

MCC1 GENERAL RULES & REGULATIONS

IT IS EVERY OWNERS' RESPONSIBILITY TO ABIDE BY RULES & REGULATIONS, AND TO ENSURE THAT ALL FAMILY, GUESTS AND RENTERS ARE AWARE OF AND ABIDE BY ALL MCC1 RULES & REGULATIONS.

RULES & REGULATIONS OVERVIEW:

- Noise must be kept to a reasonable level at all times, allowing quiet enjoyment of other owners and guests, particularly in and around the building.
- No noise **after 11:00 pm** is permitted that might disturb other condo residents.
- All employees of MCC1 shall be treated courteously at all times. Owners shall not contact any employee on their days off except in case of emergency. Any communication regarding work direction (or similar nature) is only to be initiated by the board/superintendent liaison.
- All fire doors must be kept closed and passageways, fire-escape platforms, doors and stairways must be kept clear at all times, as per fire regulations.
- No-one shall do anything or keep anything in their unit which will in any way increase the risk of fire, or increase the rate of fire insurance placed by the corporation on the property.
- Smoking is not permitted in MCC1 buildings including the main building (interior common areas) the Harbour Building
 and the ticket office. Smoking is only permitted outside (at a minimum of 5m from any doorway or window, as per
 provincial law) and in owners' units with the doors closed.
- No littering anywhere on the property (incl cigarette butts and bottle caps).
- Personal property such as shoes, boots, strollers, mats, toys etc. are not to be left in hallways or common areas of the building.
- Pets must be on leash and under responsible supervision at all times when outside of your unit and must be controlled in such a manner as to cause no risk or nuisance to other guests. Pets must be on leashes on the mainland (parking lot), in the ferry boat, in the buildings and on the common areas of the condominium property. You must "stoop and scoop". No pet deemed by the board to be a nuisance shall be kept by any owner on MCC1 property.
- No guest or renter pets: guests & renters are not permitted to bring pets to the island.
- MCC1 equipment and vehicles may only be operated by employees of the corporation. Exceptions require express
 approval of the superintendent or Board for each use. Operation of the ferry may only be undertaken with the express
 approval in advance by the board. Only owners that have been preapproved by the Board and are listed on our
 insurance may operate the ferry for backup or emergency purposes.
- All owner renovations must follow the renovation policy on the MCC1 website, and work cannot commence until all board approvals have been received in writing. Any damage to the structure, plumbing, electrical, or heating systems or common areas of the building caused by the wrongful act or neglect of any owner shall be repaired at the expense of such owner.
- Owners must notify the superintendent in advance by phone or email, of the arrival of unaccompanied guests along with the names and number of guests or renters expected. Failure to do this will deny the guests or renters the right to use the facilities (including ferry services). Guests or renters must register with the superintendent immediately upon arrival on the island and must advise the superintendent when they are leaving.
- Firearms are prohibited on all MCC1 lands, including Norway Point.
- Please address any concerns or requests to the member of the board or via an email to info@bigwinmcc1.ca (not directly with the superintendent, unless it is an emergency)

I THE BUILDING AND COMMON AREAS

- Residents must keep the doors to their suites closed when cooking, entertaining, or engaging in any other activities that might disturb their neighbours.
- Running, shouting and eating are not permitted in the halls and interior common areas. Parents & guardians are responsible to ensure children adhere to this rule.
- Excessive noise that might disturb others is prohibited. Users of the common areas, including patios, foyers and hallways, and docks must be respectful of other residents.
- Personal items are not permitted on exterior condo doors, incl doors to units.
- Owners with air conditioners are asked to use them sparingly and turn them off when away from the island.

II GARBAGE

- Littering of any kind is not permitted. Users of BBQ areas must tidy the area and close BBQ lids upon leaving. Do not leave utensils or pans or other items on or around your BBQ and discard everything in the designated containers.
- All garbage must be bagged in large garbage bags, properly tied, and placed in the large garbage boxes at the rear of the building.
- Garbage service will be available on the island from May 1 to October 31 each year. At other times occupants are responsible for taking their own garbage off the island.
- You are encouraged to take recyclable items home with you.
- Refundable bottles and cans may be left for the superintendent in designated areas only
- Owners are responsible for arranging the disposal of unwanted building materials, furniture, and appliances. These items must not be left in the buildings or anywhere else on the island. Use of MCC1 barge can be arranged for removal of large items by booking in advance. (see MCC1 barge rules for details.)

III GENERAL

- Due to safety concerns relating to emergency access, lack of power backups and potential hydro outages (therefore compromised heat, water, and septic) MCC1 has blackout periods in both the spring and fall. During these periods, owners, renters and guests MUST vacate the island. Due to the unpredictable nature of the weather, the blackout period may change year to year but can be expected to be 4-6 weeks in duration. No ferry / snowmobile service will be available during the black out period. Winter access to the island post freeze up is to be taken at the owner's discretion and own risk.
- Occupancy by renters and guests is limited to four people for a bachelor, six people for a one bedroom and eight people for a two-bedroom unit.
- Residents are requested to promptly report the malfunction or breakage of any property of the corporation to the superintendent or to any member of the board of directors.
- Owners and guests must ensure that windows are closed, lights turned off and heat turned down when leaving the island.
- Water heaters are to be turned off when leaving the island.
- Starting in the fall and until spring
 - Turn off fuse for water heaters
 - Water in each unit must be turned off when leaving
 - Windows should be left closed and air conditioners venting should be removed
 - o Furniture, curtains should be moved away from baseboard heaters
- Owners must ensure that the superintendent is able to gain access to their suites in case of emergency and to enable compliance with the energy conservation program.
- The laundry rooms must be maintained in a clean and neat condition. Laundry detergent must be "he" designated. Laundry room hours: 10 am and 10 pm. Laundry is not to be left in machines.

- Please park reasonably close to other cars at Norway Point to allow for maximum cars
- Non MCC1 vehicles are not permitted on MCC1 properties without prior board approval.

IV RECREATIONAL FACILITIES

- The waterfront property, including decks, docks, and other property owned by MCC1 is shared by all owners. Radios, portable stereos, and other noise making devices should be used in a fashion so as not to disturb other owners.
- Personal watercraft (kayaks, paddleboards, etc.) should not be left on docks when not in use
- Boating and water safety rules will be in force at all times. Water skiing and swimming are not permitted in front of the boat docking area.
- Personal items used anywhere on the grounds must be removed and stored in appropriate locations when leaving the area for the day.
- Litter must be deposited in appropriate containers and bottles and glasses returned to coolers and disposed of properly immediately upon leaving the area.

V GUESTS AND RENTERS

- Owners renting their units are required to abide by the MCC1 Rental Rules and Regulations available on the MCC1
 website
- Owners are required to inform MCC1 of all rentals by submitting the rental lease summary form via email to <u>info@bigwinmcc1.ca</u> which includes renters names and contact information **prior to** renters taking occupancy.
- Guests / renters are not permitted to bring pets to the building or property.
- Owners will be held responsible for any damage or defacement to the property of the corporation caused by them, their family, their guests, or their renters.
- Owners are responsible for their family, guests and renters; the impact they have on other residents and that they
 comply with MCC1 rules and guidelines. Owners are to provide copies of rules & regulations to family, guests and
 renters.