



PARK PLACE
RESIDENCES™

Common Element Rules

Schedule A to By-law 1, with the 2018 Amendment

Halifax County Condominium Corporation No. 144

REFORMATTED REFERENCE COPY

This document is a convenience extract of Schedule A to By-law 1. It includes the original rules 1-15, their certification and the full supplied 2018 amendment, which adds rule 16. The original wording is retained.

The attached 2018 amendment also changes Article XIII of By-law 1. Other restrictions appear in the Declaration and By-laws. This extract does not replace those documents or contain every occupancy restriction.

The registered declaration, by-laws and applicable amendments prevail in the event of any discrepancy.

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Navigation updated 15 October 2026
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Source-page references identify pages in the supplied 59-page PDF.

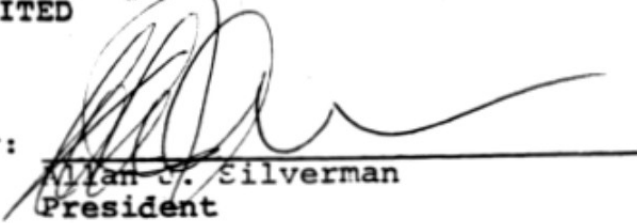
By-law 1 Schedule A Common element rules

ENACTED THE 28TH DAY OF MAY, 1990

- (1) The sidewalks, walkways, passages and driveways, shall not be obstructed or used for any other purpose than ingress and egress from the units and parking areas within the common elements.
- (2) Motor vehicles other than private passenger vehicles shall not be parked in any parking space within the common elements.
- (3) No motor vehicle shall drive on any part of the common elements other than on a driveway or parking space provided for the purpose.
- (4) Tents, boats, snowmobiles, trailers, mechanical toboggans, machinery or equipment of any kind shall not be parked, placed, located, kept or maintained on any part of the common elements unless the owner of the same shall have first received in writing the consent of the Board or the Manager.
- (5) Repairs to motor vehicles or automobiles, snowmobiles, trailers or boats shall not be carried out on the common elements.
- (6) A private passenger vehicle which is not being used from day to day or which is undergoing repairs of any nature, shall not be parked or located upon the common elements or any part thereof and all automobiles may only be parked in locations properly paved and provided for them.
- (7) No one shall harm, mutilate, destroy, alter or litter any of the landscaping work on the property, including grass, trees, shrubs, hedges, flowers or flower-beds.
- (8) The lands, gardens, walks and other external common elements shall be used in a quiet and proper manner and with due regard to the comfort and convenience of other owners.
- (9) No stores of coal or any combustible, inflammable or offensive goods, provisions, or materials shall be kept on any part of the common element.
- (10) No building or structure or tent shall be erected, placed, located, kept or maintained on the common elements without the prior written consent of the board.
- (11) No part of the common elements including limited common elements shall be used for the erection, placing or maintenance of clothes-lines, incinerators, garbage disposal equipment, fences or other barriers, or for the disposal of rubbish, garbage or waste without the prior written consent of the board.
- (12) No television antennae, aerial or tower and appurtenances thereto shall be erected on any part of the common elements.
- (13) No signs, billboards, notices or other advertising matter of any kind shall be placed on any part of the common elements without the prior written consent of the board.
- (14) No owner, occupant or guest shall do anything that will be noisy or offensive in the common elements, so as to interfere with the enjoyment by any owner of the common elements or his unit.
- (15) The parking spaces designated in the Declaration and Description as limited common elements appurtenant to a specified unit shall be used only by the member owning the unit or by a person authorized by that member.

I HEREBY CERTIFY that the foregoing are the initial Common Element Rules as referred to in By-Law Number One of Halifax County Condominium Corporation No. 144

HALIFAX COUNTY CONDOMINIUM CORPORATION
No. 144, by BRISTOL INVESTMENTS
LIMITED

Per: 

Allan C. Silverman
President

2018 amendment Smoking vaping and cannabis

Resolution to Amend By-Law Number 1, made by Halifax County Condominium Corporation No. 144 (the "Corporation") on the 28th day of May, 1990:

WHEREAS the Corporation is authorized by Section 5.01 of the Declaration, by vote of members who own sixty-six and two-thirds percent (66 2/3%) of the common elements, to make by-laws governing, among other things, the use of Units for the purpose of preventing unreasonable interference with the use and enjoyment of the Common Elements and other Units, and the use of the Common Elements;

AND WHEREAS the Corporation wishes to amend By-Law Number 1 to prohibit all forms of smoking and vaping on the property of the Corporation, including the Units, Common Elements, and Limited Common Elements;

AND WHEREAS the Corporation wishes to amend By-Law Number 1 to also prohibit the growing of cannabis on the property of the Corporation, including the Units, Common Elements, and Limited Common Elements;

NOW THEREFORE be it resolved that the Corporation adopts the following amendment to By-Law Number 1 effective October 17, 2018:

1. Article XIII of By-Law Number 1 (Provisions Respecting the Use and Occupation of Units) is amended by adding the following sentences to paragraph (1) after the first sentence:

All forms of smoking and vaping, as well as the cultivation of marijuana plants, are prohibited in the units and in/on the limited common elements (including parking spaces, patio areas and balconies), subject to the requirements of the Nova Scotia Human Rights Act. "Smoking" shall include the inhaling, exhaling, burning or carrying of lighted tobacco or cannabis.

2. Schedule "A" to By-Law Number 1 (Rules and Regulations Governing the Use of the Common Elements) is amended by adding the following paragraph (16) after paragraph (15):

(16) All forms of smoking and vaping, as well as the cultivation of marijuana plants, are prohibited on all parts of the common elements, subject to the requirements of the Nova Scotia Human Rights Act. "Smoking" shall include the inhaling, exhaling, burning or carrying of lighted tobacco or cannabis."

CERTIFICATION The undersigned does hereby certify that the foregoing is a true and complete copy of the Resolution of the Corporation to amend By-Law Number 1, and that 90% of the Owners of the Common Elements voted in favour of the Resolution to amend By-Law Number 1 as set out herein.

Dated the 24th day of October, 2018.

Bettina Quistgaard

Secretary

Board of Directors, HCCC #144