Form 28

Purpose: to record certain types of non-enabling documents in a parcel register

For Office Use

Registration district:	Annapolis County
Submitter's user number:	3650
Submitter's name:	Patrick I. Cassidy, K.C. Cox & Palmer

ANNAPOLIS COUNTY LAND REGISTRATION OFFICE
I certify that this document was registered or recorded as shown here.
Cheryl Wagner, Regional Registrar

124172769 LR☑ ROD☐
Document #

MAY 29 2024 9:32 mA
MM DD YYYY Time

The attached plan/document relates to the following parcels registered under the *Land Registration Act*

PID #05321302	

(Expand box for additional PIDs.)

Municipal file number or land registration file number *(insert file number used when PIDs were originally assigned during pre-approval):* _____

This form is submitted to record the following non-enabling instrument in the above-noted parcel register(s) *(select one)*:

- ☐ plan
- ☐ boundary line agreement
- ☐ instrument of subdivision
- ☐ statutory declaration regarding de facto consolidation
- ☐ initial condominium declaration
- X initial condominium bylaws
- ☐ condominium plan
- ☐ repeal of subdivision
- ☐ termination of condominium
- ☐ other *(specify)*_____

And in the matter of registered owner: Paul G. Buxton

Note: *An amending Parcel Description Certification Application may be required.*

Dated at Halifax, in the County of Halifax, Province of Nova Scotia, MAY 14 K., 2024.

Signature of applicant/municipal official/owner/agent

Name: Patrick I. Cassidy, K.C.

Address: 1500-1625 Grafton Street, Halifax, Nova Scotia, B3J 0E8

Phone: 902-421-6262

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FORM 15A - Condominium Act

Corporation By-Laws

To the Registrar of Condominiums:

Paul G. Buxton, as the Declarant of Annapolis County Condominium Corporation No. 4, hereby requests that the attached by-laws be accepted for registration as the by-laws of the Corporation.

The Declarant certifies that the by-laws were in all respects made in accordance with the Condominium Act and the Corporation's Declaration.

Witness the seal of the Declarant duly affixed by the authorized officers on this 14th day of MAY, 2024.

PAUL G. BUXTON

A C.C.C. NO. 4
ACCEPTED FOR REGISTRATION
THIS 22 DAY OF May
A.D. 2024
Eileen Bartlett
DEPUTY REGISTRAR OF CONDOMINIUMS

*10045270/00001/1398-5470-1575, v. 1

BY-LAWS

ANNAPOLIS COUNTY CONDOMINIUM CORPORATION NUMBER 4

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BY-LAW NUMBER I

BE IT ENACTED as By-law Number I of Annapolis County Condominium Corporation No. 4 (the "Corporation") as follows:

ARTICLE I

DEFINITIONS

The terms used herein have the meanings set out below unless the context otherwise requires:

1. ACT means the Condominium Act, Statutes of Nova Scotia, 1989, Chapter 85, and amendments thereto and Regulations made pursuant thereto.

2. BOARD means the Board of Directors of the Corporation.

3. CORPORATION means Annapolis County Condominium Corporation Number 4, a corporation created under the Act, by the acceptance for registration of the Declaration and the Description.

4. DECLARANT means the Declarant in the Declaration, Paul G. Buxton.

5. DECLARATION means the Declaration respecting the land submitted for acceptance for registration by the Registrar of Condominiums registered in the Office of the Registrar of Deeds for Annapolis County and filed at the Office of the Registrar of Joint Stock Companies at Halifax and all amendments thereto.

6. DESCRIPTION means the Description respecting the land filed with the Declaration.

7. LAND means the freehold land described in the Description.

8. MEMBERS means the owners from time to time.

9. TERMINATION means the termination of the government of the property by the Act and includes termination as a result of damage.

10. Any other words and phrases which are defined in the Act shall have the meaning given to them by the Act.

ARTICLE II

THE CORPORATION

1. Seal Of Corporation The Corporation shall have a seal in the form impressed in the margin hereof. It shall at no time be used except by authority of the Board previously given, and in the presence of at least two members of the Board who shall sign every instrument to which the seal is affixed. The secretary shall be responsible for the custody of the corporate seal.

2. Office The office of the Corporation shall be at the offices of Paul G. Buxton, in the County of Annapolis, Province of Nova Scotia, or at such other address within the County of Annapolis, Province of Nova Scotia as the Board may notify its members from time to time.

3. Fiscal Year The fiscal year of the Corporation shall end on the 31st day of December in each year or on such other date as the Board by resolution may determine.

4. Duties Of The Corporation The duties of the Corporation are to manage the property and any assets acquired by the Corporation in connection with the use and enjoyment of the property, to prepare budgets and collect common expenses with a view to maintaining financial stability and to provide such services to the owners as are specified in the Act, the Declaration or the By-laws. Without limiting the generality of the foregoing, the duties of the Corporation include the following:

(a) To collect and receive all contributions towards the common expenses from the owners, or from any mortgagee if the same are collected by a mortgagee, and deposit the same in a separate account with a chartered bank, loan or trust company;

(b) To keep accurate accounts of the financial transactions involved in the performance of its duties and the exercise of its rights and send to each owner annual audited statements with respect thereto;

(c) Within ninety (90) days after the end of each fiscal year, and within ten (10) days or more of the annual meeting of owners, to deliver or mail to each owner, the Registrar of Condominiums, and to each mortgagee who has notified his interest to the Corporation, a copy of the Corporation's audited financial statements for the preceding fiscal year prepared and certified by the auditors of the Corporation and signed by two Directors;

(d) For the purpose of complying with the provisions of the Act and the Declaration with respect to insurance, to do all acts and things and to take out and maintain such insurance as the Board may from time to time deem advisable;

(e) To control, manage and administer the common elements for the benefit of all the owners and for the benefit of the entire condominium project, and to maintain such staff as may be required to carry out at all times promptly and efficiently its duties in such management of the property;

(f) To repair and maintain the common elements in accordance with the provisions of the Act and the Declaration;

(g) To keep the common elements clean and suitably decorated and to maintain the same in appearance, including, without limiting the generality of the foregoing, clipping, edging, mowing and such similar gardening and landscaping services;

(h) To purchase electricity, water and other public utilities for use in the common elements;

(i) To effect compliance by the owners of units with the Act, the Declaration and the By-laws;

(j) To obtain and maintain fidelity bonds where obtainable, in such amounts as the Board may deem reasonable, for such officers and directors or employees as are authorized to receive or disburse any funds on behalf of the Corporation.

5. Powers Of The Corporation The powers of the Corporation include, but shall not be limited to the following:

(a) All things reasonably necessary for the performance of the duties under the Act, the Declaration, the By-laws and the Common Element Rules and generally to manage the property and the assets of the Corporation; and

(b) Employing and dismissing any and all personnel necessary to carry out the duties and the powers of the Corporation and for the maintenance and operation of the common elements; and

(c) Adoption and amendment of rules and regulations concerning the operation and the use of the property; and

(d) Employing a general manager, at a compensation to be determined by the Board, to perform such duties and services as the Board shall authorize subject to ratification by a By-law of the Corporation; and

(e) Obtaining and maintaining fidelity bonds for any manager where deemed necessary by the Board, in such manner as the Board may deem reasonable; and

(f) Investing reserves held by the Corporation provided that such investments shall be those permitted by the Trustee Act, R.S.N.S. 1989, Chapter 479 and amendments thereto and convertible into cash in not more than ninety (90) days; and

(g) Settling, adjusting, compromising or referring to arbitration and/or a Condominium Dispute Officer any claim or claims which may be made upon or which may be asserted on behalf of the Corporation; and

(h) Borrowing such amounts of money as in its discretion is necessary or desirable in order to protect, maintain, preserve or ensure the due and continued operation of the property in accordance with the Act, the Declaration and By-laws and securing the repayment of such moneys borrowed by it by way of mortgage, pledge or charge of any asset owned by the Corporation and to add the repayment of such loan to the common expenses, subject to the sanction of owners owning sixty-six and two-thirds percent (66 2/3%) of the common elements of the Corporation; and

(i) Purchasing, hiring or otherwise acquiring property for use by the unit owners in connection with their enjoyment of the common elements, and for use in the management and maintenance of the common elements and the property, except the units; and

(j) Making any agreement with any unit owner or occupier of a unit for the provision of amenities or services or payment of the same; and

(k) Granting to any unit owner the right of exclusive use and enjoyment of any part of the common elements or special privileges in respect thereof and to revoke any grant so provided on reasonable notice; and

(l) Entering into contracts for the repair and maintenance on a continuing or periodic basis of any part or parts of the common elements or of installations contained in the units and subject to easements for services to the common elements or other units but no such contract shall extend to more than two (2) years unless approved by By-law.

ARTICLE III

MEETING OF MEMBERS OF THE CORPORATION

1. First Meeting A meeting of the members shall be held within the earlier of one (1) year after the date on which the Declarant sells the first unit or forty-five (45) days from the date in which the Declarant ceases to own more than fifty percent (50%) of the units.

2. Annual Meetings The first annual meeting shall be held not later than fifteen (15) months after the first meeting of the members of the Corporation and, thereafter, an annual meeting of the members shall be held once in each calendar year and not more than fifteen (15) months shall elapse between the date of one annual meeting and that of the next.

3. General Meetings All meetings, other than the annual meeting and the first meeting, shall be called general meetings.

4. Place Of Meetings All meetings of the members of the Corporation shall be held at such place within the County of Annapolis, Nova Scotia, as the Board may from time to time determine.

5. Calling General Meetings The Board, may, whenever it thinks fit, convene a general meeting. The Board shall, upon receiving a petition in writing signed by the owners or mortgagees or any combination thereof entitled to vote with respect to twenty-five percent (25%) of the units and delivered to the Secretary of the Corporation, send out a Notice to convene a general meeting within fifteen (15) days of receipt of such petition.

6. Notice Of Meetings A written notice of every general meeting and annual meeting specifying the day, the hour and the place of the meeting, together with a copy of the proposed Agenda of the business to be transacted thereat shall be given to all members of the Corporation, and to all mortgagees who have notified the Corporation of the registration of their mortgages, at least ten (10) days (exclusive of the day of delivery or mailing of the notice, but inclusive of the day for which notice is given) before the date of the meeting. Notice shall be deemed to have been sufficiently given if delivered by electronic means, served personally upon the person for whom

it is intended or mailed by ordinary mail, postage prepaid, to each member addressed to them at their respective units, or such other address or addresses as they may indicate in writing to the Corporation from time to time and to all mortgagees at the last address of the mortgagee as known by the Corporation. Notices may be signed by either the President, the Vice President, or the Secretary or such other officer or person as the Board may from time to time appoint for that purpose. The date of receipt of any such notice shall be deemed conclusively to be the day of service if such notice is served personally, or delivered by electronic means, or, if mailed, the next regular business day after such date of mailing.

Notice of any meeting, or any irregularity in any notice thereof, may be waived by any member or mortgagee. Any error or omission in giving notice of any meeting shall not invalidate such meeting or make void any proceedings taken or had thereat and any member or mortgagee may at any time waive notice of such meeting and ratify, approve and confirm any and all proceedings taken or had thereat.

7. Quorum At any meeting of members of the Corporation, a quorum shall be constituted when persons entitled to vote and owning not less than thirty percent (30%) of the common elements are present in person or by electronic means or represented by proxy at such meeting and not fewer than three (3) persons entitled to vote are present in person.

8. Adjournment For Lack Of Quorum If within thirty (30) minutes after the time appointed for the holding of any meeting a quorum is not present, the meeting shall stand adjourned to the corresponding day in the next week at such place and time as the Board may determine. Notice of the time and place of the adjourned meeting shall be given not less than three (3) days prior to the convening of such meeting in the same manner as notices for all other meetings, except as to the time of notice. If, at the adjourned meeting, a quorum is still not present within thirty (30) minutes from the time appointed for the meeting, then the members or persons entitled to vote who are present in person or represented by proxy at such meeting shall be deemed to constitute a quorum and may transact all business which a full quorum might have done.

9. Voting Votes may be made either personally, or by electronic means or by proxy. At all meetings any question shall be decided by a show of hands unless a poll is demanded by a person entitled to vote who is present in person or by proxy. The Chairman may still require, or any person entitled to vote who is present in person or by proxy may still demand, a poll thereon. Unless a poll is so required or demanded, a Declaration by the Chairman that the vote upon such question taken by a show of hands has been carried, or carried by a particular majority or not carried shall be prima facie evidence of the fact, without proof of the number or proportion of votes recorded in favour of or against such question and the result of the vote so taken shall be the decision of the Corporation.

10. Polls If at any meeting of members a poll is demanded and be not withdrawn, it shall be taken in such manner as the Chairman directs. The result of a poll shall be deemed to be the resolution of the meeting at which the poll was demanded.

11. Equality Of Votes In the case of an equality in the votes, whether on a show of hands or on a poll, the Chairman of the meeting is entitled to a casting vote in addition to his original vote.

12. Number of Votes On a show of hands, or on a poll, each member present in person or by proxy shall have one vote. If any person present is representing himself as well as one or more proxies, he shall be entitled to one vote for each person he is representing including himself. In the event a poll is demanded, the votes shall be counted in accordance with the voting allocations as designated in Schedule "C" of the Declaration for Annapolis County Condominium Corporation No. 4.

13. Appointment Of Proxy Every member or mortgagee entitled to vote at meetings may by instrument in writing appoint a proxy, who need not be a member or a mortgagee, to attend and act at the meeting in the same manner, to the same extent and with the same power as if the member or mortgagee were present at the meeting. The instrument appointing a proxy shall be signed by the appointer, or his attorney authorized in writing, or if the appointer is a corporation, either under its corporate seal or under the hand of an officer or attorney so authorized. A proxy may be general or for a particular meeting or restricted to a particular purpose and shall be deposited with the Secretary of the Corporation prior to the time of any meeting at which it is to be used before any vote is cast under its authority. Any proxy may be revoked by notice in writing filed with the secretary before the time of the meeting or by the appointer's attendance at the meeting.

14. Vote By Co-Owners If a unit or a mortgage on a unit is owned by two or more persons any one of them present or represented by proxy in the absence of the other or others may vote but, if more than one of them is present or represented by proxy, they shall vote in the same way, failing which the vote for such unit shall not be counted, all to the intent that each unit shall have one vote each which shall not be split.

15. Representatives An executor, administrator, guardian, trustee or other person acting pursuant to Section 37, (3) or (4) of the Act (and where a corporation acts in such capacity any person duly appointed a proxy for such corporation) shall, upon filing with the Secretary of the meeting sufficient proof of his appointment, represent the owner or mortgagee at all meetings of the members of the Corporation and may vote in the same manner and to the same extent as such member represented. If there be more than one executor, administrator, guardian, trustee or person acting, the provisions of paragraph 14 of this Article shall apply.

16. Vote Of Mortgagee A mortgagee shall only be entitled to exercise the rights of a unit owner if the mortgagee is a mortgagee in possession as set out in the Act. If a mortgagee becomes a mortgagee in possession then they shall be afforded all of the rights and responsibilities of a unit owner under the Act, Declaration, By-laws and Common Element Rules and Regulations.

17. Entitlement Of Vote Unless the requirements in connection with the specific matter upon which the vote is being taken stipulate that the resolution must be unanimous, no member is entitled to vote at any meeting unless all the contributions to the Corporation, payable in respect of his unit, have been paid to the date of such meeting; provided, however, that the terms of this paragraph shall also apply to a mortgagee in possession set out in paragraph 16 of this Article III.

ARTICLE IV

BANKING ARRANGEMENTS AND CONTRACTS

1. Banking Arrangements The banking business of the Corporation or any part thereof shall be transacted with such bank or trust company as the Board may designate, appoint or authorize from time to time by resolution and all such banking business or any part thereof shall be transacted on the Corporation's behalf by such one or more officers or other persons as the Board may designate, direct or authorize from time to time by resolution and, to the extent therein provided, including without restricting the generality of the foregoing, the operation of the Corporation's accounts, the making, signing, drawing, accepting, endorsing, negotiating, lodging, depositing or transferring of any cheques, promissory notes, drafts, acceptances, bills of exchange and orders relating to any property of the Corporation; the execution of any agreement relating to such banking business and the definition of the rights and powers of the parties thereto; and the authorization of any officer of such banker to do any act or thing on the Corporation's behalf to facilitate such banking business.

2. Execution Of Instruments Deeds, mortgages, transfers, assignments, contracts and obligations on behalf of the Corporation may be signed by the President or a Vice President together with the Secretary or any other director. Any contract or obligations within the scope of any management agreement entered into by the Corporation may be executed on behalf of the Corporation in accordance with the provisions of such management agreement. Notwithstanding any provisions to the contrary contained by the By-laws of the Corporation, the Board may at any time and from time to time direct the manner in which and the person or persons by whom any particular deed, mortgage, transfer, contract or obligation or any class of deeds, mortgages, transfers, contracts or obligations of the Corporation may or shall be signed. All banking transactions and cheques shall require two signatures and/or authorizations from Board Members.

ARTICLE V

DUTIES OF THE DECLARANT

The Declarant shall perform all the duties of the Corporation set forth in this By-law up to the date of appointment of directors by the Declarant provided for in clause (d) of Section 14.01 of the Declaration or until the first general meeting, whichever first occurs, and thereafter the Corporation shall assume all of its duties as herein set forth; and the Declarant shall prepare and adopt a budget for the Corporation for the period from the date of the registration of the Declaration and Description until the first fiscal year end.

ARTICLE VI

MANAGEMENT OF THE PROPERTY

Notwithstanding clause (f) of Section 14.02 of the Declaration, the Corporation may from time to time enter into an Agreement for the management of the property with a person or persons, corporation or firm selected by the Corporation in its discretion for such period and upon such terms and conditions as the Corporation deems expedient, provided that any agreement after the initial Management Agreement for more than two (2) years must be approved by a vote of owners representing at least sixty-six and two thirds percent (66 2/3%) of the common elements. In such agreement or agreements, the Corporation may delegate to such person or persons, corporation or firm all of its powers and duties, including the collection of common expenses, but not including the assessment of common expenses, and those powers and duties that are specifically required by the Condominium Act to be exercised by the Corporation or by its Board of Directors. The Declarant is authorized to enter into an initial management agreement up to two (2) years with a non-arms length company subject to the management agreement complying with standard industry practices and standard industry fees and costs.

ARTICLE VII

RECORDS

The Board shall cause to be kept the following records:

(a) a set of architectural plans and specifications of the common elements and units building and of all alterations in the common elements and units building made by the Corporation or by an owner receiving prior consent of the Board; and

(b) a log of all communications or complaints from owners relating to the duties of the Corporation and of the action taken; and

(c) minutes of all meetings of the Board; and

(d) minutes of all meetings of members of the Corporation; and

(e) financial records and books of accounts, including a chronological list of receipts and expenditures as well as a separate account for each unit which shall contain the amount of each assessment of common expenses against each unit, the date when due, the amount paid thereon and any amounts remaining unpaid; and

(f) a unit ownership register showing the names of the owners, as notified to the Corporation, the addresses for service of the owners, the proxies from time to time in force and the names and addresses for service of all mortgagees who from time to time give notice of registration of their mortgages to the Corporation; and

(g) all items provided to the Corporation by the Declarant pursuant to Section 17 of the Condominium Act, and any amendments thereto.

All such records shall be available for inspection at reasonable hours by all owners and mortgagees.

ARTICLE VIII

PROVISIONS GOVERNING THE USE OF THE COMMON ELEMENTS

The rules and regulations with respect to the use of the common elements of the Corporation shall be initially those rules and regulations as set forth in Schedule "A" of this By-law Number I, and thereafter any amendments, additions, deletions or changes therein from time to time shall be proposed as follows:

(a) The Board of Directors may propose new rules or amend or repeal existing rules respecting the use of the common elements to promote safety and security of the members and property or to prevent unreasonable interference with the use and enjoyment of the units and common elements;

(b) A rule proposed to be made, amended or repealed by the Board of Directors is not effective until such time as the Board provides the members of the Corporation with notice of the proposed rule in the prescribed form, which notice must include a form to allow the unit member to object to the rule;

(c) Where the Board does not receive a notice of objection within ten (10) days of delivery of the notice of rule, the rule is in force until it is ratified by a majority of the members present at the next general meeting of the members with the requisite quorum;

(d) Where a Board receives a notice of objection from an owner, the proposed rule has no force and effect unless the rule is ratified by a majority of the members present at the next general meeting of the members with the requisite quorum;

(e) A rule that is not ratified at a meeting pursuant to this section is of no further force or effect.

ARTICLE IX

MISCELLANEOUS

1. Severability The invalidity in whole or in part of any article or articles, paragraph or paragraphs or clause or clauses contained in this by-law shall not affect the validity of the remaining portions of such article or articles, paragraph or paragraphs or clause or clauses in this by-law.

2. Interpretation In this by-law, words importing the singular include the plural and vice versa; words importing the masculine gender shall include the female and neuter gender; and words importing person shall include companies, corporations, partnerships and any number or aggregate of persons wherever the context so requires.

Whenever reference is made in this by-law to any statute or section thereof, such reference shall be deemed to extend and apply to any amendments to the said statute or section or re-enactment thereof as the case may be.

3. Headings The headings in the body of this by-law Number I form no part of this by-law, but shall be deemed to be inserted for convenience of reference only.

4. Waiver No restrictions, conditions, obligations or provisions contained in this by-law or any amendments thereto 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.

5. Amendments This by-law or any part thereof may be varied, altered or repealed by a by-law passed in accordance with the provisions of the Act and the Declaration.

SCHEDULE "A"

RULES AND REGULATIONS GOVERNING THE USE OF THE COMMON ELEMENTS

GENERAL

1. Common areas may not be used by tradesmen or workers of any craft to store, size or cut any material or object of any kind. All work must be carried out within the owner's unit unless authorized by the Board.

2. No sign, advertisement or notice shall be affixed on any part of the inside or outside of the member's building other than real estate signs of a conventional real estate company.

3. No owner or occupant may alter or remove any materials or equipment from the common elements.

4. An owner shall be liable for the expense of any maintenance repair, replacement or damage to the common elements rendered necessary by its acts or by those of any member of its family or guests, employees, agents or lessees.

5. All occupants shall exercise extreme care at all times about making noise in the common elements. An occupant will not permit any unusual noise or disturbance on the premises at any time that will interfere with the enjoyment of other occupants in the building and in particular will refrain from loud playing of radios, all musical instruments, television sets or other sound equipment. Noisy repairs such as carpentry shall normally be carried out on week days only, from 8:00am to 6:00pm. If work is required at other times, the Board or the Manager must be consulted and their written permission obtained.

6. No occupant shall do, or permit anything to be done in said premises or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on the corporation, or on property kept therein, or obstruct or interfere with the rights of other occupants or in any way injure or annoy them, or conflict with the laws relating to fires with the regulations of the Annapolis County Fire Department or Provincial Fire Marshall or with any insurance policy upon the corporation or any part thereof or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.

7. Registered mail, parcels, regular mail and/or any deliveries addressed to individual owners or renters will not be accepted by the Corporation or its employees.

8. Owners shall not be permitted to give direct orders or direction to any employees of the Condominium. All requests for service shall be directed in writing to the Board or Manager, except for emergency situations.

9. No structural changes or alterations shall be made outside any unit without prior written approval from the Board of Directors, after plans and specifications have been submitted for review, which permission shall not be unreasonably withheld.

10. Unit owners shall not throw or allow to be thrown anything on the common elements of the Corporation.

11. No antenna for ham radios, TV or other communication systems will be permitted that are visible from the exterior of the building.

PARKING AND AUTOMOBILES

1. Automobiles belonging to occupants shall be parked within the boundaries of their unit.

2. The parking of vehicles in unauthorized areas is prohibited and such vehicles will be towed away and stored at the expense of the vehicle owner. Unit owners shall be responsible for compliance of this rule by their visitors and invitees and shall bear all costs of enforcement.

3. No automobiles may be parked in a manner which blocks the ingress and egress of other vehicles in any area.

4. Excessive noise, loud talking, slamming of doors, racing of engines and the use of horns is prohibited everywhere on the common elements.

5. Only emergency car repairs may be made anywhere on the premises.

6. Vehicles must be driven slowly when entering and leaving the units parking area and common elements.

PETS

No pets or animals shall be kept or maintained in or about the condominium property, except as allowed by the Declaration (referred to herein as "Pet" or "Pets") subject to the following terms and conditions:

1. No pets shall be permitted or maintained on the common elements unless under the supervision and control of the owner or other responsible person. Pets must be leashed on the common elements with the exception of designated off leash areas.

2. No pets shall be permitted in the units that are not generally accepted household pets allowed by the municipal bylaws of the Municipality of Annapolis County.

3. Owners shall assume full responsibility for any damage to persons or property caused by their pet and in the event such pet shall foul any part of the common elements and/or public area, it is the owner's responsibility to clean up immediately.

4. Pets are permitted in public areas at any time and must be under the control of its owner or other responsible person at all times.

5. Any pets brought onto the common elements and into the units by visitors or guests must abide by all the rules pertaining to pets as herein specified and the occupant shall be held responsible.

6. The right to maintain a "Pet" subject to the conditions herein set forth is in the nature of a conditional license and is subject to revocation and termination at any time by the Board of Directors, in their sole discretion, if such pet is either vicious or is annoying other owners, is otherwise a nuisance or upon failure of an owner to comply with the Rules and Regulations of the Condominium Corporation pertaining to pets.

CAMPERS, TRAILERS AND SIMILAR VEHICLES

1. No occupant shall keep or park on the common elements any trailers, vans, campers, boats, trucks or motorboats without the permission of the Board, it being intended that the only exposed vehicles permitted to be kept on the Condominium property by occupants, their guests, licensees, invitees or assigns will be customary private passenger vehicles. This restriction shall not preclude the entry on the common elements of necessary service vehicles.

2. No vehicle washing is permitted on the common areas.

BICYCLES, MOTORCYCLES, SNOWMOBILES AND OTHER SIMILAR VEHICLES

1. Bicycles may be parked or stored as specified by the Board.

2. Motorcycles, mopeds, snowmobiles and other engine powered vehicles must be stored as specified by the Board. Such vehicles may be parked or stored together with an automobile provided that the Board gives permission and neither the automobile or other vehicle is in the way of others parking adjacent to or driving past said storage.

STORAGE

1. Unit owners storing anything in unauthorized areas, including, but not limited to, parking areas, or other common areas, shall have five (5) days to remove the item(s) after notice in writing from the Corporation. If the item(s) are not removed after the five (5) days notice period, then the Corporation may dispose of the item(s) at the unit owner's expense.

ANNAPOLIS COUNTY
CONDOMINIUM CORPORATION NUMBER 4

****

FORM 15/BY-LAWS

****

COX & PALMER
Barristers & Solicitors
Nova Centre – South Tower
1500 – 1625 Grafton Street
Halifax, Nova Scotia
B3J 0E8

PER: Patrick I. Cassidy, K.C.
File No.: 10045270-00001/eh

MAINTAINED (LR) ☐
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QC ☐

*10045270/00001/1398-5470-1575, v. 1