

CHÂTEAU VANIER CONDOMINIUM COMPLEX
(CARLETON CONDOMINIUM CORPORATION NUMBERS 12, 15 AND 47)

PARKING RULES
REVISED: MAY 2015

Introduction

The following Rules respecting the use of the common elements and units are made to promote the safety, security and 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.

The Rules of the Corporation are binding on each unit owner and his or her family, visitors, agents, tenants or occupants of the unit.

Definitions

Château Vanier Complex: Include CCC #12, CCC #15 and CCC #47, and the related joint use common elements

Owners: Shall include owners, their families, agents, tenants and occupants of the unit.

Tower(s): Includes CCC #12 (Tower A), CCC #15 (Tower B) and CCC #47 (Tower C) respectively.

Tower Parking Coordinators: Representative members of each of the Towers, appointed by each of the Boards of Directors to act as agent for the respective Tower.

Visitor(s): Shall include a person(s) who visit(s) an on-site resident for no longer than 14 calendar days.

Any other words and phrases which are defined in the *Condominium Act, 1998* (as amended from time to time), or the Regulations thereunder or any successor thereto, ("the Act") shall have ascribed to them the meanings set out in the Act.

1. General

1.1 Any losses, costs or damages incurred by the Corporation by reason of a breach of these parking rules by any Owner, his or her family, guests, servants, agents, tenants or occupants of his or her unit shall be borne by such Owner. Without limiting the generality of the foregoing, such losses, costs or damages shall include, but shall not necessarily be limited to, the following:

- (a) All legal costs incurred by the Corporation in order to enforce, or in attempting to enforce, these rules;
- (b) An administration fee in the amount of \$50.00, to be payable to the Corporation for any breach of these rules that continues after initial notice has been sent, and further administration fees of \$50.00 per month, for each month during which the breach continues.

1.2 Any amount owing to the Corporation under the terms of these rules shall be added to the common expenses of the Unit Owner and shall be collectible as such, including by way of condominium lien in accordance with the Act.

1.3 No restriction, condition, obligation or provision contained herein shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

1.4 Each of these Parking Rules shall be deemed independent and severable and the invalidity or unenforceability in whole or in part of any one or more of these Rules shall not impair or affect in any manner the validity, enforceability, or effect of the remaining part of that Rule (if appropriate) or of the Rules, and in such event, the other part of the Rule (if

appropriate) or the other Rules shall continue in full force and effect as if such invalid Rule or part of a Rule had never been included herein.

- 1.5 Only one regular passenger vehicle that fits safely within a designated parking space is permitted unless authorized in writing by Management or Tower Parking Coordinators.
- 1.6 The Corporation is not responsible for any loss, theft or damage to motor vehicles or their contents while they are parked in the parking space, or while traveling upon the common elements and the owner assumes all risk of any such loss, theft, or damage.
- 1.7 To reduce non-authorized use of our parking facilities and ensure availability of parking spaces to our legitimate on-site residents and visitors, we ask for your cooperation in reporting any violations of the above rules to the Property Management Office or to any Superintendent on-duty.

2. Visitor Parking

- 2.1 The outdoor above-ground designated visitors' parking area is reserved for the exclusive use of visitors to the Château Vanier Complex.
- 2.2 Overnight and weekend visitors shall register their vehicle and obtain a parking pass from the Property Management Office during regular business hours or after business hours by calling (613) 818-4763 and leaving a detailed voice mail indicating a contact name, licence plate number, vehicle make/model and the tower and unit number you or your guest(s) are visiting. Only up to 14 overnight parking passes will be provided per unit, per month.

3. Assigned Indoor Parking

- 3.1 Pursuant to Article VIII (1) of the Declarations for each of CCC #12, CCC #15 and CCC #47, each unit is entitled to the exclusive use of one parking space, as designated by the Corporation. The Tower Parking Coordinator for each Tower, under the authority provided by the Board of Directors of the Corporation, will manage the parking facilities, and allocate parking spaces to owners in the respective Towers. A list of allocated spaces will be kept by the Tower Parking Coordinator at all times and updates will be provided to the office quarterly.
- 3.2 The Corporation through its Tower Parking Coordinator is entitled to reallocate an owner's parking space at any time, or times when necessary for the betterment of the parking facilities, upon 48 hours written notice to the Unit Owner or Tenant as well as the Owner(s) of the motor vehicles.
- 3.3 In case of conflict between an owner and their Tower Parking Coordinator, the Board of Directors of the Corporation will render a decision. Such decisions will be considered final.
- 3.4 Due to structural limitations and the configuration of the Château Vanier Complex covered parking garages, there are restrictions on the type of vehicle that can be accommodated. It is the owners' responsibility to ensure that their vehicle will fit within the interior height restrictions of the upper or lower parking garage as well as in the actual dimensions of their assigned (or rented) parking space. Best efforts are made by the Tower Parking Coordinators to accommodate all vehicles, but should a vehicle not fit, the owner of the vehicle will be required to arrange, at their own risk and expense, for off-site parking accommodations. Outside parking in the visitors' parking area is not permitted. Owners are urged to consider this rule when acquiring a new or replacement vehicle. All vehicles parked at the Château Vanier Complex shall, at all times, be: insured, plated, display up-to-date licence plate registration information (i.e. licence plate stickers in Ontario); in working condition; and parked in the allocated or assigned parking space.
- 3.5 Any changes in parking space occupancy information such as the purchase of a new vehicle or a change in licence plate information must be immediately reported to the Property Management Office.

- 3.6 Every Owner with a properly registered vehicle to whom a parking space has been allocated/assigned will be provided with an identifying sticker. The sticker shall be placed in the front driver's side windshield.
- 3.7 Garage door access remotes are available from the Property Management Office at a cost. Garage door access remotes shall not be provided for use by any person other than the Owner to whom the parking space is allocated/assigned.
- 3.8 A 15 Km/h speed limit is in place throughout the property.
- 3.9 All vehicles shall enter the parking garages from the North side (Tower A) and exit through the South side (Tower C).
- 3.10 Vehicles may not excessively idle nor excessively "rev" their motors while on the property.
- 3.11 The Corporation may provide notice (by way of signs, written notification or otherwise) of periods of time during which no motor vehicle may be parked in certain areas of the indoor garages, and in specific parking spaces. This is in order to support repair, maintenance and painting projects as well as annual garage sweeping and cleaning operations. All owners/residents shall comply with such signs/notifications, and shall refrain from parking in such areas until such time as access is permitted.
- 3.12 Owners shall ensure that their assigned parking space is kept clean and tidy at all times and free of materials or any condition likely to cause a nuisance, a hazard or any damage to the property, or any risk of fire. Household appliances, cardboard boxes (full or empty) and debris are not allowed to be stored in an assigned parking space. Trash containers are provided in the parking areas for use by owners/residents. Owners/residents shall be responsible for any costs incurred by the Corporation to clean a parking space to enforce compliance with this rule, provided that the owner/resident has been provided with 48 hours advance notice to clean the space. Such fees shall be added to the common expenses for the unit, and shall be recoverable as such. Owners are not permitted to conduct any repairs to their vehicles on the Château Vanier Complex, including within the covered garages or in the outdoor visitor parking area. Regular maintenance, such as an oil change, is permitted as long as proper procedures and prevention practices are employed.
- 3.13 The person assigned a parking space is responsible to immediately clean-up any oil or grease spills. Appropriate oil removal products must be used and steps must be taken to address and eliminate the cause of an oil spill (i.e. broken vehicle).
- 3.14 It is strictly forbidden to dispose of any motor oil, solvents or paint in the garage drains to the sewer. This represents a serious fire hazard and can cause a sewer blockage. Any violation will be reported to the City of Ottawa to be dealt with as per the provisions of By-Law No. 2003-514 section 6 (1) (xvii) along with applicable fines.
- 3.15 Any vehicle which is not in compliance with these Parking Rules may be issued either a Château Vanier Complex \$50 parking rule fine, a city parking ticket and/or towed at the risk and expense of the Owner.
- 3.16 All parking rules and laws will be enforced by Tower Parking Coordinators, Management, staff and any staff deputized by the City of Ottawa's Bylaw and Regulatory Services Office to issue city parking tickets.

4. Rental of Assigned Parking Spaces by Owners

- 4.1 Owners who wish to rent out their unused parking space may do so at their own risk.
- 4.2 The Corporation does not offer the service of renting assigned parking spaces for owners.
- 4.3 Owners have the responsibility to inform either the Property Management Office or their Tower Parking Coordinator of both their decision to rent out their allocated/assigned

parking space and to provide a copy of the lease agreement between the Owner and the tenant of the parking space.

- 4.4 The advertising of any unused parking spaces for rent is to be directly managed by owners. Typically, owners post bilingual paper advertisements on the bulletin boards Towers' laundry rooms to announce that their assigned parking space is available for rent.
- 4.5 Priority is always given to on-site Château Vanier owners. Owners are required to verify with the Property Management Office or the Tower Parking Coordinator that there is no current demand from any on-site Owners. If there is no current demand from on-site Owners, the assigned parking space can then be rented to a non-resident. The person who rents out their assigned parking space is responsible for ensuring that the non-resident or parking tenant complies with all laws, regulations and the Corporation's Parking Rules. Should a tenant not comply, the Corporation reserves the right to forbid their access to parking areas and/or to the property. Any resulting legal expense that the Corporation will incur in such a dispute will be charged back to the unit owner.

5. Storage

- 5.1 Owners are allowed to install "safe, appropriate and secured" storage lockers at the top end of their assigned parking spaces, in accordance with all requirements set out in the respective By-Law of each of the Towers (being a by-law to regulate modifications to the common elements). Owners must however first receive pre-approval in writing (e-mail or letter) from the Property Manager. Flammable materials, vehicle batteries, solvents, chemicals and paints are NOT allowed to be stored at any time in the condominium complex's covered garages.
- 5.2 Owners have the responsibility of cleaning out their parking space and removing their storage cabinets as well as all other materials upon the removal or re-assignment of their parking space which is often triggered by either the sale or the renting-out of their unit. Storage cabinets may be sold or transferred either to a new or another unit Owner however it is the owner's responsibility to inform the Property Management Office of such agreements.
- 5.3 The Corporation has the authority of disposing of any materials left behind after providing the unit owner 48 hours' notice of the removal or re-assignment of their assigned parking space and can impose cleanup fees.

6. Secondary Parking Spaces (Secondary Vehicles)

Owners wishing to secure a second parking space can look for advertisements in the laundry rooms or can inquire with the Property Management Office or their Tower Parking Coordinator. The Corporation is NOT obligated to provide owners with a second parking space per unit.

7. Electricity Consumption in Joint Common Parking Areas

The use of electricity by Owners within the joint common parking areas will be charged back to the owner of the unit that the assigned space is consuming, to be payable to the appropriate Corporation. Management and Tower Parking Coordinators are authorized to negotiate a fair monthly fee on behalf of the Corporations taking into consideration the item being charged until electrically sub-metered charging stations are made available in the interior garages.