



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

207 - 4 Brandy Lane Drive, Collingwood



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS **NORTH**





CollaborativeRealEstate.ca



1010 sq. ft.



2 Bed



2 Bath



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

4 BRANDY LANE Drive Unit #207, Collingwood, Ontario L9Y 0X4

Client Full
Active / Residential

4 BRANDY LANE Dr #207 Collingwood

MLS®#: 40522275
 Price: **\$539,000**



Simcoe County/Collingwood/CW01-Collingwood

1 Storey/Apt/Apartment/Condo Unit

	Beds	Baths	Kitch
Main	2	2	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,010**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,010/Other**
 DOM: **30**
 Common Interest: **Condominium**
 Tax Amt/Yr: **\$2,635.94/2023**
 Condo Fee/Freq: **\$396.64/Monthly**

Remarks/Directions

Public Rmks: **Move In Ready in the coveted Wyldewood development conveniently located close to all the amenities Collingwood offers. This is a great space and very well maintained. Bright, sunny two bedroom, 2 bath unit with a balcony overlooking the trees and greenspace that create a private weekend retreat or full time residence. This tasteful open concept condo offers a slate floor entry leading to hardwood flooring throughout the living areas; a kitchen with stainless steel appliances, breakfast bar and granite countertops; large dining area and a living space with cozy fireplace, big bright windows and french doors leading to the balcony complete with BBQ hookup. Spend quiet time with friends and family dining al fresco or simply listening to the birds sing and relax the day away! Down the hall is the primary bedroom with 4 piece ensuite, a second bedroom and 3 piece main bath. Both bedrooms have lots of storage, pretty treehouse-like wooded views and lots of sunlight. Just outside the front door is an exclusive use locker with space for all the summer and winter toys! An outdoor year round salt water pool with club house provide ample relaxation areas including an a small reading/library room. All of this is just minutes away from all Collingwood and The Blue Mountains have to offer from skiing, swimming in the Bay, golfing, hiking, shopping and so much more!**

Directions: **Highway 26 to Cranberry Trail East, turn right on Brandy Lane Drive, second building on the left.**
 Cross St: **Cranberry Trail East**

Common Elements

Common Element/Condo Amenities: **BBQs Permitted, Pool, Visitor Parking**

Condo Fees: **\$396.64/Monthly**

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

Locker: **Owned/N/A**

Balcony: **Open**

Pets Allowed: **Restricted**

Condo Corp #: **392**

Prop Mgmt Co: **Slope to Shore**

Condo Corp Yr End: **03/31/2023**

Prop Mgt Contact: **/705-444-5139**

Status Certificate Date:

Building Name: **Wyldewood**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Pool House		1		Yes

Exterior

Exterior Feat: **Backs on Greenbelt, Balcony, Privacy**

Construct. Material: **Stone, Vinyl Siding, Wood**

Shingles Replaced: Foundation:

Year/Desc/Source: //

Property Access: **Municipal Road, Paved Road**

Pool Features: **Community, Outdoor, Salt**

Garage & Parking: **Outside/Surface/Open, Visitor Parking//Asphalt Driveway**

Parking Spaces: **1** Driveway Spaces: **1.0**

Parking Level/Unit: Parking Assigned: **88**

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: Lot Depth (Ft): **0.00**

Lot Front (Ft): **0.00** Lot Irregularities:

Location: **Urban**

Area Influences: **Airport, Beach, Cul de Sac/Dead End, Golf, Hospital, Library, Park, Place of Worship, Public Transit, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**

View: **Mountains, Trees/Woods**

Topography: **Flat, Wooded/Treed**

Roof: **Asphalt Shingle**

Prop Attached: **Attached**

Apx Age: **6-15 Years**

Rd Acc Fee:

Garage Spaces:

Licen Dwelling:

Sewer: **Sewer (Municipal)**

Lot Shape:

Land Lse Fee:

Retire Com:

Fronting On: **South**



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Restrictions: **Easement** Exposure: **South**
 School District: **Simcoe County District School Board, Simcoe Muskoka Catholic District School Board**
 High School: **CCI, Our Lady of the Bay**
 Elementary School: **Admiral, Cameron (FI), St. Mary's, Pretty River Academy**

Interior

Interior Feat: **Ceiling Fans, Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Basement: **None** Basement Fin:
 Laundry Feat: **In-Suite**
 Cooling: **Central Air**
 Heating: **Fireplace-Gas, Forced Air, Gas**
 Fireplace: **1/Living Room** FP Stove Op: **Yes**
 Under Contract: **Hot Water Heater** Contract Cost/Mo: **21.30**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **UNIT 24, LEVEL 2, SIMCOE STANDARD CONDOMINIUM PLAN NO. 392... See Realtor remarks for full legal description.**
 Zoning: **R3-33** Survey: **None/**
 Assess Val/Year: **\$228,000/2022** Hold Over Days: **120**
 PIN: **593920295** Occupant Type: **Owner**
 ROLL: **433104000221966**
 Possession/Date: **Flexible/** Deposit: **Minimum 5%**

Brokerage Information

List Date: **12/13/2023**
 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: 01/12/2024

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MLS® #: 40522275

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen	Main	11' 4" X 9' 5"	3.45 X 2.87	Double sink, Hardwood floor, Open Concept
Dining Room	Main	11' 3" X 7' 10"	3.43 X 2.39	Hardwood floor, Open Concept
Living Room	Main	11' 3" X 14' 5"	3.43 X 4.39	Fireplace, French doors, Hardwood floor, Open Concept, Walkout to Balcony/Deck
Bedroom Primary	Main	10' 1" X 17' 6"	3.07 X 5.33	Broadloom, Ensuite
Primary Ensuite	Main	10' 0" X 4' 11"	3.05 X 1.50	4-Piece, Tile Floors
Bathroom				
Bedroom	Main	9' 4" X 10' 5"	2.84 X 3.17	Broadloom
Bathroom	Main	9' 1" X 5' 1"	2.77 X 1.55	3-Piece, Tile Floors
Laundry	Main	7' 11" X 5' 4"	2.41 X 1.63	Tile Floors

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COLLABORATIVE
REAL ESTATE

10 Favourite Things About
207 - 4 Brandy Lane Drive, Collingwood

1	Spacious and bright
2	Nestled in the trees with convenient access to trails
3	Garden doors with walkout to balcony
4	Year round salt water heated pool
5	Close to all amenities and downtown shopping
6	Walking distance to Cranberry Mews shopping plaza
7	Ample storage space
8	Move in ready...nothing to do!
9	Quiet surroundings
10	Minutes to Blue Mountain



COLLABORATIVE
REAL ESTATE

Getting Ready to List: Expense/Utility/House Details

207 - 4 Brandy Lane Drive, Collingwood

Condo Details

Item	Year	Notes
Year Home was Built	2012	
Air Conditioner	2012	
Windows	2012	
Roof	2012	
Furnace	2012	

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$2,636.00	Town of Collingwood
Gas	\$654.72	Enbridge
Hydro	\$829.68	EPCOR
Rental Equipment Contracts	\$255.60	Enercare
Water/Sewer	Incl in Condo Fees	Slope to Shore
Lawn/Garden Maintenance	Incl in Condo Fees	Slope to Shore
Snow Removal	Incl in Condo Fees	Slope to Shore
Condo Fee	\$4,759.68	Slope to Shore

Rental Equipment

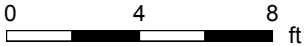
Item	Provider	Contact/Notes
Hot Water Heater	Enercare	

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Frigidaire	
Dishwasher	Frigidaire	
Stove/Oven	Samsung	New 2022
Microwave	Frigidaire	
Washer	LG Laundry Centre	
Dryer	LG Laundry Centre	

207-4 Brandy Ln Dr, Collingwood, ON

Main Floor Exterior Area 1010.29 sq ft
Interior Area 891.94 sq ft



PREPARED: 2023/03/01



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.

207-4 Brandy Ln Dr, Collingwood, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

3pc Bath: 9'1" x 5'1"

4pc Ensuite: 10' x 4'11"

Bedroom: 9'4" x 10'5"

Dining: 11'3" x 7'10"

Kitchen: 11'4" x 9'5"

Laundry: 7'11" x 5'4"

Living: 11'3" x 14'5"

Primary: 10'1" x 17'6"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 891.94 sq ft

Perimeter Wall Thickness: 9.0 in

Exterior Area: 1010.29 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 891.94 sq ft

Exterior Area: 1010.29 sq ft

207-4 Brandy Ln Dr, Collingwood, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2017: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2017: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>



The Town of Collingwood

Box 157 97 Hurontario Street
Collingwood, ON L9Y 3Z5
(705) 445-1030

**** REPRINT ****

TAX NOTICE

Interim	2023
Mailing Date	January 24, 2023

Roll No. 4331- 040-002-21966-0000

Mortgage Company: MCAP FINANCIAL CORPORATION	Mortgage No. 9556743.1
Name and Address	Municipal Address/Legal Description
207-4 BRANDY LANE COLLINGWOOD, ON L9Y 0X4	207, 4 - BRANDY LANE DR SSCP 392 LEVEL 2 UNIT 24 LEVEL 1 UNIT 200 PKG

Assessment	
Class	Value
RTEP	\$ 228,000.00
RTEP	\$ 228,000.00
The Interim Levy is based on 50% of last year's total property taxes.	

By Law #	Special Charges Description	Amt	Exp Year	Installments		Summary	
				Due Date	Amount		
				2/17/2023	\$ 659.97	Sub-Total - Tax Levy	\$ 1,317.97
				5/19/2023	\$ 658.00	Special Charges/Credits	\$ 0.00
						Past Due Taxes/Credit	\$ 0.00
Total Special Charges		\$ 0.00				Total Amount Due	\$ 1,317.97

PLEASE DETACH AND SUBMIT WITH PAYMENT

THANK YOU

Received from:	
Roll #	4331- 040-002-21966-0000
Name	
Address	207-4 BRANDY LANE COLLINGWOOD, ON L9Y 0X4
Due Date	Total Due
May 19, 2023	\$ 658.00

PLEASE DETACH AND SUBMIT WITH PAYMENT


THANK YOU

Received from:	
Roll #	4331- 040-002-21966-0000
Name	
Address	207-4 BRANDY LANE COLLINGWOOD, ON L9Y 0X4
Due Date	Total Due
February 17, 2023	\$ 659.97



Job #55848299

PTU - Gas Furnace

Technician Name Justin Bygrave	Customer Name
Work Order Number 55848299	Date 2023-01-19
Unit Location <input checked="" type="checkbox"/> Closet	Unit Make Allied air
Unit Model 36MGE4-09-181P-1A	Unit Serial Number 1611H06154
Fuel Type <input checked="" type="checkbox"/> NG	Plan Member <input checked="" type="checkbox"/> No
Clean thermostat and check setting, level, batteries <input checked="" type="checkbox"/> Good / Cleaned	Inspect Venting Inside, Passthrough, Outside Termination <input checked="" type="checkbox"/> Yes
Check Air Filter (Replacement Extra Charge] <input checked="" type="checkbox"/> Good	Record Filter Size 12 x 24 x 1
Filter - Take Photo 	Flush Condensate Pump & Drain <input checked="" type="checkbox"/> Yes
Check / Tighten Electrical Connections <input checked="" type="checkbox"/> Yes	Check / Clean Pilot Assembly <input checked="" type="checkbox"/> N/A
Check / Clean Flame Sensor <input checked="" type="checkbox"/> Yes	Check HSI Record OHM NA

Check / Clean Burners <input checked="" type="checkbox"/> Yes	Check / Clean Spark electrode <input checked="" type="checkbox"/> Yes
Check Ventor Motor Run Capacitor Na	Ventor Motor Run Capacitor Rating NA
Check Blower Run Capacitor 7.57	Blower Run Capacitor Rating 7.5
Measure voltage to unit VAC 120	Check / Clean Blower <input checked="" type="checkbox"/> Yes
Check and record Inlet gas pressure 6.4	Record pressure drop [≠ 1" Static] 0.4
Cycle through all stage of heat <input checked="" type="checkbox"/> Yes	Check Flame Signal if Applicable µA 2.9
Check and Record Manifold Gas Pressure LOW "w.c. NA	Check and Record Manifold Gas Pressure HIGH "w.c. 3.4
Check Blower Operation all Speeds <input checked="" type="checkbox"/> Yes	Check Transformer 23.25
Check Ventor Motor Amperage A 0.51	Check Blower Motor Amperage 0.91
Check Total Operating Amperage A 1.41	Check & Record Carbon Monoxide - Inside 0
Check & Record Carbon Monoxide - Outside NA	Check temperature IN - Out - ▲T rise °F 76 - 130 = 55 F (35-65)
Check High Limit Safety 180	Check Pressure Switch Shut Down <input checked="" type="checkbox"/> Yes
Check Primary & Secondary Heat Exchangers Check off method of inspection and inspection findings <input checked="" type="checkbox"/> Method - Visual	Clean Cabinet <input checked="" type="checkbox"/> Yes
Check For Gas Leaks <input checked="" type="checkbox"/> No Leaks	Check 120V Disconnect / Switch <input checked="" type="checkbox"/> Yes
Red Tag Appliance <input checked="" type="checkbox"/> No	Check Rating Plate <input checked="" type="checkbox"/> TSSA Compliant

Check Gas Pressure Tag

TSSA Tag Present

Take Photos - Unit, Rating Plate, Tags Photo

Attach photo of unit and rating plate



Additional Notes

-

Parts Need Ordering

No

SIMCOE STANDARD CONDOMINIUM CORPORATION #392
RULES FOR COMMON ENJOYMENT

Effective February 28, 2022

RULES FOR COMMON ENJOYMENT

Document Version: 02-2022

Latest Re-issue Date: 07-2015

Date approved by the Board of Directors: 01-2022

**SIMCOE STANDARD CONDOMINIUM CORPORATION #392
RULES FOR COMMON ENJOYMENT**

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SIMCOE STANDARD CONDOMINIUM CORPORATION #392
RULES FOR COMMON ENJOYMENT

I. RECREATION FACILITY RULES

a) Introduction

The recreation facility is for the sole use of the residents/owners of Simcoe Standard Condominium Corporation No 392. Any legal liability is shared equally by all unit owners.

Anyone found to be confrontational or in breach of the Recreation Facility Rules may be asked to leave the facility. Any complaints with respect to the recreation facility must be directed to the Property Manager in writing. Any complaints or issues that cannot be resolved by the Property Manager will be brought to the Board of Directors.

NOTE: POOL IS UNSUPERVISED - NO LIFEGUARDS ARE ON DUTY

b) Province of Ontario Regulations - O.Reg 565

- Each bather shall shower using warm water and soap, and thoroughly rinse off before entering or re-entering the deck
- No glass or food is allowed on pool deck or in pool
- No person shall pollute the water in any manner and spitting, spouting of water and blowing the nose in the pool or on the deck.
- NO DIVING into the pool
- No person shall engage in boisterous play in or about the pool
- No smoking on pool deck, in pool or in recreation building or near the entry to the building.
- The maximum number of bathers permitted on the deck and in the pool, at any time, is **65**.
- No children in diapers or pull-ups are allowed in pool.
- Children under 12 years of age are not allowed within the pool enclosure unless accompanied, at all times, by a parent/or caregiver who is not less than 16 years of age.
- No person infected with a communicable disease or having open sores on their body shall enter the pool.
- The emergency telephone is located beside the door next to the bathrooms.

SIMCOE STANDARD CONDOMINIUM CORPORATION #392
RULES FOR COMMON ENJOYMENT

c) Recreation Facility Rules

- 1) ADULTS ONLY SWIM DAILY takes place from 9:00 a.m. to 10:00 a.m. - Limited to those nineteen (19) years of age and older.
- 2) No more than six (6) persons from each unit may be within the recreation facility at any one time.
- 3) When there are 65 persons in the pool area, we will impose a one (1) hour time limit on each person using the pool.
- 4) No running on the pool deck.
- 5) No spitting, skipping, jumping, diving, pushing, shouting or use of foul language is permitted within the recreation facility, pool deck or pool.
- 6) No toys or inflatable objects (balls, noodles, floating devices, etc.) in pool area other than water wings, life preservers and eye protection.
- 7) No alcohol is permitted within recreation facility, pool deck or pool.
- 8) Animals are not allowed within the recreation centre or pool area other than seeing-eye dogs. No other exceptions.
- 9) Personal belongings, including towels, may not be used to reserve patio furniture when not using the facility. If you leave, please take your belongings with you.
- 10) No smoking inside the recreation centre, pool or on pool deck or within 9 meters of entrance.
- 11) All garbage must be disposed of in the garbage containers supplied.
- 12) Unit owners are responsible for any damage caused to the recreation facility including their family members or guests and tenants or lessees. The cost of any repairs will be invoiced to the unit owners account by Simcoe Standard Condominium Corporation No 392.
- 13) The unit owner assumes all responsibility for all actions of the unit owner, their family members and guests, and tenants or lessees. Unit owners and any persons designated by the unit owner to use the recreation facility may be banned from using the recreation facilities if it is found that the owner, family members, guests, agent, tenants or lessees did not abide by the rules. Anyone banned will only be re-admitted after an application has been made in writing to the Board of Directors and is approved.

SIMCOE STANDARD CONDOMINIUM CORPORATION #392

RULES FOR COMMON ENJOYMENT

II. General Rules

Introduction

The following Rules made pursuant to the Condominium Act, 1998, S. O. 1998, G. 19 shall be observed by all owners (collectively, the "Owners" and individually an "Owner") and any other person (s) occupying the unit with the Owner's approval, including, without limitation, members of the Owner's family, their tenants, lessees, guests and invitees.

Any losses, costs or damages incurred by the Corporation by reason of a breach of any Rules for Common Enjoyment in force from time to time by any Owner, or their family, guests, servants, agents or occupants of their Unit, shall be borne and/or paid for by such Owner and may be recovered by the Condominium Corporation (the "Corporation") against such Owner in the same manner as common expenses.

a) COMMON ELEMENTS

- i. Use of the Common Elements and units shall be subject to the Rules which the Board may make to promote the safety, security or welfare of the owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the Common Elements and of other units;
- ii. Rules as deemed necessary and altered from time to time by the Corporation shall be binding on all unit owners and occupants, their families, guests, visitors, servants or agents.

b) QUIET ENJOYMENT

- i. Owners and their families, guests, visitors, servants and agents shall not create nor permit the creation or continuation of any noise or nuisance which, in the opinion of the Board or the Manager, may or does disturb the comfort or quiet enjoyment of the Common Elements by other Owners or their respective families, guests, visitors, servants and persons having business with them.

c) SECURITY

- i. Residents/Owners are to immediately report any suspicious person(s) seen on the property to the manager or its staff.

SIMCOE STANDARD CONDOMINIUM CORPORATION #392
RULES FOR COMMON ENJOYMENT

d) SAFETY

- i. No storage of any combustible or offensive goods, provisions or materials shall be stored on the Common Elements;
- ii. No owner or occupant of a unit shall do, or:
 - (a) permit anything to be done in respect to the Common Elements which will in any way increase the risk of fire or the rate of fire insurance;
 - (b) or obstruct or interfere with the rights of other owners;
 - (c) or in any way injure or annoy them;
 - (d) 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;
 - (e) conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.

e) COMMON ELEMENTS RULES

- i. No one shall harm, mutilate, destroy, alter or litter the Common Elements or any of the landscaping work on the property;
- ii. No sign, advertisement, flag or notice shall be inscribed, painted, affixed or placed on any part of Common Elements, whatsoever, unless approved by the Board;
- iii. No equipment shall be removed from the Common Elements by, or on behalf of, any owner or occupant of a unit;
- iv. The walkways which are part of the Common Elements shall not be obstructed by any of the owners or occupants of a unit;
- v. Any physical damage to the Common Elements caused by an owner or occupant, their family, guests, visitors, servants, or agents shall be repaired by arrangement and under the direction of the Board at the cost and expense of such owner or occupant;
- vi. No building or structure or tent shall be erected, placed, located, kept or maintained on the Common Elements and no trailer, either with or without living, sleeping or eating accommodations shall be placed, located, kept or maintained on the Common Elements;
- vii. Each pet owner must ensure that any defecation by such pet must be cleaned up immediately by the pet owner, so that the Common Elements are neat and clean at all times;

SIMCOE STANDARD CONDOMINIUM CORPORATION #392

RULES FOR COMMON ENJOYMENT

- viii. No awnings, shades or shutters shall be erected over the exterior or outside any window without the prior written consent of the Board. This rule shall only apply to the front of any unit;
- ix. No Owner shall erect any fence on any part of the Common Elements or the exclusive use common elements, except with the approval of the Board, which shall not be unreasonably withheld. The Board in acting reasonably shall be allowed to take into account:
 - (a) the kinds of fencing material to be used such that all fencing will be of similar high quality fence materials; and
 - (b) the height, the size and length of the fences so that all fences will be of uniform size and length;
- (x) No addition, alteration, decoration or painting of any kind shall be made to any portion of the Common Elements, without the prior written approval of the Board; and
- (xi) No antennae, satellite dish, aerial, tower or similar equipment or structure shall be placed, erected on, or fastened to any unit or any portion of the common elements, save with the consent of the Board.

f) GARBAGE DISPOSAL

- i. No Owner shall place, leave or permit to be placed or left in or upon the Common Elements any debris, refuse or garbage, except on days designated by the Board or the Corporation's manager (the "Manager") as garbage pick-up days, nor shall they place or deposit same, except in an area designated by the Corporation or the Manager. 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 shall be disposed of as directed by the Manager. Where such debris, refuse or garbage consists of large items, crates or cartons, the Owner shall arrange with the Manager or supervisor for disposal thereof and such crates or cartons shall not, in any event, be left outside the Unit.

g) PARKING

For the purpose of these Rules, "motor vehicle" means a private passenger automobile, station wagon, compact van, or motorcycle as customarily understood.

- i. No vehicles, equipment or machinery shall be parked or left on any part of the Common Elements, except for any exclusive use common elements;

SIMCOE STANDARD CONDOMINIUM CORPORATION #392

RULES FOR COMMON ENJOYMENT

- ii. No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the Common Elements without the express written consent of the Manager or the Board. No motor vehicle shall be driven on any part of the Common Elements other than on the road portion;
- iii. No motor vehicle shall be driven on any part of the Common Elements at a speed in excess of the posted speed;
- iv. Mopeds and bicycles shall be operated only on the road and in such manner as not to obstruct traffic;
- v. Guests and visitors shall park only in areas designated as guest or visitor parking;
- vi. All visitors and guests are required to obtain a parking permit to park their vehicle, at ALL times, whether during the day or at night. Such permit is to be displayed on the motor vehicles' dash or the permit number may be legibly handwritten and displayed on the dash of the vehicle if you are unable to print the permit.

Failure to obtain a parking permit and display the permit or permit number on the vehicles' dash may result in a Town of Collingwood parking violation ticket and/or the vehicle being towed at the owner's expense.

Parking permits may be valid for up to 3 days at a time and a total of 12 days per month. A resident may request that this time be extended by contacting the property management company. Any extension request will be dealt with on a case-by-case basis.

There are 171 units and significantly less visitor/guest parking spots; the issuance of a parking permit does not guarantee your visitor or guest a parking spot. Only one permit will be issued to a resident at any one time.

Parking in a visitors parking spot is at the vehicle owners risk and the Condominium Corporation is not responsible for any loss or damage no matter how caused; and

- vii. No person shall park or use a motor vehicle in contravention of these Rules, otherwise such person shall be liable to be fined or to have their motor vehicle towed from the Condominium in which event neither the Corporation nor its agents shall be liable whatsoever for any damage, costs or expenses whatsoever caused to such motor vehicle or to the Owner thereof.