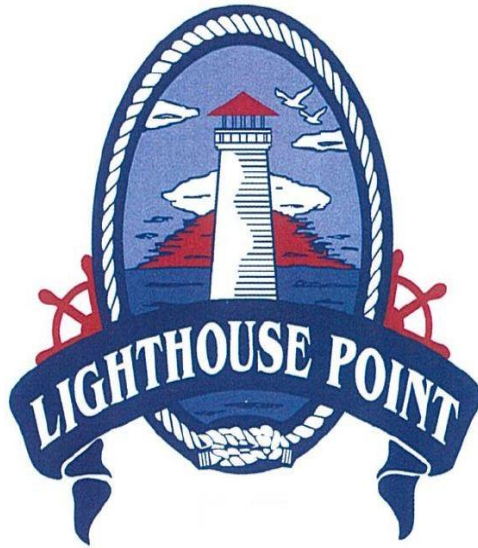


**LIGHTHOUSE POINT  
SHARED FACILITIES/COMMON ELEMENTS  
RULES**



**December 2021**

# **LIGHTHOUSE POINT SHARED FACILITIES COMMON ELEMENT RULES**

The following rules have been constituted by the Shared Facilities Committee and must be observed by all Owners, their families, guests, visitors, domestic staff, agents, tenants and/or anyone occupying a unit with the Owner's permission. The term "Owner" where it appears in the subsequent rules shall include all of the above parties.

It is the Owner's responsibility to ensure that all parties are familiar with the rules and adhere to them. Any and all damage resulting from a breach of the rules including the cost of repair, whether caused by negligence or accident, will be borne by the Unit.

Lighthouse Point Community is a multi-condominium corporation project. According to all Condominium Corporation Registered Documentation, units are for single family usage.

## **1. Emergencies**

- a) Contact E & H Property Management AFTER HOURS emergency line at 705-441-5920 (or office at 705-445-1636 during regular business hours) for security to be contacted. This service is only to be used for serious noise infractions or issues concerning security, break-in, etc. It is not to be used for minor infractions of our rules and regulations. This is not to take the place of 911.

## **2. Vehicles/Parking/Garages**

- a) Car washing shall not be permitted anywhere except the Maintenance Building during regular business hours.
- b) No vehicles allowed other than regular family passenger vehicles permitted in the common parking areas.
- c) No motor vehicle, other than a private passenger automobile, station wagon, 4-wheel drive for personal (\*not commercial) use or family van, shall be parked in any parking space except when the operator of such vehicle is on delivery, or a contractor is on site completing repairs within the Corporations. In particular, no trailer, boat, hover craft, snowmobile, mechanical toboggan, seadoo, machinery or equipment of any kind shall be driven or parked anywhere on the property, provided that this restriction shall not apply to the storage of any such item in the unit owners' garage with the garage door in a fully closed position. The exception being the trailering of boats to the launch ramp or RBCC parking lot for short-term storage. The manager may cause any such vehicle or equipment left on the property to be removed therefrom at the owner's expense.

(\*including commercially lettered or signed vehicles)

- d) No repairs other than minor emergency repairs may be made to any motor vehicle parked or left standing upon the common elements.

- e) A motor vehicle shall not be driven on any part of the common elements at a speed in excess of the posted speed limit. Also, a motor vehicle shall not be driven on any part of the common elements which has not been designed for the passage of motor vehicles.
- f) No owner shall store any private passenger automobile, vehicle or equipment, whether posing a safety or security risk or otherwise for an unattended stay of more than thirty (30) days, it being acknowledged and understood that, without limiting the generality of the foregoing, "winter" storage of motor vehicles on the property constitutes the breach of this Rule.
- g) Mandatory Vehicle Identification  
All vehicles parked on LHP property must display identification issued in accordance with policies established by the SFC. Vehicles without identification may be subject to Municipal enforcement measures including removal from the property. Vehicles includes anything licenced to travel on Ontario highways. Trailers attached to tow vehicles do not require separate identification. Exception is made for vehicles making short term delivery or pick up.
- h) Enforcement of LHP Parking Rules using Municipal Measures Approved 'In Principle':  
The issuing of Municipal infraction notices by Municipal Law Enforcement Officers, LHP Security contractors or PM staff to vehicles parked on LHP property in contravention of vehicle identification policy as established by the SFC.

### **3. Pets**

- a) No pet that is deemed by the Board, Shared Facilities or Management to be a \*nuisance shall be kept by any resident of a unit within the property.

(A pet will be declared a nuisance if a third, bona-fide written complaint is received. The complaints must be in regards to separate incidences. The pet owner or designate will be notified after Management receives the first written complaint and in this notice the owner will be made aware that if a third written complaint is received the pet will be deemed a nuisance.)

- b) All pets must be leashed and under control at all times in the company of the owner while on any part of the property. Owners are responsible for all damages that the pet may cause.
- c) 'Stoop & Scoop' rule will be strictly enforced.
- d) Dogs are not permitted on the beaches or stairs leading to the water at any time.
- e) One (1) pet per residence permitted.
- f) Pets are not to be leashed or tied up to any part of the common elements.

#### **4. Garbage Disposal**

Waste removal at Lighthouse Point is done by private contractor; municipal, and county rules and procedures do not apply. Only domestic household waste will be disposed of by LHP.

With the implementation of the Molok system, waste will be collected in three streams: organics, recyclables, and garbage. Removal from site of all other waste generated by unit owners, their tenants, or contractors is the responsibility of the unit owner.

Property management will, at minimum annually, update guidance on waste permitted to be disposed of in LHP waste bins. Property management may permit placement of collection bin(s) for the purpose of collecting deposit-bearing containers on written request from a Corporation Board or recognized civil society group. Permission may be withdrawn at any time.

Property Management may authorize and specify means of special collection for items which cannot be placed in waste stations.

Removal of large household items and contractor items are owner's responsibility for the cost of removal. Owners are responsible for ensuring that large items are taken to the Collingwood Landfill site:

470 10<sup>th</sup> Line, Collingwood, ON L9Y 3Z2  
Phone: 705.735.6901

#### **Rules – Molok waste disposal system**

- a) Waste must be deposited in the designated waste station bins or at special collection points specified by Property Management.
- b) Only specified items which can be placed in the waste station bins or are part of a special collection will be deposited of by LHP. Placing unwanted items anywhere else on the property, including adjacent to the waste stations, is prohibited.
- c) Hazardous Waste (paint, lubricants, batteries, etc.) is not to be deposited in the waste stations.
- d) Person(s) identified as placing items where prohibited will have the cost of collection and disposal, minimum \$100.00, added to their associated unit common expense charge.

#### **5. Drones**

Given that laws and regulations are constantly changing, all recreational drones and similar remote-operated devices operated on the property must comply with **all** Transport Canada regulations and any other applicable laws and regulations.

As indicated by Transport Canada: The purpose of the Interim Order and other Transport Canada regulations is to ensure aviation safety, which includes protecting

aircraft in the air along with people and property on the ground. Drone operators must comply with all applicable laws and regulations, including privacy and trespassing.

Exceptions may be allowed subject to approval by the property manager.

As an example, current (October 2017) regulations are as follows (any updates will apply):

- Fly your drone:
- below 90 m above the ground
- at least 30 m away from vehicles, vessels, and the public (if your drone weighs more than 250 g up to 1 kg)
- at least 75 m away from vehicles, vessels, and the public (if your drone weighs more than 1 kg up to 35 kg)
- at least 5.5 km away from aerodromes (any airport, seaplane base, or areas where aircraft take-off and land)
- at least 1.8 km away from heliports or aerodromes used by helicopters only
- outside of controlled or restricted airspace
- at least 9 km away from a natural hazard or disaster area
- away from areas where operation could interfere with police or first responders
- during the day and not in clouds
- within your eyesight at all times
- within 500 m of yourself or closer
- only if clearly marked with your name, address, and telephone number
- "Built-up areas" are considered areas with groups of buildings or dwellings, including anything from small hamlets to major cities. Anything larger than a farmstead should be considered a built-up area. Note that two or three buildings alone would not constitute a built-up area but the stand-off distances of 100 ft (for 1 kg or less) and 500 ft (for greater than 1 kg) would have to be respected to stay away from buildings, structures, vehicles, etc.

## **OUTDOOR AMENITIES**

Open times: 9:00 am until 9:00 pm

### **6. Marina**

- a) The Marina Mooring Area, which includes the easterly pier, the wharfs and the mooring facilities, as well as the launching ramps and driveways, is reserved for the exclusive use and enjoyment of Lighthouse Point condominium owners who hold a Mooring Slip License which is in good standing or a Permitted User who holds a right of occupancy of a Mooring.
- b) Access for slip holders is controlled by the FOB system.
- c) No swimming or fishing in the Marina (off piers, docks, etc)

- d) No parking on the Pier; this rule applies to everyone
- e) Please see the 'Marina Rules' for a full listing of all rules.

## **7. Swimming Pool**

The Pool area includes pool and deck. As per definition from Simcoe County Health Department.

- a) Pool access is controlled by a FOB system
- b) Pool Hours: Open from 9:00 am until 9:00 pm

\*Adult only time:            East Pool                    5:00 pm - 7:00 pm  
    West Pool                    12:00 pm – to 2:00 pm  
    (Please note adult only times alternate yearly)

(\*Children under 16 years are not allowed in the fenced pool area at these times)

- c) NO GLASS containers or FOOD in the pool area (within the fenced area).
- d) NO BOISTEROUS PLAY in the pool or about the deck.
- e) NO DIVING.
- f) Unsupervised bathers under the age of 12 are not allowed within the pool fenced area unless accompanied by a parent or an agent of not less than 16 years of age.
- g) Only single person floatation devices are allowed.
- h) No smoking in the pool areas.
- i) No pets permitted inside or leashed outside of any pools.
- j) All posted signage must be understood as part of these rules and Regulations.
- k) Limitations on the number of guests is the same as set out in 18 h).

## **8. Beaches & West Pier**

- a) Swimmers have the right of way.
- b) Absolutely no pets (dogs etc.) on the beaches.
- c) No fireworks or open fires allowed on the beaches or any other part of Lighthouse Point.
- d) Children must be supervised at all times. There are no lifeguards on duty.
- e) No storage of any items of any description.

- f) No smoking.
- g) No glass containers.
- h) No tents or large shade structures. Umbrellas and small, three-sided, family shade structures permitted.

### **9. Kayak Racks**

- a) Located on the East Beach. Available for rent, see the Property Management office.

### **10. Tennis Courts**

See the 'Policies Related to Provision of Tennis Programming at LHP' on Lighthouse Point website.

### **11. Putting Greens**

- a) Use only between the hours of 9:00 am and 9:00 pm.
- b) No chipping or driving from the grass or lawns.
- c) Putting only. Have respect for the units close by.
- d) No bicycles/skateboards allowed on this area.

### **12. Mini Golf**

- a) Use only between the hours of 9:00 am and 9:00 pm.
- b) To be used as intended only, strictly for putting.
- c) Allow players to play through.
- d) No bicycles/skateboards allowed on this area.

### **13. Volleyball/Basketball**

- a) Use only between the hours of 9:00 am and 9:00 pm.
- b) Volleyball is supplied, but make sure that the ball is returned to the Rec Centre for everyone to use.

### **14. Ball Hockey**

- a) Use only between the hours of 9:00 am and 9:00 pm.
- b) Please do not remove the nets from this area.

## **15. Playground**

- a) Use only between the hours of 9:00 am and 9:00 pm.
- b) Child supervision is parent responsibility. Children under the age of 6 must be accompanied by a parent or a guardian over 16 years of age.
- c) No glass containers in the playground area.
- d) No dangerous or boisterous play allowed.
- e) Please put garbage in receptacle provided.
- f) Play safe.
- g) No dogs allowed.
- h) No smoking, as per by-laws.

## **16. Natural Area**

Environmentally Protected Area bordered by SSCC 301, SCC 245, SCC 218, SCC 207 and SCC 136.

- a) Activities not allowed include:
  - a) Soil Removal or filling.
  - b) Operation of motorized vehicles.
  - c) Removal of or damage to existing vegetation.
  - d) Planting vegetation.
  - e) Removal of wildlife by such means as hunting or trapping.
  - f) Active sporting events for example: golf, football, baseball and soccer.
  - g) DO NOT feed the wildlife.

## **17. Walkways & Boardwalk**

- a) Any maintenance issues should be reported to management.
- b) All refuse must be deposited in the waste receptacles only.
- c) Animals: Please adhere to all rules as set out in section 3.



# RUPERT BRONSDON COMMUNITY CENTRE (RBCC) RULES

## **18. General Community Centre Rules**

- a) Access to lower level controlled by FOB system.
- b) The policy will be zero tolerance for those who do not act within the Rules set out or present behavior that Management deems improper. Management has the authority to ban the unit and all its occupants from use of the RBCC.
- c) Everyone must be properly registered in writing at the Reception Desk.
- d) Residents must accompany and sign in their guests; furthermore, if there are more than four (4) guests, the resident must remain with their guests at all times.
- e) The only entrance and exit for the building is the front door.
- f) Owner on title is responsible for any damage caused to the Recreation Facilities by themselves, residents of their unit, family members, guests and tenants, etc.
- g) Registered Residents under the age of twelve (12) must be accompanied by a parent or agent of at least sixteen (16) years of age.
- h) The maximum numbers of users per unit at any one time are as follows:
  - One bedroom – 6 persons
  - Two bedroom – 8 persons
  - Three bedroom – 10 persons
  - Four bedroom – 12 persons
- i) Closing time means all occupants of the building must vacate the premises by the noted closing time. Note that greeters will give a 15-minute notice of closing.
- j) With the exception of the Georgian Room and Administration area, only water in non-glass containers is permitted.
- k) The RCC, including all patios, is smoke free.
- l) Wet or soiled footwear must be removed at the entrance. Indoor footwear is advisable, especially during the winter months. (Absolutely no ski boots and roller blades).
- m) Pets are not allowed. Service dogs are the only exception.

## **19. Georgian Room**

- a) The Georgian Room is for the use of all residents, within the rules listed below. The Georgian Room is to be considered the “Family Room” of the project, where many

quiet activities can take place at one time. Informal gatherings of residents are encouraged, but if children under the age of twelve (12) are involved, they must be taking part in an activity with whomever they arrived with and not off on their own.

- b) Children must be twelve (12) years of age or older or accompanied by a parent or an agent of at least sixteen (16) years of age.
- c) TV Rules – Order of Priority: Sporting Events; Specialty/news events; family DVD – movies (may be pre-empted); regular programming (may be pre-empted).
- d) Billiard table is for adults only (16 years or older) unless they are playing with an adult/legal guardian. Challengers must be accepted. During busy times, please limit your use. The Billiard table located in the Games Room is for those under sixteen (16) years of age.
- e) Neither alcoholic nor any other beverage containers are to be placed on the Billiard table.
- f) The piano is reserved for musicians only.

## **20. Kitchen**

- a) Any dishes used from the kitchen area are that resident's responsibility to clean and put away.
- b) No barbequing allowed on the patio or outside area.

## **21. SWIMMING POOL AREA (Pool, Patio, Deck & Hot Tub Area)**

- a) Hours and maximum capacity numbers must be adhered to.
- b) In order to monitor the maximum allowed in the pool area including deck and hot tubs as per Provincial Health Code Regulations, numbered wrist bands will be signed out at Reception. These wristbands must be worn to gain access to this area. Depending on demand, the wrist band must be returned within one hour of signing out. Again, depending on demand, Residents may need to place names on a waiting list for the next available wristband.
- c) Children under the age of twelve (12) must be supervised by a parent or guardian of at least sixteen (16) years of age. At no time can the lifeguard be considered as the above noted supervisor.
- d) Each bather must take a shower before entering.
- e) No glass containers – plastic bottles with water only.
- f) No boisterous play in the pool or about deck. No running on deck.
- g) Only single person floatation devices are allowed.

- h) Babies must wear 'Little Swimmers', a diaper designed for pool use made by Huggies or similar product.
- i) Lifeguard: If no lifeguard is on duty, a maximum of ten (10) individuals are allowed in the pool area. When a Lifeguard is on duty, a maximum of thirty (30) individuals are allowed in the pool area.
- j) Slide – only one (1) person at a time may use the slide, and caution to proceed only when the way is clear. Feet first only.

## **22. Hot Tubs**

- a) The hot tubs are in the same area as the pool and therefore the usage falls under the various maximums for the pool area.
- b) Only persons 16 years of age and older may use the hot tub designated as "adults only." The secondary tub is open for family use, but persons under age 12 using this hot tub must be supervised by a person at least 16 years old. Should one of the hot tubs be shut down for repairs, the remaining hot tub will be open to all residents. Note that the Ministry of Health recommends that small children not use hot tubs.
- c) Law requires a timer pre-set at fifteen (15) minutes. It is located in the area that one has to leave the hot tub area to reset. The fifteen (15) minutes is the recommended length of time. With this in mind, residents must allow others access to the hot tubs after fifteen (15) minutes of use. There is a new mandated security feature on the hot tubs which causes a delay in the start-up. Additionally, the hot tub jets will shut down if the jets are blocked.
- d) Each hot tub user must take a shower before entering.
- e) Residents must comply with all posted Rules & Regulations.

## **23. Sauna**

- a) Children under the age of twelve (12) must be accompanied by a parent or agent of at least sixteen (16) years of age.
- b) Bathing suits are mandatory.
- c) All users must take a shower.

## **24. Change Rooms**

- a) Lockers are provided on a daily basis, and it is strongly recommended that you lock up your belongings. Neither Management nor Shared Facilities will be held responsible for missing items. Locks are to be removed immediately after use. Locks left on overnight will be cut off and personal belongings will be bagged and placed in the lost and found.
- b) All individuals must be totally dry prior to leaving this area.

- c) This is the only access to the pool area with the exception of those with special needs.
- d) Contact the Front Desk Receptionist regarding lost and found items.

## **25. Exercise Room**

- a) Children aged 15 and under may use the gym only under direct supervision of a person at least 16 years old. Persons age 16+ are permitted to use the gym at their convenience.
- b) No street shoes allowed. Soles of exercise shoes must be clean.
- c) Appropriate clothing must be worn at all times, including tops.
- d) User must wipe down equipment immediately after using.
- e) Time limit per exercise machine will be 30 minutes. During busy times, please limit your use.
- f) Exterior door in this room is for emergencies only.

## **26. Games Room**

- a) Children aged eight (8) and under must be accompanied and supervised by a parent or adult sixteen (16) years of age. Ages 9-11 may be left unsupervised if the adult accompanying the child is within the RBCC. Children age twelve (12) and over may be unsupervised.
- b) No longer than 30 minutes per activity. During busy times please limit your use.

## **27. Internet Issues**

- a) No excessive downloading of movies and videos allowed.
- b) SFC is not responsible for the internet malfunctioning.
- c) Use of the password to access Wi-Fi is to be kept confidential.
- d) SFC reserves the right to change the password at any time.

## **28. Code of Conduct/Violence Policy**

It is expected that interactions and dialogue between residents, and between residents and property management (including the front desk Greeters) will be conducted in a civil, collegial and respectful manner.

- a) Any threats from a resident/guest will be reported to the O.P.P. for intervention. That owner will be suspended from direct contact with the office, and all correspondence may only be done in writing, until such time that the property manager deems that the situation has been resolved. Threats can include direct verbal abuse and intimidation (perceived or real) by any person against any other resident, management staff, contractor, or Lighthouse Point employee.

## **29. Safety**

- a) All residents, guests and tenants are to conduct themselves in a way that they are safe and that will not harm any other person. If any resident observes something that could be a danger, then that hazard must be reported to the property manager immediately so that the situation can be remedied.
- b) In order for Lighthouse Point to be an all-inclusive community, these rules have been written to include all family members; however, all Residents shall indemnify and save harmless the Boards of Directors, Shared Committee members, the management company, and all the management personnel from any and all claims, actions, obligations and liabilities arising out of damages or injuries to persons or property in or about the facilities, except in the case of default of duty or gross negligence, fraud, illegal or dishonest act or intentional harm on their part.

## **30. General**

- a) No one shall uproot existing plants, hedges, shrubs, trees, or plant new shrubs, hedges or trees anywhere including those parts of the common elements over which exclusive use has been given to one or more without the prior written approval of the Board of Directors. The Board of Directors will determine if the request needs to be approved by the Shared Facilities Committee.
- b) No fireworks or open fires allowed on the beach areas or any other part of Lighthouse Point.

**Basic respect and common courtesy for your neighbours will ensure that Lighthouse Point is a harmonious and peaceful community.**