

SCHEDULE "A"

AMENDMENT No. 1 TO THE RULES OF

TORONTO STANDARD CONDOMINIUM CORPORATION No. 1591

RESOLVED THAT the Rules of the Corporation enacted by the Board of Directors of the Corporation on August 10, 2004 be, and they hereby are, amended by repealing the existing Article 9 of the Rules and replacing it with the following, provided that the repeal of such Article shall not affect its previous operation nor any right, privilege, liability or obligation acquired, accruing or incurred under the repealed Article.

9.01 No owner shall sign or permit to be signed a Listing Agreement with a realtor for the sale or lease of his unit until the owner has delivered to the Property Manager the form attached hereto as Schedule "B" duly completed and signed by the owner and the prospective realtor.

9.02 Every lease of a unit shall include a clause prohibiting the assignment of the lease by the tenant and the subletting of the Unit by the tenant.

9.03 Every lease of a unit shall contain the following clause:

"The lessee of Unit No. _____ hereby covenants and agrees that the said lessee, the members of his household and his guests from time to time will, in using the said Unit and the common elements of the Corporation, comply with the Condominium Act, the Declaration, the By-laws and the Rules of the Corporation as amended from time to time, during the term of his occupation of the Unit."

9.04 Every owner who leases a unit or renews the lease of a unit shall, within thirty (30) days of entering into the lease or the renewal as the case may be:

- (a) notify the Corporation that the unit has been leased;
- (b) provide the Corporation with the lessee's name, the owner's address and a copy of the lease or renewal; and
- (c) provide the lessee with a copy of the Declaration, the By-laws and the Rules of the Corporation, as amended from time to time.

9.05 If the lease of a unit is terminated and not renewed, the owner of the unit shall notify the Corporation in writing.

9.06 No owner renting a unit shall be relieved thereby from any of his obligations with respect to the unit, which shall be joint and several with his tenant.

9.07 No tenant shall be liable for payment of common expenses and assessments unless notified by the Corporation that the owner is in default in payment of common expenses or assessments, in which case the tenant shall deduct from the rent payable to the owner, the owner's share of common expenses and assessments and shall forthwith pay the same to the Corporation.

- 9.08 Subject to Section 9.09 below, a lease or tenancy of any Unit shall be for a term of not less than twelve months. No Unit shall be occupied under a lease, sub-lease, contract or license arrangement for transient or hotel purposes.
- 9.09 A lease or tenancy of any Unit may be for a term of less than twelve months if it is the bona fide intention of the owner to complete a sale of the Unit promptly after the expiration of the term of such lease or tenancy.
- 9.10 All tenancies of Units must be pursuant to a written lease or tenancy agreement and a copy of any such lease or tenancy agreement must be filed with the Corporation immediately prior to the commencement of such tenancy.
- 9.11 No Units may be occupied by roomers or boarders.
- 9.12 Every owner shall ensure that his tenant(s) strictly comply with the provisions governing the use, occupation and leasing of Units as set forth in the Act, the Declaration, the By-Laws and the Rules.
- 9.13 If an owner fails to ensure his compliance and that of his tenants with the requirements of the Act, the Declaration, the By-Laws and the Rules, any person or persons intending to reside in the Unit and use the common elements shall be considered an unauthorized person and entry to the building or any part of the common elements including without limitation the recreational amenities may be expressly denied to such person until such person and the owner of the said Unit have fully complied with the Act, the Declaration, the By-Laws and the Rules."

SCHEDULE "B"

TORONTO STANDARD CONDOMINIUM CORPORATION No. 1591

RULES GOVERNING THE USE OF COMMON ELEMENTS AND UNITS (as amended)

The directors of the Corporation, desiring to promote the safety, security and welfare of the Residents and preventing unreasonable interference with the use and enjoyment of the Units and the property by the Residents, have made the following Rules pursuant to a resolution passed on the 10th day of August, 2004.

RULE 1.00 – GENERAL

- 1.01 The Rules existing immediately before these Rules take effect are repealed, provided that the repeal of such Rules shall not affect their previous operation nor any right, privilege, liability or obligation acquired, accruing or incurred under the repealed Rules.
- 1.02 The following terms used herein shall have the meanings set out below, unless the context otherwise requires:
- (a) The term "Corporation" shall mean Toronto Standard Condominium Corporation No. 1591.
 - (b) The term "Board" means the Board of Directors of the Corporation.
 - (c) The term "Resident" shall include an owner and his family, guests, servants, agents, tenants or other occupants of a unit wherever the context so requires.
 - (d) References herein to the "building" or the "property" shall mean the building or the property located at 10 Delisle Avenue, Toronto, Ontario.
- 1.03 No restriction, condition, obligation or provision contained in these Rules 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.
- 1.04 The invalidity of any part of these Rules shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
- 1.05 The use of the masculine gender in these Rules shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires.

RULE 2.00 - SAFETY

2.01 No Resident shall do or permit anything to be done in his unit or bring or keep anything therein which will in any way increase the risk of fire or conflict with the laws relating to fire or with the regulations of the fire department or any of the rules and ordinances of the board of health or with any statute or municipal by-law.

2.02 No Resident shall throw or permit to be thrown anything out of the windows or door of the building.

2.03 No Resident shall place or permit to be placed anything on the outside of window sills or projections.

2.04 No Resident shall overload or permit to be overloaded any electrical circuits.

2.05 No Resident shall store or permit to be stored any combustible or offensive goods, provisions or materials on the property.

2.06 No Resident shall convey or permit to be conveyed any propane tanks to Units unless such conveyance conforms to the requirements of the Propane Act and is carried out under the supervision of the Property Manager.

2.07 No Resident shall maintain or permit to be maintained any fireplaces burning wood or any other material on balconies, patios or terraces.

RULE 3.00 - INSURANCE

3.01 No unit shall be occupied or used by any one in a manner as to result in the cancellation, or threat of cancellation, of any policy of insurance placed by or on behalf of the Corporation.

3.02 If a unit is occupied or used by any one in a manner as to result in an increase in the premium cost of any policy of insurance placed by or on behalf of the Corporation, the owner of such unit shall reimburse the Corporation for such increase and the amount thereof shall be added to the owner's contribution towards the common expenses and collected as such.

3.03 Every Resident shall be responsible for the proper insurance of any additions or improvements or betterments made or acquired by the Resident with respect to his unit and for furnishings, fixtures, equipment, decorating and personal property and chattels stored elsewhere on the property, including his automobile or automobiles, and for loss of use and occupancy of his unit and business interruption in the event of damage, which policy or policies of insurance shall contain waiver of subrogation against the Corporation, its directors, officers, employees, agents and representatives and against the other Residents except for vehicle impact, arson, fraud, vandalism and malicious mischief, and for public liability insurance covering any liability not covered by any public liability and property damage insurance obtained and maintained by the Corporation.

RULE 4.00 – NUISANCE

- 4.01 No Resident shall do or permit anything to be done in his Unit or bring or keep anything therein which will in any way obstruct or interfere with the rights of other Residents or in any way injure or annoy them.
- 4.02 No Resident shall create or permit the creation of or continuation of any noise or nuisance which, in the opinion of the Board, may or does disturb the comfort or quiet enjoyment of the property by other Residents and persons having business with them.
- 4.03 No Resident shall obstruct or permit to be obstructed the sidewalks, entry, passageways, walkways and driveways used in common by the Residents or use them for any purpose other than ingress or egress to and from their respective units.
- 4.04 No Resident shall install or permit to be installed any hard surface wood flooring in his unit except on an acceptable sound-absorbing material such as cork or other material approved by the Board and at least 65% of all floor areas, excluding kitchens and bathrooms, in his unit shall be covered with rugs or carpets.
- 4.05 No Resident shall hold or permit to be held an auction sale on the property.
- 4.06 No Resident shall shake or beat or permit to be shaken or beaten any mops, brooms, dusters, rugs or bedding from any window, door or common element including any common element to which he has exclusive use.
- 4.07 No Resident shall hang or dry or permit to be hung or dried any clothes on any common element including any common element to which he has exclusive use.
- 4.08 No Resident shall bring or keep or permit to be brought or kept any animal, livestock or fowl, other than a household pet as permitted by the Declaration, on the property.
- 4.09 No Resident shall bring or permit to be brought any household pet on the common elements unless such pet is on a leash.
- 4.10 No Resident shall bring or keep or permit to be brought or kept on the property any household pet that has been deemed by the Board, in its absolute discretion, to be a nuisance.

RULE 5.00 – THE BUILDING

- 5.01 Only owners of a residential unit who have not leased out such unit and are residing in such unit, or if not, their tenants and, in both cases, who have complied with the Declaration, the By-Laws and these Rules, shall have the full use, occupancy and enjoyment of the whole or any part of the common elements, except as herein otherwise provided.

- 5.02 Only Residents residing in a unit with direct and sole access to a balcony, patio or terrace shall have the full use, occupancy and enjoyment of the said balcony, patio or terrace.
- 5.03 Each residential Unit shall be occupied and used only as a private residence and for no other purpose.
- 5.04 No Resident shall make any additions, alterations or improvements (hereinafter collectively referred to as "improvements") to the common elements unless specifically authorized by the Board; the general requirements for approval by the Board are as follows:
- 5.04.1 Residents will be responsible for the cost of all improvements including any engineering studies and other professional services (e.g. architectural drawings) that the Board may require. Approval will be evidenced by an agreement drawn up in accordance with Section 98 of the Condominium Act (the "Section 98 Agreement") substantially in the form of Schedule "A" attached hereto and signed by the Resident and the Corporation.
- 5.04.2 All improvements must comply with the applicable building codes and by-laws.
- 5.04.3 The improvements must be capable of ready dismantlement if required.
- 5.04.4 The height of any improvement must not extend beyond the window line of the unit above.
- 5.04.5 The weight of larger improvements such as planters and containers must not exceed the capacity of the building. Generally speaking, a planter or container that measures 2 feet by 2 feet by 2 feet filled with earth can be accommodated but anything beyond that size may require consultation with the building structural engineers.
- 5.04.6 The effect of high winds must be taken into account. All improvements must be securely anchored (but not to the structure itself).
- 5.04.7 Except for pre-approved balcony tiles and screen doors, no improvement may be affixed to the building.
- 5.04.8 The waterproof membrane under the floor of terraces must not be penetrated or compromised in any way.
- 5.04.9 The design of any improvement must be in keeping with the design of the building and colours used must complement the neutral colour scheme of the building.
- 5.04.10 The installation of irrigation systems by approved contractors may be permitted but winter shut down must be confirmed by the Property Manager to ensure that no damage will ensue.

- 5.04.11 Subdued lighting of terraces and patios may be permitted but must not cause discomfort to other Residents.
- 5.04.12 Subdued music and other sound effects on terraces, patios and balconies may be permitted but must not cause discomfort to other Residents.
- 5.04.13 All improvements must be properly maintained in a professional manner as approved by the Board.
- 5.04.14 A further approval of the Board must be obtained before any material changes are made to previously approved improvements.
- 5.04.15 From time to time, the Board or the Property Manager may inspect all terraces, patios and balconies to ensure that improvements have been approved and are being properly maintained.
- 5.05 No Resident shall use or permit to be used any balcony, patio or terrace for storage of any kind including without limitation bicycles.
- 5.06 No Resident shall install or permit to be installed any carpet on any balcony, patio or terrace.
- 5.07 No Resident shall use or permit to be used any barbeque on any part of the units or the common elements, including common elements to which he has the exclusive use, unless specifically authorized by the Board or otherwise permitted in the Declaration or the By-laws.
- 5.08 No Resident shall place, locate, keep or maintain or permit to be placed, located, kept or maintained any trailer either with or without living, sleeping or eating accommodation.
- 5.09 No Resident shall harm, mutilate, destroy, alter or litter or permit to be harmed , mutilated, destroyed, altered or littered any of the landscaping work on the common elements including without limitation all grass, trees, shrubs, hedges, flowers or flower beds.
- 5.10 No Resident shall inscribe, paint, affix or place or permit to be inscribed, painted, affixed or placed any sign, advertising or notice on the property except as specifically authorized by the Board.
- 5.11 No Resident shall erect or permit to be erected over and outside of the windows, balconies, patios or terraces any awnings or shades except as specifically authorized by the Board.
- 5.12 No Resident shall install or maintain or permit to be installed or maintained a window covering whose back is other than a white or off-white colour.

- 7.05 The owner or occupant of each parking unit shall maintain such unit in a clean and sightly condition and shall be responsible for the repair of any damage caused by the owner or occupant to those portions of the unit consisting of the waterproofing membrane and traffic topping.
- 7.04 Each parking unit shall be used and only used for the parking of a motorcycle or motorcycles or one private passenger automobile, station wagon or van with a height and size permitted by the Toronto Parking Authority in the regulation of the public parking garage on the property.
- 7.03 No parking or storage unit may be used or occupied by anyone other than an owner or tenant of a residential unit.
- 7.02 No parking or storage unit may be leased by anyone other than a tenant of a residential unit and the term of such lease shall not exceed the term of the residential lease.
- 7.01 No parking or storage unit may be owned or acquired by anyone other than the owner of a residential unit.

RULE 7.00 – PARKING AND STORAGE UNITS

- 6.05 No Resident shall throw or permit to be thrown any sweepings, garbage, rubbish, rags, ashes or other substances into a water closet or other water apparatus.
- 6.04 No Resident shall use or permit to be used the water closets and other water apparatus for purposes other than those for which they are constructed.
- 6.03 No Resident shall leave or permit to be left on any electric lights unless in actual use.
- 6.02 No Resident shall leave or permit to be left running any water unless in actual use.
- 6.01 No Resident shall maintain or permit to be maintained a temperature in his residential unit that is less than 60 degrees Fahrenheit.

RULE 6.00 – OPERATIONS

- 5.15 No Resident shall effect or permit to be effected repairs to any vehicle on the common elements.
- 5.14 No Resident shall park or permit to be parked any vehicle other than a private passenger automobile, station wagon or passenger van on the common elements except in designated parking areas.
- 5.13 No Resident shall erect or fasten or permit to be erected or fastened to any Unit any television antenna, aerial, tower or similar structure or device and appurtenances thereto.

- 7.06 Storage units shall only be used for storage of personal effects, goods and chattels of the owner or tenant of the unit.
- 7.07 No Resident shall store or permit to be stored in the storage unit any combustible materials, chemicals, paints or any other materials that are hazardous in nature or any other materials deemed by the Board, in its absolute discretion, to be unsafe or a health hazard.

RULE 8.00 - GARBAGE

- 8.01 No Resident shall place or leave or permit to be placed or left in or upon the common elements any debris, refuse or garbage that is not contained in properly tied polyethylene or plastic garbage bags not exceeding 25 pounds per bag in weight.
- 8.02 Subject to section 8.03 hereof, no Resident shall place or leave or permit to be placed or left in or upon the common elements, including those to which he has exclusive use, any bags containing debris, refuse or garbage except into the garbage chute located on each floor of the building unless such debris, refuse or garbage consists of cardboard or items too large to fit in the garbage chute in which case the Resident must deliver such cardboard or items to the garbage room located on Level "M" of the building.
- 8.03 No Resident shall place or permit to be placed any debris, refuse or garbage in the garbage chute unless such debris, refuse or garbage is of a size and nature that will permit it to easily slide to the bottom of the said chute.

RULE 9.00 – SALE OR LEASE OF A UNIT (amended effective January 15, 2006)

- 9.01 No owner shall sign or permit to be signed a Listing Agreement with a realtor for the sale or lease of his unit until the owner has delivered to the Property Manager the form attached hereto as Schedule "B" duly completed and signed by the owner and the prospective realtor.
- 9.02 Every lease of a unit shall include a clause prohibiting the assignment of the lease by the tenant and the subletting of the Unit by the tenant.
- 9.03 Every lease of a unit shall contain the following clause:
- "The lessee of Unit No. _____ hereby covenants and agrees that the said lessee, the members of his household and his guests from time to time will, in using the said Unit and the common elements of the Corporation, comply with the Condominium Act, the Declaration, the By-laws and the Rules of the Corporation as amended from time to time, during the term of his occupation of the Unit."

- 9.04 Every owner who leases a unit or renews the lease of a unit shall, within thirty (30) days of entering into the lease or the renewal as the case may be:
- (a) notify the Corporation that the unit has been leased;
 - (b) provide the Corporation with the lessee's name, the owner's address and a copy of the lease or renewal; and
 - (c) provide the lessee with a copy of the Declaration, the By-Laws and the Rules of the Corporation, as amended from time to time.
- 9.05 If the lease of a unit is terminated and not renewed, the owner of the unit shall notify the Corporation in writing.
- 9.06 No owner renting a unit shall be relieved thereby from any of his obligations with respect to the unit, which shall be joint and several with his tenant.
- 9.07 No tenant shall be liable for payment of common expenses and assessments unless notified by the Corporation that the owner is in default in payment of common expenses or assessments, in which case the tenant shall deduct from the rent payable to the owner, the owner's share of common expenses and assessments and shall forthwith pay the same to the Corporation.
- 9.08 Subject to Section 9.09 below, a lease or tenancy of any Unit shall be for a term of not less than twelve months. No Unit shall be occupied under a lease, sub-lease, contract or license arrangement for transient or hotel purposes.
- 9.09 A lease or tenancy of any Unit may be for a term of less than twelve months if it is the bona fide intention of the owner to complete a sale of the Unit promptly after the expiration of the term of such lease or tenancy.
- 9.10 All tenancies of Units must be pursuant to a written lease or tenancy agreement and a copy of any such lease or tenancy agreement must be filed with the Corporation immediately prior to the commencement of such tenancy.
- 9.11 No Units may be occupied by roomers or boarders.
- 9.12 Every owner shall ensure that his tenant(s) strictly comply with the provisions governing the use, occupation and leasing of Units as set forth in the Act, the Declaration, the By-Laws and the Rules.
- 9.13 If an owner fails to ensure his compliance and that of his tenants with the requirements of the Act, the Declaration, the By-Laws and the Rules, any person or persons intending to reside in the Unit and use the common elements shall be considered an unauthorized person and entry to the building or any part of the common elements including without limitation the recreational amenities may be expressly denied to such person until such person and the owner of the said Unit have fully complied with the Act, the Declaration, the By-Laws and the Rules.

RULE 10.00 – ACCESS TO BUILDING BY TRADES, DELIVERYMEN AND MOVERS

- 10.01 Subject to sections 10.02 and 10.03, no Resident shall permit any trades, deliverymen or movers to access or remain in the building except between the hours of 7:00 am and 7:00 pm on weekdays and Saturdays and not on Sundays and legal holidays.
- 10.02 Certain trades such as telephone and cable installers may be permitted to access or remain in the building after 7:00 pm provided that the work to be performed by them will not constitute a nuisance to other Residents.
- 10.03 Movers may be permitted to access or remain in the building on Sundays and legal holidays provided that prior arrangements have been made with the Concierge and the movers do not become a nuisance to other Residents.
- 10.04 All trades, deliverymen and movers must enter the building by the door on Level "M" of the building; under no circumstances will they be permitted to enter the building by the front door except to contact the Concierge.
- 10.05 Trades, deliverymen and movers will not be permitted to park in the driveway in front of the building except for a brief period to contact the Concierge.
- 10.06 Trades and deliverymen are not permitted to park in the laneway to the east of the building except for a reasonable period to load or unload their vehicles; provided that prior arrangements have been made with the Concierge, a mover may park in the said laneway for longer periods to load or unload his vehicle.
- 10.07 Except as stated in sections 10.05 and 10.06, all vehicles belonging to trades, deliverymen and movers must be parked off of the property.
- 10.08 The use of an elevator to deliver or remove materials must be arranged in advance with the Concierge by the Resident concerned; where such use has been arranged, the Concierge will have appropriate padding installed in the elevator and the elevator will be taken out of service by other Residents.
- 10.09 The Resident arranging for the use of an elevator to deliver or remove materials from his Unit is responsible for any damage done during such use to the elevator and any portions of the building through which materials are moved.
- 10.10 The Concierge is permitted to accept on behalf of Residents who have provided the appropriate authorization in the form of Schedule "C" hereto the delivery of hand-delivered mail (including registered mail), courier packages, flowers and other small parcels that can be easily handled by one person; for all other items, the Resident must be available to accept delivery to the suite by the deliveryman.
- 10.11 The Concierge will not accept C.O.D.s on behalf of any Resident.

RULE 11.00 – ENFORCEMENT

- 11.01 Any and all losses, costs or damages incurred by the Corporation by reason of any breach of the Declaration, the By-Laws and these Rules by an owner, his family, guests, servants, agents, tenants or other occupants of his unit shall be added to the owner's contribution toward common expenses and recovered as such.
- 11.02 Where an owner, his family, guests, servants, agents, tenants or occupants of his unit breach the Declaration, the By-Laws or these Rules, the Corporation may give notice to the said owner of the said breach and require him to cure the said breach and, if not cured to the satisfaction of the Board within seven (7) days after giving the said notice, the Corporation may take such action or do such things as it deems necessary and advisable to cure such breach and any and all costs and expenses so incurred by the Corporation shall be added to the owner's contribution toward common expenses and recovered as such.
- 11.03 Arrears of payments required to be made under the provisions of this Rule 11.00 shall bear interest at the rate of 12% per annum and shall be compounded monthly until paid.
- 11.04 In addition to any other remedies or liens prescribed by the Condominium Act, if any owner is in default in payment of an amount levied against him pursuant to this Rule 11.00 for a period of 15 days, the Corporation may bring legal action to enforce collection thereof and there shall be added to any amount found due all costs of such action, including costs as between a solicitor and his own client.

**SCHEDULE "A" TO THE RULES OF
TORONTO STANDARD CONDOMINIUM CORPORATION No. 1591**

**AGREEMENT PURSUANT TO SECTION 98
OF THE CONDOMINIUM ACT**

THIS AGREEMENT made this _____ day of _____, 200__

BETWEEN:

**TORONTO STANDARD CONDOMINIUM CORPORATION
No. 1591**

(hereinafter called the "Corporation")

OF THE FIRST PART

- and -

(hereinafter called the "Unit Owner")

OF THE SECOND PART

WHEREAS the Unit Owner is the registered owner of the condominium residence designated as Suite _____, comprising Unit No. _____ on Level No. _____ at 10 Delisle Avenue, Toronto, Ontario (hereinafter called the "Unit");

AND WHEREAS the Unit Owner has the exclusive use of a common element belonging to the Corporation, being a _____ (terrace, balcony, patio) adjacent to the Unit (hereinafter called the "Exclusive Use Common Element");

AND WHEREAS the Unit Owner has requested from the Corporation permission to complete certain additions, alterations, improvements and/or changes to the Exclusive Use Common Element as set forth in Schedule "A" attached hereto (hereinafter called the "Alterations");

AND WHEREAS the Corporation has determined that the requirement to give notice of the Alterations to the other owners of the Corporation pursuant to Section 97 (2) of the Condominium Act, 1998 has been satisfied;

AND WHEREAS the Board of Directors of the Corporation has approved the Alterations on the terms and conditions hereinafter set forth;

AND WHEREAS the Corporation and the Unit Owner are required pursuant to Section 98 (1) of the Condominium Act, 1998 as amended to enter into this Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSTH THAT in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration now paid by the Unit Owner to the Corporation (the receipt and sufficiency of which is hereby acknowledged), the parties agree as follows:

1. The parties hereto hereby confirm the accuracy of the foregoing recitals.
2. The Unit Owner shall have the ownership of the Alterations and shall be fully responsible for installing, maintaining, replacing and insuring the Alterations as and when required pursuant to the standards of a reasonable and prudent owner and shall pay all costs of same.
3. Prior to the commencement of any work on the Alterations, the Unit Owner shall provide to the Corporation:
 - (a) final working drawings to be used to construct the Alterations;
 - (b) evidence satisfactory to the Corporation that the proposed Alterations:
 - (i) will not have an adverse effect on units owned by other owners,
 - (ii) will not give rise to any expense to the Corporation,
 - (iii) will not detract from the appearance of buildings on the property,
 - (iv) will not affect the structural integrity of buildings on the property according to a certificate of an engineer, if the proposed Alterations involves a change to the structure of the buildings, and
 - (v) will not contravene the declaration or any prescribed requirements;
 - (c) evidence satisfactory to the Corporation that the proposed Alterations when completed will be in compliance with all other relevant legislation and regulations; and
 - (d) evidence satisfactory to the Corporation that the Unit Owner has obtained all necessary licenses and permits to construct the Alterations.
4. The Unit Owner shall comply with all directions from the Corporation relating to the construction of the Alterations including, without limitation, the timing of the construction, the access and egress of workers, the delivery and storage of materials, the protection of all Common Elements, the removal of debris and the use of electrical, water and other services.
5. The Unit Owner acknowledges that the Corporation has no duty or obligation to insure the Alterations and agrees to forthwith obtain and maintain adequate and appropriate insurance covering the Alterations.
6. The Unit Owner shall forthwith at his sole cost and expense remove all or any part of the Alterations when the Corporation, acting reasonably, so requests in writing to the Unit Owner.

7. The Unit Owner shall indemnify and save harmless the Corporation and its directors, officers, employees and agents from and against any loss, costs, damage, injury or liability whatsoever which the Corporation and its directors, officers, employees and agents may suffer or incur resulting from or caused by the existence of the Alterations or an act or omission of such Unit Owner, his family, or any member thereof, any other resident of his unit or any guests, invitees or tenants of such owner or resident to or with respect to the Alterations.
8. In the event that the Unit Owner fails to fulfill the obligations of the Unit Owner under this Agreement, the Corporation shall be entitled (but is not obligated) to make good such default and to recover from the Unit Owner any and all costs, charges, damages and expenses thereby incurred by the Corporation, and the Corporation shall be entitled to a lien against the title to the Unit as set forth in Section 98 (4) of the Condominium Act, 1998.
9. Any and all costs, charges, damages and expenses, including legal costs on a substantial indemnity basis and disbursements, incurred by the Corporation together with interest thereon at the rate of twelve percent (12%) per annum with respect to the approval, preparation and registration of this Agreement, the failure of the Unit Owner to comply with the terms of this Agreement and steps taken to enforce same and any other costs incurred by the Corporation pertaining to this Agreement whether expressly stated herein or not, shall be paid by the Unit Owner within twenty (20) days of being billed for same. The Unit Owner agrees that such amounts shall be deemed common expenses attributable to the Unit and shall be recoverable as such by the Corporation pursuant to Section 98 (4) of the Condominium Act, 1998 together with interest and costs on a solicitor and client basis.
10. This Agreement shall be subject to the provisions of the Condominium Act, 1998, the Declaration and the By-laws of the Corporation.
11. Each of the provisions of this Agreement shall be deemed independent and severable and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Agreement and, in such event, all the other provisions of this Agreement shall continue in full force and effect as if such invalid provision had never been included herein.
12. The failure to take action to enforce any provision contained in the Condominium Act, 1998, or the Declaration, By-laws or any other Rules of the Corporation, or this Agreement, irrespective of the number of violations or breaches which may occur, shall not constitute a waiver of the right to do so thereafter nor to be deemed to abrogate or waive any such provisions.
13. This Agreement shall be read with all changes of number and gender required by the context.

14. This Agreement shall be binding upon and enure to the benefit of the parties hereto and their respective successors and assigns.

DATED at Toronto as of the date first above written.

TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 1591

Per: _____
President

Per: _____
Secretary

_____ Unit Owner

)
)
)
Witness

SCHEDULE "A" TO AN AGREEMENT BETWEEN
TORONTO STANDARD CONDOMINIUM CORPORATION No. 1591
AND

DATED _____

The proposed additions, alterations and improvements (the "Alterations") consist of the following (list the individual items making up the Alterations):

together with any future changes or replacements that do not materially change the nature or scope of the proposed Alterations.

A plan, sketch or drawing of the proposed Alterations _____ (is or is not) attached hereto.

TORONTO STANDARD CONDOMINIUM CORPORATION No. 1591

SCHEDULE "B" TO THE RULES

DATE: _____

TO: Toronto Standard Condominium Corporation No. 1591

RE: Suite # _____

Please be advised that Unit No. _____ owned by me has been listed with the
undermoted Realtor Firm for sale _____ lease _____ (tick one) from
_____, 200 _____, to _____, 200 _____

Real Estate Firm: _____

Address: _____

Full Name of Listing Agent: _____

Office Telephone Number: _____
Pager: _____

The Listing Agent has been advised of and has agreed to abide by the following Security
Procedures:

- "Open house" showings or "lock boxes" are not permitted
- Signs are not permitted in the hallways, on the windows or outside the building
- Showings will be permitted by appointment only
- The Listing Agent must notify the Concierge if other agents wish to show the Unit
- The Owner must not at any time supply or loan or leave for pickup (except with the Concierge) any key or pass that provides entry to the building or any of its common elements
- All agents including the Listing Agent and any prospective purchasers (whether accompanied by the Owner or not) must check in with the Concierge before proceeding to the Unit and must check out with the Concierge before leaving the building (their names will be inscribed in a log sheet maintained by the Concierge for each Unit being sold or leased)
- No business shall be conducted in the hallways, lobby or other common elements of the building

- Smoking is not permitted within the building and the underground parking
- The Concierge is not permitted to accept instructions from an Owner or any other party that are not in accordance with these procedures

Owner's Signature

Date

The undersigned representative of the above-named Realtor Firm hereby acknowledges having received and reviewed the Security Procedures outlined above and undertakes on behalf of my Realtor Firm and the Listing Agent to abide by the said procedures.

Name: _____ (Please print)

Signature: _____

Date: _____

TORONTO STANDARD CONDOMINIUM CORPORATION No. 1591

SCHEDULE "C" TO THE RULES

TO: TORONTO STANDARD CONDOMINIUM CORPORATION No. 1591

AND TO: ITS DIRECTORS, OFFICERS, EMPLOYEES AND AGENTS

RE: ACCEPTANCE OF DELIVERIES (INCLUDING REGISTERED MAIL) ON BEHALF
OF RESIDENTS

You are hereby authorized from this date forward and from time to time to accept on behalf of the undersigned delivery of, and give a receipt for, any hand-delivered mail (including registered mail), courier packages, flowers and other small parcels that are addressed to the undersigned or anyone residing with the undersigned.

You are hereby released from any liability arising from the loss, damage or theft of the said hand-delivered mail (including registered mail), courier packages, flowers and other small parcels for which you may have accepted delivery on behalf of the undersigned or anyone residing with the undersigned.

And this shall be your good and sufficient authority for so doing.

Dated at Toronto this _____ day of _____, 200_____.

Name (please print) Suite Number

Signature