

**SYNDICATE OF CO-OWNERSHIP LE CENTRAL GROUPE A**  
**395-415-425 Atmosphère and 115 Bruxelles**

The regulations in bold are additions to the Regulations of the Declaration

ARTICLE 95: The enjoyment and use of the private premises are subject to the following conditions:

1.1.2 CONDITIONS RELATING TO PRIVATE PARKING AREAS

1° unless authorized by the board of directors of the syndicate, no motor vehicle other than a private car or motorcycle in good working order is parked on the private parking areas, nor is any trailer, tent trailer, boat or snowmobile trailer or other, nor any boat, snowmobile, machinery or equipment of any kind.

2° no repairs or adjustments may be made to motor vehicles in the private parking areas, except in an emergency.

3° except for motor vehicles, nothing may be left or stored on the private parking areas.

4° no construction is permitted on the private parking areas.

5° the co-owner and all persons using a private parking area must comply with the parking regulations adopted by the syndicate.

**5.1 the management responsibility of private parking spaces is the responsibility of each co-owner. The administrators will only intervene in the situations described in Articles 5.3, 5.4 and 5.5.**

**5.2 a co-owner, using a private parking space, who leaves the building for a period of several days during the winter must entrust someone else with the responsibility of moving the car during snow removal and removing the snow accumulated around the vehicle.**

**5.3 the day after a snowstorm of more than 5 cm, each occupant of a parking space must move their car early in the morning, until the snow removal company has completed the snow removal operation. Vehicles in parking spaces reserved for visitors and disabled persons must also be vacated. Any snow that has accumulated around a car that has not been moved must be cleared as soon as possible.**

**5.4 in the spring, on the date set for sweeping the parking lots, each co-owner must vacate their space early in the morning to allow the subcontractor to carry out their task without hindrance. Vehicles in parking spaces reserved for visitors and disabled persons must also be vacated.**

**5.5 during snow removals and spring sweeping, a vehicle could be towed at the co-owner's expense if too often a nuisance because it has not been moved. In some cases, a fine could even be imposed. However, a written notice will precede any sanction (see AGM of 2020-21, held on January 26, 2022).**

6° all vehicles must be parked in such a way as not to hinder traffic or access to other private parking spaces; the co-owner and all persons using private parking spaces must obey the circulation and parking regulations that will be adopted by the syndicate for the safety, comfort and convenience of the co-owners.

**6.1 parked cars must not exceed the limits of their allocated space, either at the rear, front or sides. If a car, by obstructing the circulating area, prevents garbage collection, its owner will be held responsible for the costs incurred for the additional collection (AGM 2018-19, held on December 11, 2019).**

7° the administrators have free access, at all times, to the private parking spaces to carry out the necessary maintenance and repairs.

8° the maintenance and any repairs to the private parking spaces must be carried out by the syndicate; the related charges will be considered a common charge, except in the case of damage caused by the fault of a co-owner, in which case this damage must be compensated by the responsible co-owner;

9° each co-owner is responsible to the other co-owners for damage caused by the use of the private parking space(s) of which he is the owner, whether this damage was caused by his fault or negligence or by those of his family members, employees, tenants or guests;

10° only a co-owner of a private premises constituted under the terms of a concomitant declaration may acquire and hold ownership of a private parking space.

11° notwithstanding the foregoing, the declarant or the syndicate may acquire, alienate or hold one or more private parking spaces.

## 1.2 CONDITIONS RELATING TO COMMON AREAS

**General information: - Each unit has 2 parking visitors' passes. The replacement cost is \$20 each and is given by a member of the syndicate's board of directors. The visitor's pass must be placed on the dashboard. Towing will only take place at the request of the management team.**

**ARTICLE 96.** Subject to the provisions of the Civil Code of Québec, to this declaration of co-ownership and subject in particular to these BUILDING REGULATIONS and to the rules and regulations that the syndicate may adopt at any time, the co-owners have full enjoyment of the common areas of the building to use them according to the purposes for which they are intended and according to the destination of the building and the common areas while not preventing the other co-owners from exercising the same right and subject to the limitations set out below, namely:

1° each co-owner is personally liable for damage to the common areas and, in general, for all harmful consequences that may result from improper use or use that is not in accordance with their intended purpose of the common areas, whether by his own actions, by his tenant, a member of his family, his staff or persons visiting his home or to whom it gives access to the building.

2° none of the co-owners, tenants or occupants of the building may encumber the yards, sidewalks, access roads, circulation areas and parking spaces and other common areas, or leave anything on these parts of the building.

3° the co-owners must comply with the regulations adopted by the syndicate regarding the use of any developed space.

4° no animal may be left or kept on the common areas.

5° no co-owner or occupant may use the parking spaces reserved for the use of visitors or disabled persons unless authorized in writing by the board of directors of the syndicate or the property manager. Any person who uses a parking space reserved for visitors or disabled persons must comply with the parking regulations adopted by the syndicate.

**5.1 Any parking space identified by the letter V marked on the ground and by a sign is accessible to all visitors, regardless of the destination building (specifically 115 Bruxelles and 395, 415 or 425 Atmosphere).**

**5.2 The display of a visitor pass is mandatory for all visitors from the first night and for the entire duration of their stay. However, for a parking period of a few hours, the visitor pass is not mandatory. It is up to the host co-owner to provide the visitor pass and to collect it when their guest leaves. Please note that for stays of more than 7 days, authorization must be obtained from a member of the syndicate's board of directors.**

**5.3 The user of a parking space reserved for persons with reduced mobility must display the following 2 documents: the permit issued by the SAAQ and the visitor pass. This requirement applies from the first night and for the entire duration of the stay. However, the visitor pass is not required for an occupation of the space of a few hours. It is up to the host co-owner to provide the visitor pass and to collect it when his guest leaves.**

**5.4 Any offender is exposed to either having his vehicle towed or a financial penalty. However, he will first receive a written warning.**

6° in general, co-owners, tenants, members of their family, their guests, occupants and all other persons on the premises must always comply with the provisions of these BUILDING REGULATIONS and all regulations adopted by the syndicate.

**Date of Review and Approval by the Board of Directors: October 22, 2024**