



E D E N P A R K
II
RESIDENT HANDBOOK



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II

WELCOME TO YOUR NEW HOME.

Times Group Corporation is pleased to welcome you to the Eden Park II community.

Owning a home is an exciting and rewarding experience. It's a major investment in yourself and your future, and like any investment, the benefits require some work to maintain. This handbook is one way we would like to help you get the most out of your home: the most enjoyment, relaxation, and security.

HOW TO USE THIS HANDBOOK.

The Resident Handbook is designed to help you with the day-to-day business of living in the Eden Park II community. It summarizes some of the important rules, regulations, policies and procedures that we all need to follow in order to live together comfortably and conveniently. The Handbook also includes simple tips for avoiding major damage and repair to your unit, and explains how some of the rules help to preserve the high quality of your property.

The Resident Handbook is not intended to be an exhaustive or complete summary of your responsibilities and obligations as an owner of Eden Park II. The information contained in this Handbook supplements, but does not supersede, the Disclosure Statement, Declaration, Rules and Regulations (including amendments thereto) (collectively the "Condominium Documents"). In the case of any disagreement between the Condominium Documents and this Handbook, the Condominium Documents shall govern. Please send any suggestions or comments on this Handbook to handbook@timesgroupcorp.com.

After you have moved in and had a chance to relax, we invite you to visit the Management Office and let them know how you are doing. The Property Manager is always pleased to answer your questions.

Thank you again for choosing Eden Park II. We're delighted you've arrived.

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IMPORTANT CONTACTS

MUNICIPAL ADDRESSES FOR EDEN PARK II

Eden Park II - Building G
277 South Park Road
Markham, Ontario, L3T 0B7

Eden Park II - Townhomes
279 - 323 South Park Road
Markham, Ontario, L3T 0B9

Eden Park II - Building H
325 South Park Road
Markham, Ontario, L3T 0B8

BUILDING CONTACTS

Concierge	(905) 731-1048	24-hour service
Times Property Management On-site Office	(905) 731-7598 eden2pm@timesproperty.ca	
Times Property Management Head Office	(905) 882-4275 info@timesproperty.ca	330 Highway #7 East, Suite 300 Richmond Hill, ON, L4B 3P8 www.timesproperty.ca

EMERGENCY CONTACTS

Emergency	911	Fire, ambulance, police
Mackenzie Richmond Hill (York Central) Hospital	(905) 883-1212	10 Trench Street Richmond Hill, ON, L4C 4Z3
Police (direct)	1-866-876-5423 x 7500 8700	McCowan Road Markham, ON, L3P 3J3

OTHER CONTACTS

Carma Billing Services	1-888-298-3336 info@carmabillingservices.com	Electricity and water sub-metering
Enbridge Gas	1-877-362-7434	Natural gas for townhouses
Rogers Cable	1-888-764-3771	Cable, internet, telephone
Bell Canada	1-800-668-6878	Cable, internet, telephone
Whirlpool	1-800-807-6777	Appliances
Frigidaire	1-800-265-8352	Appliances

EMERGENCY AND FIRE SAFETY

IN CASE OF EMERGENCY

For ambulance, call 911 directly. Then call the Concierge to secure an elevator.

IN CASE OF FIRE

UPON DISCOVERY OF FIRE

- Leave the fire area immediately and close all doors behind you.
- Activate the fire alarm system using a manual pull station.
- Use exit stairwells to leave the building, if they are safe.
- Do not use the elevators.
- Once in a safe location, call the fire department at 911.
- Give the correct address, your name, and the location of the fire.
- Do not return to your suite until a fire official declares it is safe.

IF YOU HEAR THE FIRE ALERT SIGNAL (SLOW TONES)

- Remain calm and listen for instructions through your suite's communication system.
- Prepare to evacuate but do not gather belongings.

A list of residents who require assistance to evacuate the building is kept in the common fireman box. This includes residents temporarily disabled due to illness or injury. You must notify the Management Office if you need help evacuating so that the Fire Department is aware in an emergency.

IF YOU HEAR A FIRE ALARM SIGNAL (FAST TONES)

- Remain calm.
- Evacuate building immediately; do not gather belongings.
- Before opening any door, feel the door and doorknob; if warm, do not open.
- If safe to proceed, close all doors behind you.
- Use exit stairwells to leave the building, if they are safe.
- Do not use the elevators.
- If you encounter smoke in the hallways or stairwells, use an alternate exit or return to your suite.

IF YOU CANNOT LEAVE YOUR SUITE OR HAVE RETURNED TO YOUR SUITE

- Close the door but leave it unlocked for firefighters.
- Close all windows.
- Dial 911 and tell the fire department where you are.
- Seal all cracks where smoke can get into your suite.
- Keep low to the floor if smoke enters the apartment.
- Listen for instructions through your suite's communication system.
- Remain calm and wait to be rescued.

After you move in, take a few minutes to locate the stairwells on your floor and the building's emergency exits. It doesn't take long and could save your life.

FIRE PREVENTION

The best way to prevent a fire is to avoid doing anything in your suite that creates a risk of fire. Also, do not allow anything that creates a risk of fire to be brought into your suite. In particular, residents are required to observe the following rules:

- Do not store anything combustible, including propane or natural gas tanks, in your suite or in the building's common elements. (This includes your balcony, storage locker, parking space, and the hallway outside your door.)
- Do not tamper with the sprinklers in your suite, including hanging lights or other items.
- Do not overload or otherwise tamper with the electrical outlets in your suite.
- Do not smoke in the building's common elements. If you smoke in your suite, extinguish all cigarettes completely. Never smoke in bed.
- Regularly clean your dryer's lint trap,

typically located in the ceiling above your dryer, to prevent the dryer from overheating.

- Barbecues are not permitted on your balcony or inside your suite.
- Use only artificial, non-combustible Christmas trees.
- Do not use kitchen appliances for drying clothes.

Under no circumstances should residents tamper with their suite's fire detection equipment. This includes while cooking—use your kitchen's exhaust fan to avoid setting off the fire alarm accidentally—and please do not paint over any fire detection devices.

Fire prevention is much easier, and much less expensive, than repairing fire damage. Some damage can never be repaired. It's always better to take a few extra minutes to eliminate a risk of fire.

BUILDING ACCESS AND SECURITY

RESIDENCE ACCESS

Residents enter the building using their key fob or remote control. To enter the underground garage, residents use their remote control.

- If you have two parking spaces, you will receive two remote controls.
- If you have one parking space, you will receive one remote and one key fob.

CARRY YOUR SUITE KEYS AT ALL TIMES

No concierge officer or Management staff is permitted to open any suite doors for any owner, occupant, or tenant.

KEYS & OTHER ACCESS DEVICES

Only owners may order additional or replacement keys and access devices.

Additional or replacement keys and access devices must be arranged through the Management Office. Residents are not permitted to make duplicates or replacements.

Residents must report lost keys or access devices immediately to the Management Office. Any lost access devices will be cancelled in the building's security system and replacements issued at the resident owner's expense. Lost keys may require a replacement door lock, also at the owner's expense.

Residents are not allowed to make their own keys or change their own locks because, in case of emergency, the building's master key must provide immediate access to all suites.

DOOR LOCKS

Residents are not permitted to add or replace the locks on the front door of their suite. This includes deadbolts, safety chains and any other device that prevents access to your suite.

Residents should report any suspicious person seen on the property to the Property Manager or concierge staff.

VISITORS ACCESS

Visitors must be buzzed in or report directly to the Concierge upon arrival.

For security purposes, visitors cannot enter the building without resident authorization. If you are not home, your visitor may not go up to your suite.

Visitors are not permitted to access or use the common elements and facilities (including the Multipurpose Room and the Eden Park II Club) unless accompanied by a resident.

CONCIERGE

The Concierge is on site 24 hours a day.

The concierge is primarily responsible for serving residents and keeping the building secure. A concierge may not permit any visitors or tradespeople to enter the building without resident authorization. This is why the concierge will request that guests call the suite they are visiting before being allowed inside.

Other duties of the concierge include:

- Monitoring the video feeds from cameras placed throughout the building.
- Accepting resident packages and deliveries (as authorized).
- Issuing overnight parking permits.
- Completing building patrols.
- Reserving certain facility rooms.
- Completing guest suite check-in and checkout inspections.

When the Management Office is closed, the concierge can assist residents with issues relating to noise, parking, and many other tasks.

The concierge is required to do the following, and residents are asked to respect

the concierge in the carrying-out of his or her responsibilities:

- Not allowing visitors, workmen or anyone else into the building unless a resident authorizes that entry.
- Having any vehicles that are improperly parked on the property tagged and/or towed.
- As authorized, accepting packages on behalf of residents, but without the Condo Corporation taking any responsibility for lost or damaged packages.
- Never accepting cash, keys, or any large or heavy items.
- If necessary, asking any visitor to leave the property or any resident to leave a common element.

YOUR SUITE

Your suite is the part of Eden Park II that you own. The rest of Eden Park II consists of other suites and common elements. The common elements—such as hallways, elevators, and recreational facilities—are owned collectively by all residents and managed by the Property Manager.

The Property Manager is responsible for repair and maintenance of the common elements, as well as certain in-suite features that affect the entire building.

If you have any questions about who is responsible for certain repairs and maintenance, please contact the Management Office.

BASIC USE & MAINTENANCE

Residents are permitted to use their suite only for residential purposes. Suites may not be used for commercial or other non-residential purposes, or for any immoral, improper, offensive or unlawful purposes.

Certain parts of your suite are interconnected with the rest of the building. Accordingly:

- Use toilets, sinks, showers, bathtubs and other parts of the plumbing for their intended purpose only. Do not dispose of garbage, kitty litter, animal waste, dust, or other debris down your drains.
- Do not pour food or oil down your kitchen sink.
- Do not make any major changes to the plumbing, electrical, television cable or structure of your suite without the express written permission from the Condo Board.

Residents are required to keep their suite

in good condition. Please fix any damage promptly.

PEST CONTROL

Residents should keep their suites clean so that bugs, rodents or other pests do not infest their suite. This includes using covered garbage, recycling, and organic waste bins, emptying your bins on a regular basis and not leaving food or other organic material uncovered in their suite. If you will be away for an extended period of time, ensure you dispose of all garbage before leaving.

Residents must notify the Management Office immediately if pests are discovered.

Dirty dishes are a common attraction for bugs and other pests. Keep your sink and dishes clean, and load and run your dishwasher promptly to avoid this problem.

WINDOW COVERINGS

Uniform window treatments preserve the attractive appearance of Eden Park II's exterior. This, in turn, preserves the value of every resident's suite.

Residents are not permitted to change the outside appearance of their windows by:

- Changing the colour or tint of their suite's windows, including using paint, foil, or decals.
- Installing screens, shutters, drapes, blinds, curtains, or any other window covering that differs from what came with your suite.
- Installing any sign or advertisement visible through the suite's windows.

Residents are permitted to install only white or off-white window linings, backings or coverings (including blinds or shutters) to the inside of their windows.

If you are thinking of changing your suite's window coverings or doing any other significant work to your suite, contact the Management Office to make sure that work complies with the Condo Corporation's rules and regulations.

HUMIDITY & FLOORING

Humidity is the degree of moisture in the air. It is important to manage the humidity level of your suite to avoid expensive repairs.

TOO MUCH HUMIDITY—most common in warmer months. Causes condensation, especially on windows, which can drip and pool causing drywall rot and mildew growth.

TOO LITTLE HUMIDITY—most common in colder months. Causes warping, shrinking or cracking in flat surfaces, especially wood flooring and furniture, and paint to chip.

An easy way to avoid humidity problems is to track humidity (your suite comes with a humidity reader) and use a portable humidifier or dehumidifier (note that your suite's air-conditioning unit will function as a dehumidifier). Use these to keep the humidity level in your suite between 40 and 55 percent throughout the year.

Other tips for avoiding excess humidity:

- Use exhaust fans whenever cooking or bathing.
- Keep all pots covered while cooking.

- Take cooler and shorter showers and open windows to increase ventilation.
- Reduce the number of plants in your suite.
- Do not leave wet clothes or towels around your suite.
- Periodically check your fans to ensure proper operation.

FLOOD PREVENTION & OTHER MAINTENANCE

FIRE SPRINKLERS—Do not tamper or paint over the sprinkler caps in your apartment, or use them to hang any items. Doing so could cause flooding or failure to work in an emergency.

WASHING MACHINE—on a regular basis, please inspect your hose connection to the washing machine. Make sure the hose is connected tightly and has not become worn. If the hose does appear worn, replace it immediately.

DISHWASHER—Periodically inspect your dishwasher for water leaks. Check all fittings and hoses and replace any parts that appear worn.

WATER SHUT OFF VALVE LOCATIONS

- Kitchen faucet and dishwasher—under the sink.
- Toilet(s)—behind the toilet.
- Washing machine—inside the washer and dryer storage room.
- Bathroom faucet—under the bathroom sink.

Do not leave water on the bathroom floor during or after showering. This may cause damage to your suite and a leak into the suite(s) below.

When you are moving-in, take a few minutes to locate your suite's electrical fuse box and water shut off valves. This will save valuable time in the event of emergency.

RULES & REGULATIONS

All residents of Eden Park II are provided with a copy of the Condo's rules and regulations, which pertain to the suites and common elements. Many, but not all, of these rules and regulations are summarized in this Handbook.

The Condo's rules and regulations serve three important purposes:

- Preventing unreasonable interference with each resident's use and enjoyment of their suite and the common elements.

- Guiding the behaviour and responsibilities of residents and their guests when using the common elements, including pets, noise, parking, moving, fire safety, use of the party room and exterior grounds.
- Maintaining a living environment that is attractive to current and future residents of Eden Park II.

DAMAGES & VIOLATIONS

Any losses, costs or damages incurred by the Condo Corporation or other residents as a result of a breach of the rules and regulations, by any other resident will be paid for by the resident whose breach of the rules caused the damage.

Residents or their guests that are found in breach of a rule may be assessed a fine.

BALCONIES, PATIOS & TERRACES

RULES GOVERNING EXCLUSIVE USE

While residents have exclusive use of their balconies, that use is governed by rules established for the benefit of all residents.

The following are not permitted on any resident balcony or common terrace:

- Throwing anything off the balcony, including cigarettes and garbage.
- Cooking or barbecuing.
- Hanging or drying clothes.
- Storage of bicycles, boxes, or any personal items.
- Wind chimes, bird feeders or satellite dishes.
- Shaking or beating any mops, brooms, rugs, bedding, etc.
- Anything that could disturb the quiet enjoyment of other residents.

Residents are not permitted to erect any privacy screen or fence, awning or other screen on their patio or balcony. Nor may residents install any planter boxes or other landscaping features on their balconies or patios. Resident pets should not be left unattended on any patio, balcony or terrace and are not permitted to defecate or urinate on any such area.

PATIO FURNITURE

Only seasonal patio furniture is allowed on balconies and this must be secured at all times against high winds.

MAINTENANCE

Residents are responsible for maintaining their balconies and patios in good condition. Balconies must be neat, clean and tastefully decorated at all times. For patios, pre-existing landscaping features—patio stones, plants, planters, fences, etc.—installed when residents move in, will be maintained by the Condo Corporation. Any other patio landscaping must be approved by the Condo Corporation.

DO NOT WASH YOUR BALCONY FLOOR WITH WATER—this will create an overflow that will leak onto the balconies of other residents and potentially cause damage.

Restrictions on what residents can do with their balconies and patios are intended to preserve the building's attractive appearance. Eden Park II's sleek, uniform exterior is part of its appeal to potential residents. Respecting these requirements increases the value of every resident's suite.

Violating the rules governing exclusive use of your balcony will result in a fine.

LEASING & TENANTS

Owners are permitted to lease their suites for residential purposes. It is in everyone's interest—owners leasing suites and other residents—that suites are leased to quality tenants.

An owner who leases their suite becomes a landlord. The lease agreement is solely between the owner/landlord and tenant and is governed by the Residential Tenancy Act.

Owners are responsible for making sure their tenants follow all of the Condo's rules and regulations. Owners remain responsible for any damage caused by tenants and their guests to the suite and common elements. Owners also remain responsible for their portion of the Condo's common expenses.

Copies of all forms and documents required for leasing your suite are available from the Management Office.

REQUIREMENTS

Owners must provide the Management Office with 30 days notice of any tenant's move-in or lease renewal.

Before any tenant moves-in, the owner must provide the following to the Management Office:

- Tenant Registration Package.
- Tenant Information Form.
- Executed copies of the Tenant's Undertaking and Acknowledgment (see below).
- Executed copy of the lease application and the lease itself.
- Owner's address and telephone number during the period of tenant's occupancy.

Before any tenant moves-in, the owner must provide the following to the tenant:

- Copy of the Declaration.
- Copy of the Condo Corporation's by-laws and rules.

Any lease must be for a period of at least six months, and no tenant is permitted to sublet the suite to another tenant.

KEYS & COMMON ELEMENTS

Owners must request additional keys and access devices for their tenant. The Management Office will not issue keys or access devices to any tenant, even if the tenant loses keys or access devices.

Owners who lease their suites give up access to the building's common elements.

Owners are responsible for any damage to the suite or common elements caused by tenants and their guests.

RECOMMENDED PROCEDURES

If you are not using a real estate agency, the following steps will help you successfully lease your suite:

ADVERTISING—Advertise in places frequented by people you'd feel comfortable leasing to. If you do not want to lease to students, do not advertise in or around schools or universities.

MEET YOUR TENANTS—Arrange to meet face-to-face with potential tenants. Never lease your suite to people you haven't met.

CREDIT HISTORY—Avoid bad tenants by checking their credit history. Visit www.rentcheckcorp.com for information and assistance in conducting credit and other background checks.

INCOME AND EMPLOYMENT—Ask for proof of income and current employment. Make sure you understand how your tenant will pay their rent.

REFERENCES—Ask for employment and past landlord references, and make sure you follow up.

You can use a lease application to collect the foregoing information (credit history, income and employment information, and references). A good source for lease applications is www.lawdepot.ca.

DRAFT THE LEASE—If you've never leased an apartment before, a good source for creating a residential lease is www.lawdepot.ca. Make sure you understand all the terms of the lease before you ask the tenant to sign. If you are at all unsure of how to proceed, you should contact a lawyer.

INSURANCE AND UTILITIES—Obtain a copy of the tenant's insurance policy (see next section) and confirmation that utilities have been switched into the tenant's name (if applicable).

TENANT'S UNDERTAKING AND ACKNOWLEDGEMENT—To ensure your tenant abides by the Condo's rules and regulations your tenant must sign an undertaking containing the following language:

"I acknowledge and agree that I, the members of my household, and my guests from time to time, will, in using the unit rented by me and the common elements, comply with The Condominium Act 1998, S.O. 1998, as amended, as well as the declaration, by-laws and rules of the condominium corporation during the entire term of my tenancy, and will be subject to the same duties imposed by the above as if I were a unit owner, except for the payment of common expenses, unless otherwise provided by The Condominium Act 1998, S.O. 1998, as amended."

In connection with this undertaking, you must provide your tenant copies of the Condo's declaration, by-laws, rules and regulations. Also provide your tenant a copy of this Handbook.

MOVE-IN REPORT—Conduct an inspection of the unit with the tenant before they move in. Note any deficiencies and damaged items. Indicate the number of access devices being provided. You and the tenant should both sign this list and each keep a copy.

INSURANCE

REQUIRED BY RESIDENTS

The Condo Corporation's insurance does not cover your suite. Accordingly, residents are required to obtain the following kinds of insurance:

ALL-RISKS INSURANCE COVERAGE—should cover the replacement cost of any additions, upgrades and improvements to your suite, including flooring. (Refer to Appendix "A" to by-law #1, the "standard unit definition", for more details.)

Make sure your insurance coverage covers the contents of your storage locker.

PROPERTY DAMAGE INSURANCE—should cover the furnishings, equipment and personal property in your suite, as well as any automobiles or bicycles stored in the building.

PUBLIC LIABILITY INSURANCE—should cover any injury or damage suffered by any guest or invitee while inside your suite.

ADDITIONAL INSURANCE—covering the deductible amount payable under the Condo Corporation's master insurance policy.

RECOMMENDED FOR RESIDENTS

In addition to the required types of insurance, residents are strongly encouraged to obtain the following coverage:

LOSS OF OCCUPANCY—additional insurance to cover your living expenses if you are forced to leave your suite for any insurable reason.

SPECIAL ASSESSMENTS—insurance against any special assessments assessed against a resident by the Condo Corporation.

CONTINGENT COVERAGE—against the risk that the Condo Corporation's insurance is inadequate to cover any particular damage or injury suffered by a resident.

You are responsible for insuring any and all floor coverings in your suite, including the floor coverings in place when you moved in. The Condo Corporation's insurance only covers your suite's concrete floor slab.

MULTI-PURPOSE ROOM

RESERVATIONS

Residents may reserve the multipurpose room—the "party room"—first come, first served basis by contacting the Management Office.

To confirm their reservations, residents must complete the Party Room Agreement Form and submit three separate cheques:

- Damage deposit (refundable)
- Cleaning fee (non-refundable)
- Security fee (non-refundable)

The completed form and cheques must be deposited with the Property Manager at least 14 days (two weeks) before the date of the party. Otherwise the reservation will be cancelled.

The party room is available daily from 8AM to 2AM (subject to change).

USE

The party room's maximum capacity is set by the fire code. Residents cannot exceed this capacity, which is stated on the Party Room

Agreement Form.

Residents are responsible for any noisy, raucous behaviour in and around the party room that disturbs the quiet enjoyment of other residents and their guests. Residents may not permit any illegal activity in or around the party room or anywhere on the property.

Use of the party room is restricted to the room itself and the adjacent washrooms. The rest of the building is off-limits, and no food or drink is permitted beyond the party room.

While the party room reservation includes a cleaning fee, residents are responsible for removing all garbage from the room prior to the final inspection.

The party room may not be used for private moneymaking events.

In order to keep the party room attractive for all residents, you may not affix any decorations to the walls or ceilings.

RECREATIONAL FACILITIES

Eden Park II contains a variety of high quality recreation facilities for use by residents and their guests. The recreation facilities include:

- Exercise room.
- Swimming pool.
- Sauna.
- Change rooms.
- Party room.
- Billiard room.
- Social media room.
- Guest suites.

Residents are requested to sign-in at the concierge prior to using the exercise room, library, swimming pool and change rooms.

To keep the facilities safe and in good condition for all residents, please familiarize yourself with the following guidelines.

GENERAL RULES

The following rules apply to all recreational facilities:

- No child under the age of 16 may use any facilities unless accompanied by an adult.
- Residents are permitted two guests in the recreation facilities, and a resident must accompany guests.
- Facilities may not be used for private moneymaking activities.
- Signage in each facility room provides specific rules and regulations. Please review these before using any part of the facility.
- Failure to follow any facility rules may result in loss of facility privileges.
- Operating hours are subject to change.

CHANGE ROOMS AND LOCKERS

Men's and ladies change rooms are open from 6AM to 11PM, daily. They will close for one hour each day, for cleaning.

CHANGE ROOMS

- Please limit your shower to 5-10 minutes.
- Use scents and sprays sparingly, as others may be sensitive.
- Do not shave or use hair colouring products in the shower or sinks.
- Wear flip-flops at all times.

LOCKERS

- Provide your own lock.
- Do not spread personal items over multiple lockers.
- Do not leave valuables in the lockers.
- Padlocks left overnight will be removed and the locker's contents relocated.
- The Condo Corporation is not responsible for items lost or stolen in the change rooms or lockers.

EXERCISE ROOM

The exercise room is open 7AM to 11PM, daily. Please observe the following rules and regulations:

- Dress in suitable attire: track suits, shorts, shirts, athletic shoes. No street clothing or open-toed shoes.
- Headsets must be worn with any audio equipment.
- Cell phone conversations are not permitted.
- Do not drop or bang weights, and re-rack all weights after use.
- Wipe down all equipment prior to and after use.
- Do not bring glass containers or food into the exercise room.
- During busy times please limit use of machines to 20 minutes.
- No paid personal training by a resident for a client is permitted in the exercise room.

BILLIARD ROOM

The billiard room is open 7AM to 11PM, daily. Please observe the following rules and regulations:

- Do not sit on the billiard table nor attempt to jump balls.
- Reservations are for one hour and can be made through the concierge.
- Radios, stereos, food or beverages are not permitted in the billiard room.

SWIMMING POOL

The swimming pool is open daily from 6AM to 11PM. It will close for one hour each day, for cleaning.

Please observe the following rules and regulations:

- Shower with warm water and soap before entering the swimming pool.
- Do not bring pets, glass, food and drinks into the pool area.
- Do not wear street shoes in the pool area, and you must wear a bathing suit (no street clothes).
- Refrain from running, horseplay, splashing, diving or jumping in or around the swimming pool.
- Do not use the pool if you are sick.
- Children must be supervised at all times, and no one may use toys or flotation devices in the swimming pool.

Users of the pool do so at their own risk. The Condo Corporation assumes no responsibility for any injuries or accidents in the pool area.

DRY SAUNA

Saunas are located inside the men's and ladies change rooms. The saunas are open

daily from 6AM to 11PM.

Please observe the following rules and regulations:

- Do not throw water on the rocks in the sauna. Eden Park II's saunas are dry saunas, so getting the rocks wet will cause damage.
- Do not groom yourself in the sauna (e.g., nail clipping, depilating)
- Do not use the sauna if you are sick or have open sores on your body.
- Do not bring reading materials into the sauna (newspapers, books, etc.).
- Do not converse unless you are not disturbing others.
- Shower before and after using the sauna.
- Keep sauna sessions between five and fifteen minutes.
- Drink water before, during, and after using the sauna.

LIBRARY

The library is open 7AM to midnight, daily.

Please observe the following rules and regulations:

- Turn all mobile phones to silent mode, and leave the library to take any calls.
- Do not converse unless you are not disturbing others.
- Use headphones instead of your laptop's speakers.
- Only bottled water is permitted in the library—no other food or beverage.
- Do not use inkbottles, liquid correction fluid, or other substances that could potentially damage books or library materials.
- No pets are permitted.

MEDIA LOUNGE

The media lounge is open from 8AM to midnight, daily. It features a large flat screen television and DVD player.

Please observe the following rules and regulations:

- Reserve the media lounge by contacting the concierge.
- The resident making the reservation is responsible for the room's cleanliness.
- Only bottled water may be consumed in the media lounge—no food or other drinks are permitted.
- No pets are permitted.

GUEST SUITE

Eden Park II offers two guest suites on the main floor of each tower. Overnight guests

have access to their room, the recreation facilities (with resident accompaniment) and overnight parking.

Reservations are made with the Management Office on a first come, first served basis.

Residents must complete a Guest Suite Agreement and submit two cheques:

- Damage deposit (refundable).
- Fee for each night's occupancy.

Guests are not permitted to smoke or have pets in the guest suites. As always, residents are responsible for their guest's behaviour.

ELEVATORS & MOVING

Residents must reserve the elevator for all moves and large deliveries (e.g., furniture, home electronics, etc.). Reserving the elevator helps moves and deliveries go smoothly and reduces the disturbance caused to other residents.

New residents are required to register with the Management Office before reserving the elevator.

Bicycles may not be taken on any elevator, even the service elevator. Bicycle parking is available in the parking garage and accessible through the appropriate stairwell.

RESERVING THE ELEVATOR

To reserve the elevator, contact the Management Office and complete the Elevator Reservation Agreement. A \$500 deposit is refundable provided no damage is caused to the elevator and common elements.

Residents are responsible for requesting

both a pre- and post-move inspection of the elevator and common elements from the building's concierge staff. Your damage deposit cannot be refunded without both these inspections.

Do not move anything in the service elevator without the proper pads in place to prevent damage.

RESERVATION TIMES

The service elevator may be reserved only between 8AM and 8PM, Monday to Saturday. The elevator may not be reserved on holidays or Sundays. The maximum length of reservation is 4 hours.

MOVING IN/OUT

All residents must register with the Property Manager before moving into their suite. When you register, the Property Manager will arrange to deliver your access devices for common elements and the parking garage.

Do not leave unwanted furniture in the moving room. Abandoned furniture will be removed at the resident's expense.

COMMON ELEMENTS & QUIET ENJOYMENT

COMMON ELEMENTS

The common elements of Eden Park II comprise, essentially, everything other than your suite and its balcony or terrace. Common elements are common. This includes hallways—including the outside of your suite's door—elevators, the multipurpose room and recreation centre, the parking garage, and any other areas where individual residents do not have exclusive access.

In respect of the common elements, residents are not permitted to:

- Cause any damage, including littering.
- Remove any equipment or furniture.
- Make any alterations, including painting or decorating the exterior of suite doors and windows.
- Store or otherwise leave anything, including shoes, boxes, furniture, cleaning supplies, and garbage.

Residents are not permitted to affix doorbells, knockers, or religious symbols or decorations to the exterior of their suite.

Restrictions on resident use of common elements are designed to preserve the building's attractive appearance. Eden Park II's high quality common elements are part of its appeal to potential residents. Respecting the common elements increases the value of every resident's suite.

QUIET ENJOYMENT

Residents and their guests are not permitted to use suites, balconies and common elements in a way that disturbs the quiet enjoyment of other residents and guests. This includes allowing noise or odours to travel between suites.

Please keep noise to a minimum between 11PM and 8AM, daily.

The Condo Corporation's Board responds to nuisance complaints. Residents may notify the concierge and property manager to lodge a noise complaint. All complaints are brought to the Condo Corporation's Board and multiple infractions can result in a fine.

In general, residents and their guests should do the following to preserve everyone's quiet enjoyment:

- Avoid scheduling repairs or renovations outside normal working hours. Do not vacuum early or late.
- Avoid loud music, especially during late or early hours.
- Do not allow entertainment to spill into hallways or other common elements.
- If your dog barks use a no-bark collar or other device.

Residents are not permitted to host auction sales, private showings or other public events in their suites or the common elements. Open houses in connection with a sale of a suite is permitted.

PARKING

RESIDENT PARKING

Resident vehicles must be registered with the Management Office. Only passenger vehicles, motorcycles, station wagons, minivans and small trucks may be parked in the parking garage.

Parking units cannot be used for storage, including the storage of tires, bicycles, cans, bottles, containers or garbage.

Residents are permitted to park in their designated space only. Parking in any other space—including visitor parking—will result in the vehicle being tagged and/or towed.

Please display your parking sticker at all times. If another vehicle is parked in your space, please inform the concierge.

HANDICAPPED PARKING

Only residents and visitors with handicapped parking permits displayed on the dashboard may park in a handicapped space.

Residents are required to keep their parking space clean, including any oil and gas leaks. Check your vehicle regularly.

OWNERSHIP OF YOUR SPACE

Only current residents may own parking spaces. You can lease your space only to another resident or the Condo Corporation. Any leases must be registered with the Property Manager.

VISITOR PARKING

Visitor parking is located on Level P1 of the underground parking garage. Residents are

not allowed to park in visitor parking spaces.

Visitors must register their vehicle with the concierge. Residents are responsible for making their visitors aware of parking rules.

Overnight parking permits are required for visitors parking between 2AM and 7AM. Permits are available from the concierge, and must be displayed on the parked car's dashboard. Only seven overnight permits will be issued per suite per month, and no single permit can be longer than three nights.

Residents are not permitted to use their parking space for storage, vehicle repair or service (including washing), or any other activity besides parking.

PROHIBITED PARKING

No one may park in the following locations:

- Fire zones
- Traffic lanes
- Delivery and garbage areas
- Common roadways

All drivers must obey posted speed limits.

No vehicles with propane or natural gas engines may be parked in the parking garage.

No commercial vehicles, trailers, boats, snowmobiles, machinery or equipment of any kind—including bicycles—may be left in a parking space.

The Management Office may require any resident to remove any vehicle from a parking unit, on 72 hours written notice, if

that vehicle poses a security or safety risk by reason of its length of unattended stay, physical condition, or appearance.

Failure to follow any of the Condo's parking rules will result in vehicles being tagged and towed at owner's expense.

ENTERING THE UNDERGROUND PARKING GARAGE

- Do not attempt to follow another vehicle into the garage while the door is open.
- To avoid garage door collisions, only one vehicle should enter at a time.

- Activate your remote control prior to entering the garage to avoid damage to the garage door.
- Activate your remote control even if the garage door is open.

Please do not assume that you will not receive a fine for unauthorized parking. If you are unsure or have a question, please contact the Management Office or concierge.

LOCKERS & BICYCLES

LOCKER STORAGE

Most residents have a designated storage locker located on one of the underground parking levels (P1, P2 or P3).

The lock provided for your storage locker at closing is temporary; please supply your own, permanent lock.

For safety reasons, you may not store anything outside or on top of your locker.

In case of emergency, the Condo Corporation has the right to cut your lock and relocate items inside your storage locker. Residents will be notified of the reason and purpose or emergency relocations.

If you occupy another resident's locker by mistake, the Condo Corporation has the right to cut your lock and relocate your items.

OWNERSHIP OF YOUR LOCKER

Only current residents may own lockers.

Generally speaking, you cannot store anything in your locker that you couldn't store in your suite—especially fire hazards like propane or natural gas tanks.

You can lease your locker only to another resident or the Condo Corporation. Any leases must be registered with the Management Office.

BICYCLE PARKING

Bicycle storage for residents is located on Level P1 of the underground parking garage.

For safety reasons, please do not ride your bike in the underground parking garage or on the ramps.

All bicycle racks (residents and visitors) are available on a first come, first served basis. The Condo Corporation takes no responsibility for any loss or damage caused to bicycles stored anywhere on the property.

Residents and visitors are required to provide their own bike lock.

Resident bicycles may be stored only in the storage room or the resident's storage locker. The storage room is for working bicycles only. Only bicycles may be stored in the bicycle storage room.

Under no circumstances should bicycles be stored on balconies, patios, or elsewhere on the property grounds.

UTILITIES & SUB-METERING

INDIVIDUAL SUITES

Individual suites in Eden Park II utilize a sub-metering system for utility consumption (hydro, hot and cold water).

Sub-metering involves measuring each suite's utility consumption and charging residents only for what they use. This makes it easier for residents to control their utility consumption and reduces the incentive for over-consumption.

HOW SUB-METERING WORKS

The Condo Corporation pays a bulk utility bill for the entire Eden Park II community. Individual residents are then invoiced for their suite's portion of that bill, as follows:

ELECTRICITY AND COLD WATER—all residents are separately invoiced for their suite's consumption of electricity and cold water.

HOT WATER—residents of high-rise units are separately invoiced for their suite's consumption of hot water.

NATURAL GAS—residents of town house units are separately invoiced for their suite's consumption of natural gas.

Sub-meter readings are taken daily and residents are invoiced monthly. Your invoice will show detailed usage breakdowns so that residents can see exactly what they are paying for.

WHO HANDLES THE BILLING?

ALL UNITS—Carma Billing Services. Carma's Customer Call Centre is available to answer questions about your invoice, the accuracy of your sub-metering system, and how sub-metering works.

TOWNHOUSE UNITS—In addition to Carma Billing Services, Townhome natural gas billing is provided by Enbridge Gas.

SETTING-UP YOUR ACCOUNT

When you move-in, please contact your service providers to open an account and discuss payment options. You will also need to complete a Resident Billing Service Agreement, available from the Management Office.

FINAL METER READING

Residents must notify Carma Billing Services in the event that service is no longer required. Please contact Carma at least five business days before your moving date to arrange for a final meter reading.

COMMON ELEMENTS

Utility consumption in the common elements (e.g., hallways, multi-purpose room, recreation facility, etc.) is bulk metered and included in the Condo Corporation's common expenses.

COMMON BUILDING SERVICES

Certain parts of your suite are connected with other suites throughout the building. This means that any problems with these parts will have serious consequences for other residents.

To reduce the chances of this happening, the Condo Corporation has designated service personnel for repairing these parts of every suite.

FAN COIL UNITS

A fan coil unit provides heat and air conditioning service to residents of high-rise units.

The fan coil unit is located behind a panel in the wall of your suite. At the bottom of the wall is an air filter intake vent and above this, inside the wall, is the motor for the fan. A thermostat is located on a wall of your suite.

Please do not put furniture in front of your fan coil unit. Doing so will restrict airflow into and out of the unit, which is hard on the motor and can result in costly damage.

REGULAR AND EMERGENCY MAINTENANCE
In order to ensure the fan coil units function properly and efficiently, maintenance to the internal components is required twice per year.

The Condo Corporation will carry out this maintenance on residents' behalf and include the fee in its operating budget.

If you discover a problem with your suite's fan coil unit, contact the Management Office immediately. Other than regularly checking

your condensation drip pan, residents should not tamper with their fan coil units.

DRIP PANS

Each fan coil unit contains a drip pan. The drip pan collects condensation from the fan coil and drains it away. If the drain line becomes clogged, the drip pan could overflow and cause damage, both to your suite and those suites that share your drain line.

Residents should regularly check their drip pan to make sure it is properly draining. To check your drip pan, remove the panel and inspect the pan for sitting water. If the drip pan contains no water, please re-install the panel back into the wall.

If there is standing water in the drip pan, the drain line is clogged and you should contact the Management Office immediately.

Regular inspection of your suite's condensation drip pan protects not just you but other residents from unnecessary water damage.

HVAC UNITS

An HVAC unit provides heat/ventilation and air conditioning service to residents of town house units.

Residents of town house units are required to rent their hot water tanks from a supplier designated by the developer.

REGULAR AND EMERGENCY MAINTENANCE
In order to ensure the HVAC units function properly and efficiently, maintenance to the internal components is required twice per year.

While ownership and maintenance of HVAC units are the residents' responsibility, the Condo Corporation will carry out this maintenance on residents' behalf and include the fee in its operating budget.

If you discover a problem with your suite's HVAC unit, contact the Management Office immediately.

Occasionally Property Management will request that any furniture be moved away from your HVAC unit in order to provide access for repair or general maintenance. No owner wants to return to their unit with scratches or damaged furniture so please do ensure you comply with these requests.

CLIMATE CONTROL

INDOOR AIR QUALITY

A tightly sealed building is more efficient and requires less energy for heating and cooling. However, it also prevents certain airborne pollutants, such as dust, pollen, and germs, from being forced out of the building. This requires a building to balance energy efficiency and air quality.

Fortunately, there is a simple solution: to maintain good quality air inside your suite— we recommend that residents use a high quality air filtration system. A variety of systems are available for different room configurations and budgets.

Remember to regularly change your filtration system's filter in order to ensure maximum effectiveness.

ROOM TEMPERATURE

In addition to your unit's fan coil or HVAC units, there are steps residents can take to manage the temperature inside their suite. These steps are especially useful for residents looking to reduce their utility consumption.

- Avoid putting furniture in front of any vents in your suite. This impedes airflow and circulation.
- Keep your blinds open during the winter to

allow sunlight to heat your suite.

- Keep your blinds drawn during the summer to keep your suite shaded and reduce strain on your air conditioning.
- As much as possible, use appliances (including your oven, dishwasher, washing machine and dryer) during the coolest part of the day. Typically this is in the evening.

If you have any questions about climate control in your suite, please contact the Management Office.

HEAT RECOVERY VENTILATORS—HRV units transfer heat between exhaust air and fresh air coming into your suite. This reduces the burden on your suite's climate control system in warming (winter) or cooling (summer) the fresh air.

The HRVs work continuously to provide fresh air when the suite is occupied. The HRV will run your bathroom fan on low speed to provide the exhaust.

HRVs require regular periodic maintenance for which residents are responsible but that the Condo Corporation will provide on your behalf.

GARBAGE & RECYCLING

Every floor contains a disposal chute for resident garbage and recycling. Use the controls next to the chute to ensure your garbage and recycling is properly deposited in the garbage room.

The disposal chute may be used between 8AM and 10PM daily. Outside of these hours please bring garbage and recycling to the garbage room on the main floor.

Do not leave anything in the disposal room. Improper use of the disposal system will be charged back to the owner.

THE BI-SORTER SYSTEM

The Bi-Sorter system sorts resident garbage and organics. A control panel next to the disposal chute offers a choice between two waste streams: garbage and organics. Your choice allows the sorter to automatically direct waste to the appropriate bin in the garbage room. A separate chute is provided for recycling.

GARBAGE & ORGANICS

Do not throw loose garbage, kitty litter or animal waste down the disposal chute. All garbage must be bagged and tied.

Do not leave garbage in the disposal room.

Do not throw burning cigarettes, cigars, ashes, or other fire hazards down the disposal chute.

RECYCLING

Do not throw loose newspapers, magazines or bottles down the disposal chute. All recycling must be properly bagged and tied.

Do not throw glass bottles or anything breakable into the disposal chute. These items must be properly sorted and deposited in the garbage room on the main floor.

Cartons, pizza boxes and other large items must be broken down and deposited in the garbage room on the main floor. Do not attempt to force these down the disposal chute.

Finally, do not throw old clothing, bedding or towels down the disposal chute. These items will get caught in the chute itself and will require a service call to clear them.

Improper use of the disposal chute affects all residents. Garbage and recycling that gets stuck in the chute creates mess and odours and requires a service call.

PETS

PERMITTED PETS

Residents are permitted two pets per suite, but only of the following kinds:

- Canary, budgie or other small bird, kept in a cage at all times.
- Hamster, gerbil, guinea pig, mouse or rabbit, kept in a cage at all times.
- Turtle, kept in a closed container at all times.
- Fresh or salt water fish aquarium.
- Small dog or cat (excluding pit bulls, Dobermans, mastiffs, rottweilers or any similar guard-type dog).

Permitted dogs and cats also must be small enough, in weight and size, to be carried easily throughout all of the building's common elements. Any guide dog or service animal is expressly permitted.

Any pet not in the above list—including reptiles, rodents, livestock or fowl—is prohibited.

PETS AS NUISANCE

Any pet deemed a nuisance by the Condo Board or Property Manager must be removed, permanently, from the building. Owners will be given two weeks notice, at the end of which their pet must be removed from the building.

If a pet defecates, urinates, or sheds in any part of the building's common elements—

including hallways—and its owner fails to immediately clean up the mess, that pet may be deemed a nuisance.

Other nuisances caused by pets:

- Barking, growling or otherwise making excessive noise that disturbs other residents.
- Damaging common areas or resident property.
- Causing unsanitary, dangerous or offensive conditions, including strong odours.
- Chasing, jumping on or running after other people.
- Attacking, biting, snapping, injuring or threatening another person or pet.
- Grooming your pet in a common element or failing to clean up after your pet has shed in a common element.

All pets must be carried through interior common elements—including hallways—or otherwise kept on leash or in cage. Leashes must be tight—retractable leashes are not permitted.

Not everyone likes pets, and not everybody thinks the same pet behaviour is playful. The way your pet plays with you may frighten other residents. Keep your pet under control at all times.

LEED

COMMITMENT

Times Group Corporation was named 2013's Green High-rise Builder of the Year at the 33rd annual BILD Awards. The award recognizes Times Group's commitment to sustainability and the adoption of green construction practices and technologies for all Times Group projects.

Eden Park II is expected to be among York Region's first LEED® Gold Certified Buildings. We hope you enjoy the difference LEED® certification makes.



GREEN FEATURES

Your new home in Eden Park II is an example of our commitment to Green Building.

Eden Park II is registered with the Canada Green Building Council for a Gold Level Certification. Some of the building's Green features include:

- Continuous fresh air provided directly to suites.
- Heat Recovery Ventilation (HRV) systems to transfer heat between exhaust air and fresh air coming into each suite.
- Double-glazed, energy efficient windows.
- Energy Star appliances.
- High-efficiency lighting in each suite and throughout the building.
- Master ON/OFF switch for all lights in each suite.
- Low flow plumbing fixtures
- Sub-metering for individual allocation of hydro, hot and cold water.

THE EDEN PARK II CLUB

GROUND FLOOR

