregoing is not applicable to the Declarant or any Unit owned by the Declarant. The Declarant has the right to approve or disapprove any signage while it still has any ownership interest in Silver Glen Preserve.
2. No entrance or other signs or plaques referring to the Declarant (or related company) as the developer or builder of Silver Glen Preserve shall be removed, obscured or covered. No other signage (other than as permitted in the Declaration) of any sort at all is permitted either on the common elements or within or on any Unit without the prior written approval of the Declarant while it has any ownership interest in Silver Glen Preserve .
3. No hanging or drying of clothes is allowed in the common elements.
4. There shall be no signal transmission or signal reception device nor any roof antenna or satellite dish of any kind nor any other antenna, exterior tower antenna or satellite dish antenna for either radio, television, internet or other reception or transmission or for any other purpose erected, fixed, resting by its own weight or otherwise, hanging or otherwise visible anywhere on Silver Glen Preserve or any building or structure thereon or present or visible from any other Unit or common element on any of Silver Glen Preserve without the prior written consent of the Declarant while the Declarant has any interest in any of the lands (or condominium Unit) within Silver Glen Preserve . In addition, no exterior tower or other structure or support device that can be used as a support or otherwise in conjunction with any antenna, satellite dish or other transmission or reception device shall be erected, fixed or placed anywhere on the lands of Silver Glen Preserve or any building or structure thereon without the prior written consent of the Declarant while the Declarant has any interest in any of the lands (or condominium Unit) within Silver Glen Preserve. The Declarant has the exclusive jurisdiction and is empowered to grant permission for any Telecommunication Device while the Declarant has any interest in any of the lands (or condominium Unit) within Silver Glen Preserve. Thereafter any references in this paragraph to the Declarant shall be deemed to be a reference to the Board. Any Telecommunication Device for which the Declarant has given permission is allowed to remain within Silver Glen Preserve after the Declarant has no interest in any of the lands (or condominium Unit) within Silver Glen Preserve , until the title to the Unit whose owner was given consent for such Telecommunication Device is no longer in the name(s) of the owner(s) or any of the owner(s) to whom the Declarant provided its permission for the said Telecommunication Device provided the said Telecommunication Device is kept in a reasonable state of repair and condition and is securely affixed in accordance with the permission granted therefor by the Declarant.
5. Except as approved by the Board in writing, no building or structure or tent or swing set shall be erected and no trailer either with or without living, sleeping, or eating accommodation shall be placed located, kept or maintained on any part of the common elements.
6. Composters and digesters are prohibited anywhere in or on a Unit and the common elements.

7. No bicycles, carriages, wagons, or shopping carts shall be left at the front of any building or upon the walks or other areas of the common elements generally visible from the other Units. No one will use any such area for the repair or the cleaning of wagons, carriages, bicycles and carts. No one will use any driveway area provided for the parking of an automobile or any other common element area for the storage or repair of any motor vehicle or trailer.
8. The occupant of a Unit will be held responsible for any damage to the common elements caused by moving furniture and/or other items in and out of his or her Unit.
9. The manholes, closets and other water apparatus shall not be used for any purpose other than those for which they were constructed, and no sweepings, garbage, rubbish, rags, ashes or other substance shall be thrown therein. Any damage resulting to them from the misuse or from unusual or unreasonable use shall be borne by the occupants causing such damage. Water shall not be left running, unless in actual use either outside or within the premises.
10. No window air-conditioners are permitted. No air-conditioning unit nor heat pump nor similar equipment and machinery and other noise generating equipment appurtenant to or used in connection with the Units (all of which are collectively referred to herein as AC equipment) is permitted save and except AC equipment that has been pre-approved in writing by the Board. In the absence of reasonable grounds to refuse same the Board shall approve applications for the foregoing. The external elements and components of any such AC equipment may only be located where permitted by the Board. This foregoing part of this paragraph is not applicable to AC equipment placed by or on behalf of the Declarant whether before or after registration of the Unit. All AC equipment must be kept in good repair by the owner of same so that the noise from same is kept as low as is reasonably possible. All components of such AC equipment shall form part of the Unit the same service so that the Unit Owner of the said Unit is responsible to maintain, repair (after damage or otherwise) and replace the same as required by the Board in its discretion (exercised reasonably).
11. No partitions, gates or fences may be erected without the prior written permission of the Board. No one will excavate or permit to be excavated or removed any earth from the exclusive use area on the common elements, nor remove or permit to be removed therefrom any trees or shrubs, without prior written approval of the Board.
12. Neither the Board nor any member thereof nor the Corporation shall be liable for any loss or damage or theft to any Unit Owner's or occupant's goods or chattels stored in any storage space provided or permitted by the Corporation.
13. No noise of any kind, which in the opinion of the Board or its agent may disturb the comfort of any other occupant of the condominium plan shall be permitted by anyone nor shall any noise whatsoever, including the playing of musical instruments be repeated or persisted in after request by the Board or its agent to discontinue the same, including any noise caused by any congregation of persons in any Unit or portion or portions of the common elements. Organs, violins, and other musical instruments shall not be played by anyone in any Unit or on the common elements after 11:00 p.m. The sound of radios, record players, tape recorders, and television sets in Units or on the common elements shall be maintained at a level, which in the opinion of the Board or its agent, is calculated not to disturb the comfort of any other occupant and the level of sound therefrom shall, upon the request of the Board or its agent, be sufficiently reduced so that the same is in the opinion of the Board or its agent, not disturbing to the comfort of any other person.
14. Each occupant must obtain and maintain contents insurance for his or her own furnishings, including personal possessions, and to further insure such occupant with an appropriate legal liability policy as well as such other insurance as may be recommended by his or her insurance agent whose advice each occupant is urged to obtain. All such policies are to be at the expense of the occupant. In addition each occupant must obtain insurance of the improvements to his or her unit. Improvements are determined by reference to the standard unit definition that is set out in the bylaw(s) of the Corporation.
15. No skateboarding is allowed anywhere on the condominium property.



## RECREATION CENTRE AND POOL RULES

**Welcome! The Silver Glen Preserve Recreation Centre and Pool is intended for safe enjoyment by Unit Owners, their families, tenants and invited guests.**

### GENERAL RULES

USE AT YOUR OWN RISK – Individuals using the facilities of the Silver Glen Preserve Recreation Centre and Pool do so at their own risk.

DAMAGE TO PROPERTY – The Silver Glen Unit Owner on title will be held responsible for any damage to the Recreation Centre building and its contents and the Pool and its contents caused by themselves, their family, their tenants or invited guests.

BEHAVIOUR – No person who is deemed to be behaving in an irresponsible or disrespectful manner is permitted in the Recreation Centre or Pool area. Anyone engaging in an unsafe or undesirable manner or using objectionable language can be asked to leave.

KEY FOB - Access to the Recreation Centre and Pool area is controlled by your key fob. The key fob security system logs the date and time of entry to the Recreation Centre and Pool area of the registered owner of the key fob.

LIMIT OF GUESTS – A Unit Owner may have a maximum of 6 guests in the Recreation Centre or Pool area. The posted capacity of the Pool area must be adhered to. The only exception to this rule is when an Owner reserves the Recreation Centre Meeting Room for a private family function. The maximum number of guests for a private family function is not to exceed 25.

NO SMOKING – All interior and exterior spaces of the Clubhouse and Pool area are public spaces. Smoking is prohibited.

ELECTRONIC DEVICES POLICY - For the protection of right to privacy the use of personal electronic devices for photographic, video or audio recording purposes is strictly prohibited in all Change Room and Restroom areas. Please use personal electronic devices respectfully in permitted areas.

ANIMALS – With the exception of registered service animals, no pets or other animals are permitted in the Recreation Centre or Pool area.

**The Recreation Centre and Pool facilities are owned by all of us and we ask everyone to please treat the facilities as you would your own, in a caring and respectful manner.**

## **RECREATION CENTRE – Open daily from 6 a.m. to 11 p.m.**

- All users are to vacate the premises at the posted closing time.
- Children 12 years of age or younger cannot enter and use the Recreation Centre facilities alone. They must be accompanied by a person of at least 16 years or older.
- Wet or soiled footwear must be removed at the entrance to the Clubhouse. Ski boots and roller blades are not permitted in the building.

**MEETING ROOM** – The Meeting Room is considered to be the lounge or family room of the Recreation Centre. The Meeting Room can be reserved for private family functions. The Meeting Room cannot be reserved for business or commercial purposes of any kind. Full details and procedures for reserving the Meeting Room can be found in the attached document, Silver Glen Recreation Centre, Meeting Room Booking.

- Use of the television is on a first come/first served basis.
- **If you are the last person leaving the Meeting Room and there are no other persons in the room you are expected to close all open windows and turn off the TV and lights before exiting. Leaving the windows open can result in rain and/or wind damaging the windows or the interior of the building.**

**KITCHEN FACILITY** – The kitchen facilities are for everyone's use while enjoying the Recreation Centre facilities. The kitchen facilities are considered self-serve. You are required to clean up after yourself.

- Silver Glen Condominium Corporation is not responsible for the loss or spoilage of foodstuff, containers or serving-wear stored in the kitchen.
- Storage of foodstuff is not permitted.
- The Recreation Centre barbeque is not for personal use. It is to be used only for events organized by the Condominium Corporation or its authorized committees.

## CHANGE ROOM

- Lockers are available for daily use only. The Silver Glen Condominium Corporation is not responsible for items lost, forgotten or stolen. It is recommended that you lock your belongings securely.
- Users must supply their own locks and remove them upon leaving the facilities. Failure to comply may result in your lock being removed. Any locker contents will be stored by the Property Manager for a period of 30 days whereupon it can be disposed of.
- If you are the last person in the room turn out the lights when exiting.

## SAUNAS

- The saunas are considered family-friendly spaces.
- All users must take a shower before entering the sauna.
- Users should place a towel on the bench to sit on.

## FITNESS ROOM

- Persons under the age of 16 cannot enter and use the Fitness Room facilities alone. They must be accompanied by an adult.
- The Fitness Room equipment is to be used solely for its intended purpose.
- Appropriate attire and footwear with non-marking soles must be worn at all times in the Fitness Room. Street shoes are prohibited at all times.
- Food and breakable containers are not permitted in the Fitness Room.
- Use of the television is on a first come/first served basis.
- Wet bathing suits are not permitted in the Fitness Room
- Users must wipe down equipment with the provided disinfectant wipes immediately after use.
- During busy periods please limit your use of each exercise machine or equipment to 30 minutes.
- Please report all accidents and equipment failures to the Property Manager.
- **If you are the last person leaving the Fitness Room and there are no other persons in the room you are expected to close all open windows and turn off the TV and lights before exiting. Leaving the windows open can result in the wind and/or rain damaging the windows or the interior of the building.**

## GAMES ROOM

- When using any games room equipment you are required to put away all items used and take all your personal belongings and garbage.
- The larger pool table was not purchased by the Condominium Corporation, it was donated by a Unit Owner. It is to be used by ADULTS ONLY
- When finished playing pool please put the cover back on the pool table.
- If you are the last person leaving the downstairs please turn out the lights when exiting.

## POOL – Open daily from 9 a.m. to dusk

- There are no lifeguards on duty in the pool area at any time. Use At Your Own Risk.
- **EMERGENCIES** – In the event of an emergency there is a visual and audible alarm system on the pool deck. Push the alarm button and then call 911 using your cell phone or the emergency phone that is located near the rear vestibule of the Recreation Centre.
- Children 12 years of age or younger cannot enter and use the Pool facilities alone. They must be accompanied by a person of at least 16 years or older.
- **ADULTS ONLY (18 and older)** hours are 4 p.m. to 5:30 p.m., daily. The only exception to this rule is during community organized events.
- Posted hours and crowd capacities must be adhered to. All users are to vacate the Pool area at the posted closing time.
- All bathers must take a shower before entering the pool.
- Running is not permitted on the pool deck.
- Glass is not permitted in the Pool area.
- No food is allowed beyond the black line in the pool area.
- **Please place towels underneath you on lounge chairs. Footwear and suntan lotion soil the ends of the loungers.**
- **NO SAVING OF TABLES OR CHAIRS** – The use of towels or other personal property to “save” the chairs and tables is not permitted. If you are not present at the Pool other users are permitted to move your personal belongings from the tables or chairs so that they can use them.
- The use of floating lounges or mattresses is NOT permitted in the pool.
- Small children not yet toilet-trained may use the pool but must be wearing a diaper approved for pool use. (Little Swimmers by Huggies, or a similar product).
- No person shall pollute the pool in any manner.
- The pool area is considered a family-friendly space. Anyone using the pool and/or deck shall wear proper attire.

- Swimsuits only must be worn in the pool.
- **Upon leaving the pool area take all personal belongings, put chairs and tables back in place, lower umbrellas and take all your garbage with you. There are no garbage containers in the pool area. The Silver Glen Condominium Corporation is not responsible for items lost, forgotten or stolen.**

---

Gordon Sheppard; President SSCC-341