

Hunter's Green

Rules

The following Rules, approved by the Board of Directors of Wentworth Condominium Corporation No. 138 (the Corporation) on September 3, 2025, shall be observed by all unit owners, their tenants, and all persons residing in and/or attending the unit including, without limitation, family members, guests, invitees and agents. Previous versions of the Rules of the Corporation are hereby repealed, and the following rules are substituted therefor.

1. With regard to residential units, no sign, advertisement, or notice shall be inscribed, painted, or affixed on any part of the inside or outside of the building or common elements whatsoever. With regard to the three (3) commercial units, these units will be allowed signs only as set out in the Declaration; one small sign visible to Main Street with the size, colour and design of the sign to be approved by the Board of Directors. Such approval not to be unreasonably withheld. No sign offering a unit for sale or rent shall be affixed anywhere on the property or exterior of the building or placed in a window by an owner.
2. No awnings or shades shall be erected over the outside of windows or balconies. Windows are not to be tinted.
3. No owner shall do, or permit anything to be done in his unit or bring or keep anything therein (e.g. flammable substances such as gas, propane tanks, stores of coal or wood, etc., stored within the unit) which will in any way increase the risk of fire or the rate of fire insurance on any unit (real Christmas trees are not allowed), building or on property kept therein, or on the common elements, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with the regulations of the fire department or with any insurance policy carried by the Corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal bylaw.
4. Nothing shall be placed on the outside of window sills, balconies, or projections. No flower boxes which require brackets over the top for the parapet wall of the balconies are allowed.
5. Water shall not be left running unless in actual use. The toilets and other water apparatus shall not be used for purposes other than those for which they are constructed, and no sweepings, garbage, rubbish, rags, ashes, or other substances shall be thrown therein. Any damages resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors, servants, or agents shall cause it.

6. The owner shall not place, leave, or permit to be placed or left in or upon the common elements, including those of which he has the exclusive use, any debris, refuse, or garbage. Where such debris, garbage or refuse consists of packing cartons or crates, the owner shall cut down and place out for city pickup thereof, on days designated by the City as garbage pickup days, the owner shall place the garbage not more than twelve (12) hours prior to the scheduled pickup time in areas designated by the Corporation or the City. Such packing cartons or crates shall not in any event be left outside the unit.
7. Owners, their families, tenants, guests, visitors, and servants, shall not create or permit the creation of 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 property by the other owners, their families, tenants, guests, visitors, and servants, and persons having business with them, and no owner shall make any noise after 11:00 p.m. on any day. Noise, caused by any instrument, stereo, toy, or another device, or otherwise, which in the opinion of the Board may be calculated to disturb the comfort of the other owners shall not be permitted. The stereo bylaw covers 24 hours a day and the enforcement of this city noise bylaw is done by city staff.
8. Nothing shall be thrown out of the windows, doors, or off the balcony of the unit, or from the building by the owners. This includes, for example, seeds, nuts and food scraps for the feeding of wildlife and birds.
9. Owners shall not overload existing electrical circuits.
10. No auction sales shall be held on the property. One annual yard sale, organized for the entire building, may be held with the approval of the Board.
11. The sidewalks, entry, hallways, walkways, and driveway ramps used in common by the owners shall not be obstructed by any of the owners or used by them for any other purpose than ingress and egress to and from their respective units or parking areas. No personal items such as shoes, etc., are to be left in the hallways. Small "welcome mats" may be placed outside the unit's front door with prior written permission from the Board.
12. No animal, livestock, reptile, or fowl, other than two domestic cats, a dog, a canary, a budgerigar or tropical fish shall be kept or allowed upon the common elements (including those parts thereof of which the owner has the exclusive use) or in any unit provided that any such cat or dog is not permitted to run free upon the common elements. Notwithstanding the foregoing, no cat, dog, canary, budgerigar or tropical fish, that are deemed by the Board or Manager in its absolute discretion to be a nuisance, shall be kept by any owner on any part of the common elements or in any unit. Such owner shall within two weeks of receipt of a written notice from the Board of the Manager requesting the removal of such animal, permanently remove the same from the common elements or unit.

13. No mops, brooms, dusters, rugs, or bedding, shall be shaken or beaten from any window, door, or those parts of the common elements over which the owners have exclusive use. The hanging of clothes is not permitted on any part of the common elements including those parts of the common elements over which the owner has exclusive use.
14. Only seasonal furniture is allowed on the exclusive use common element balcony and that area shall not be used for storage. No barbecuing or cooking is allowed on the balconies.
15. No television antenna, aerial, tower, or similar structure and appurtenances thereto shall be erected on or fastened to any unit, except in connection with a common television cable system.
16. No one shall alter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers, or flower beds.
17. All outward-facing window coverings must be in a neutral colour. No foil, flags, signs, or bedding shall be hung in any window, or placed on any window.
18. Notwithstanding any definition or provision in any bylaw of the City of Hamilton, no residential unit shall be used in whole or part for the commercial or professional purposes involving the attendance of the public at such unit. Without limiting the generality of the foregoing, no residential unit or part hereof shall be used as an office by a doctor, dentist, chiropractor, or drugless practitioner, lawyer, realtor, similar practitioner or in any way as a daycare centre or nursery school, whether commercially or otherwise.
19. The common elements including the party room, hallways, elevators, lobby, underground parking and stairways are "No- Smoking" areas. Smoking is only permitted inside an owners' unit or on their balcony, when applicable.
20. Owners shall not leave clothes washers and dryers unattended while in operation.
21. Each owner shall not allow his / her children or other occupants, guests, or visitors, to his / her unit to play or loiter in the halls, elevators, parking areas, and thoroughfares of the common element areas.

22. No motor vehicle other than a private passenger automobile, a personal-use van or pick-up truck, which must be currently licensed and in good working order, shall be parked on any part of the common element (including any part thereof, of which any owner may have the exclusive use) nor shall any repairs or maintenance be made to any motor vehicle on the common elements, or underground parking, and no motor vehicle shall be driven on any part of the common elements other than on the driveway or parking space. Any other use of the parking spaces shall be with prior written consent of the board. The Board of Directors shall, in its discretion, determine whether a vehicle is a derelict vehicle and unit owners shall remove derelict vehicles from common element areas upon receiving three (3) days-notice to do so from the Board of Directors. Otherwise the Corporation will remove derelict vehicles at the sole expense of the owner of the derelict vehicle if he or she is a unit owner or if the derelict vehicle is owned by a guest or invitee or tenant of a unit owner, the unit owner shall be responsible for the cost of removing the derelict vehicle.
23. No recreational vehicle, bus, motorhome, trailer, boat, snowmobile, mechanical toboggan, machinery, or equipment of any kind shall be parked on any part of the common elements other than those authorized by the Board of Directors.
24. When an owner, or an agent of an owner, rents a unit to a tenant, the Condominium Act, Section 49, Subsections 4 and 6, requires that the owner or the agent of the owner shall deliver to the tenant copies of the rules of the corporation and shall obtain from the tenant a written covenant that the tenant will comply with the rules of the Corporation and will require all guests, invitees, and family members of the tenant to likewise comply. The owner, or the agent of the owner, shall also deliver a written statement to the property manager for the corporation which shall include the complete names and telephone numbers of all tenants, and the complete address and telephone numbers of the owner and the agent for the owner. Short-term rentals such as those for Airbnb are not permitted.
25. No portion of any unit required by the Declaration, the bylaw of the Corporation, or the Act that are to be maintained by the corporation shall be painted, decorated, or otherwise affected by anyone other than the corporation, or except as the Corporation may direct. No doors providing ingress to or egress from any unit shall be changed, painted, or altered in any way. No alterations are to be undertaken to those parts of the common elements over which the owner has exclusive use even if not visible from the street, without the prior written consent of the Board of Directors.
26. All bicycles are to be stored in the underground parking area in the appropriate bicycle parking spot.
27. Moving and Deliveries – Household furniture and effects shall not be taken into or removed from any unit which requires the use of the elevator except at such times and in such manner as may have been previously consented to and approved by the Board or its Manager, nor shall any heavy furniture be moved over floors or the halls, landings, or stairs, so as to mark

them. It is suggested that non-resident owners supervise move-ins / outs from their units to protect themselves from costs due to damages caused by tenants. The Property Manager, Board member or authorized staff shall prohibit the use of the service elevator for moving or delivering personal property in or out of the unit in association with occupancy changes or deliveries, unless all the following rules have been complied with:

- Moves / deliveries of all heavy or bulky furniture or contents, and all moves associated with a change of occupancy, are only permitted in the service elevator.
 - Application for use of the service elevator must be made to the management office in advance of the proposed move during normal weekly business hours.
 - The service elevator must be used for moves and deliveries MONDAY TO SATURDAY, 8:00 a.m. – 6:00 p.m. Furniture deliveries and moves are prohibited at all other times, and all day Sunday, and Statutory Holidays.
 - Moves and deliveries into and out of the building shall take place at the east side door and loading zone only.
 - Moving pads are to be placed on the walls of the service elevator.
28. Owners who have not set up pre-authorized payments (PAPs) shall provide to management a series of 12 post-dated cheques to cover common fees upon receipt of new budget or notice. Common fees are due on the first of the month. Administration fees will be assessed for any late or “returned NSF” common element fees.
29. Any loss, cost or damages incurred by the Corporation by reason of a breach of any rules in force from time to time by an owner, his family, guests, servants, agents, tenant, occupants of his unit shall be borne by such owner and may be recovered by the corporation against such owner in the same manner as common expenses.
30. Rental of Party Room – There is a \$25.00 user charge and also a \$100.00 refundable deposit may be required for the use of this room. In the event that the room is not cleaned to the satisfaction of the Manager within 24 hours, the deposit is forfeited. To book the room, owners must contact the Property Manager.
31. Visitor Parking is for visitors only. Owners will be tagged if they are discovered parking their vehicle in the visitors parking any time. All visitors shall display the unit they are visiting on the vehicles front dash, in order to readily identify in case of emergency.
32. Front Door and Hallways –Nothing can be affixed to the front of the unit door, or placed in front of the unit door unless prior written approval by the Board of Directors has been obtained. Brass door knockers and peep holes are authorized improvements.
33. Underground parking spots are not to be used for storage of any goods or materials. Owners will be responsible for the general cleanliness and damage incurred in this exclusive use area due to leakages of car fluids.

34. Balcony Improvements – As per the Declaration, any changes / improvements to this exclusive use area must have prior written approval by the Board of Directors (i.e. painting, carpeting).
35. Lock Changes – For the collective safety of residents, all units must be accessible via the Corporation's master key. Any changes must have prior written approval of the Board. It is advisable that to ensure the safety and security of the building that owners should not identify their keys with their unit number, address, or name.
36. Grocery Carts – grocery carts are not to be brought into the building nor are they to be left on the property.