

45 Lakeshore Co-proprietors Association

Summary of rules and regulations pertaining to parking

1. Garage

- 1.1 Only residents can park in the garage;
- 1.2 Entry in the garage may only be done via a remote control which may be obtained from the Superintendent for a fee. Extra remote controls may also be obtained from the Superintendent.
- 1.3 Residents exiting the garage have priority. Therefore, residents entering the garage should open door at the top of ramp to allow sufficient time for the vehicle to exit.
- 1.4 Residents should pause for a few seconds when entering or leaving the garage to ensure closure of the door and prevent unauthorized access.
- 1.5 Residents are required to respect the confines of the spaces they own or lease.
- 1.6 Garage spaces cannot be used to perform mechanical work or any other kind of work on vehicles.
- 1.7 Garage spaces cannot be used to store any items.
- 1.8 Garage spaces cannot be used to store cars which are not in working and may damage garage spaces, i.e. oil leaks, etc.
- 1.9 The car doors and windows should always be closed and locked and valuable items should never be left in your car, including the garage door opener which should never be visible in your car.
- 1.10 Sale or lease of any parking space to anyone who is not a resident of 45 Lakeshore is prohibited.

2. Parking

- 2.1 Residents may park their vehicles in the visitors` parking lot for a maximum of 4 hours a day. Residents cannot park their vehicles in the visitor's parking lot overnight and must use the garage.
- 2.2 Residents must provide their visitors with a card indicating which condo they are visiting. This card must be placed on the dash of the car during their entire stay.
- 2.3 Residents may not allow visitors to use the visitor's parking while they go on holidays or on business trips.

3. Car washing

- 3.1 There is one place in the parking garage where water and a hose are available so that residents may wash their vehicles.
- 3.2 Residents must avoid wetting walls and surrounding parked cars while washing their vehicles.
- 3.3 Residents must replace the hose properly and close water valve after washing their cars.

Approved unanimously by the Board of Directors on September 17th, 2025.