

RULES & REGULATIONS

The following is an overview of the general rules and regulations specific to Harbour Plaza Residences that when followed, will ensure that you and other residents enjoy your new home for many years to come. For a full list of rules and regulations, please refer to your proposed condominium documents or speak with your Property Manager directly. For your review, we have also included a standard condominium rules and regulations document. Please note that rules and amenity hours are subject to change.

COMMON ELEMENTS

- Installing items in or on any common element is prohibited without consent of the Board. This includes “exclusive use” areas (i.e. balconies)
 - Any damage caused by a resident to any common element will be charged back to the resident and will not be assumed by the Corporation.
 - Garbage is to be disposed of properly in the garbage bi-sorter chute in a tied garbage bag. No garbage is to be left on the floor of the garbage room on your floor or outside the door of your suite.
 - All cardboard must be folded and brought down to the garbage area; loading bay 7.
 - For the safety of other residents, please do not block driveways, entrances or walkways in case an emergency situation arises.
 - Visitors must be accompanied whilst using amenities (i.e. party room, terrace, etc.)
 - If you have a large item being delivered, you must book the elevator and provide a deposit before the item arrives at Harbour Plaza Residences.
 - Although balconies are attached to a unit, they are considered an “exclusive use” common element and only appropriate seasonal or year-round furniture is to be kept on balconies; storage of other personal items is not permitted.
 - Hours of operation for the amenities will be announced at a later date.
- * Pure Fitness gym is for resident use but not managed by MenRes Property Management.

CONCIERGE

- The concierge is available 24/7 at Harbour Plaza Residences.
 - Rent cheques and/or other items arranged for pick-up between a landlord and a tenant are not to be left at the front desk with the concierge.
- * A notice regarding packages will be sent to all owners shortly.

HARBOUR PLAZA RULES & REGULATIONS

INSURANCE

- All residents, whether an owner or a tenant, must purchase the appropriate amount of insurance coverage.
- As a ***homeowner***, you require insurance for the following items:
 1. Betterments and Improvements (which includes ALL flooring)
 2. Sewer back-up
 3. Liability
 4. Contents
 5. additional Living
 6. Corporation's Insurance Deductible
- As a ***tenant***, you require insurance for the following:
 1. Contents
 2. Liability
 3. Additional Living

NOISE & HARASSMENT

- For the comfort and enjoyment of your neighbours, please note that creating a disturbance or excessive noise is prohibited. Additionally, harassment of other owners or tenants will not be tolerated
- Verbal and other harassment towards Property Management will not be tolerated.

CIGARETTE DISPOSAL

- All cigarettes are to be disposed of in an air-tight container and absolutely no cigarettes are ever to be tossed over the balcony. This has led to serious fires on lower units and all costs and fines will be charged back to the offender. Please ensure they are disposed of properly.

PARKING GARAGE & VISITOR PARKING

- There is a limited number of Public, paid visitor parking spots at Harbour Plaza Residences and they are available on a first come, first served basis.
- No car washing or car repairs are to take place in the underground parking garage.
- Parking in fire routes, entranceways, delivery and service areas or any other area aside from your assigned parking space, is prohibited.

HARBOUR PLAZA RULES & REGULATIONS

BICYCLES

- Bicycle parking is available in bicycle rooms and bicycle racks located throughout the underground parking garage, on a first come, first served basis.
- Bicycle storage on balconies is not permitted.

PETS

- All pets must be leashed in common areas at all times.
- Any damage to the common areas by pets will be charged back to the unit owner or tenant.

OPEN HOUSES

- Open Houses are not allowed at Harbour Plaza Residences as they pose a security risk.