



Managing Agent
Reid Property Management
Box 77016 Ottawa. S. P.O.
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K1S 3X0

Ottawa Carleton Standard Condominium Corporation No. 803

Dear Owner:

200 Rideau is a concrete building and the noise caused by any hammering or drilling travels far. The original Declaration in 3.1 (d) already states that “No boundary wall, load bearing partition wall, floor, door or window, toilet, bathtub, wash basin, sink, heating, plumbing or electrical installation contained in or forming part of a residential unit shall be installed, removed, extended or otherwise altered without the prior written consent of the Corporation...”. To ensure all residents can enjoy the peace and quiet of their homes, the following rule passed by the Board of Directors at the meeting of September 14, 2016 is proposed:

Renovation Rule

- ***No en-suite renovations shall be made to interior walls, floors, ceilings or cabinetry without first obtaining written approval from the Board of Directors. Applications for approvals shall be accompanied by drawings and specifications drafted by a company carrying liability insurance for the purpose of indemnifying the Corporation against future damages due to the work, for example: engineers, architects, technologists.***
- The unit owner is responsible to obtain all relevant permits.
- Any renovation work that could create noise is restricted to the hours of 8:00 a.m. to 6:00 p.m., Monday to Friday, 9:00 a.m. to 6:00 p.m. on Saturday and not at all on Sundays and holidays.
- Security shall be informed in writing in advance.
- Construction tools and supplies must be brought in and out through the P1 elevator lobby; the service elevator must be booked for the movement of construction tools and supplies.
- Discarded building materials such as drywall, hardwood flooring, carpets and countertops etc. cannot be disposed of in the garbage room or garbage chute. You must make arrangements with your contractor to have building materials taken away for disposal; no debris may be left on the common elements.
- No common elements shall be used as a work space including the parking garage, Amenity Suite, stairwells and hallways.

Continuously Caring for your Community
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Notice of Rule

For your information the *Condominium Act 1998* states:

S 58 (6) upon making, amending or repealing a rule, the Board shall give notice of it to the owners that includes,

- (a) A copy of the rule as made, amended, or repealed, as the case may be;
- (b) A statement of the date that the Board proposes that the rule will become effective; and
- (c) A statement that the owners have a right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsections (7).

When Rule Effective

S 58 (7) Subject to subsection (8), a rule is not effective until,

- (a) the owners approve it at a meeting of owners, if the Board receives a requisition for the meeting under section 46 within 30 days after the Board has given notice of the rule to the owners, or
- (b) 30 days after the Board has given notice of the rule to the owners, if the Board does not receive a requisition for the meeting under section 46 within those 30 days.

The new Renovation Rule will come into effect 30 days from the date of this letter unless a petition is received in accordance with the above. Thank you for your attention to this matter.

Regards,

Mike Fraser, RCM, ACCI
Per: Board of Directors

January 16, 2017, 2016

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