



SCHEDULE "C"  
**RULES AND REGULATIONS**  
**ASPEN CREEK**

1. **Documentation:** Where the Tenant is installing or constructing a Home on the Site, the Tenant shall have executed all documents required by the Landlord and any sub-trades, and received any permits required by the City of Leduc prior to the arrival of the Home. The Landlord or its representative will then supervise placement of the Home on the Site.
2. **Refuse:** The Tenant shall dispose of all waste in a proper and regular manner. All waste must be placed in suitable waste containers approved by the Landlord and shall be securely wrapped and tied before being placed in the containers and in accordance with the requirements of the independent service providers contracted by the Landlord. Waste containers must be concealed from view until pick up dates designated by the Landlord at which time they are to be moved to the end of the Tenant's driveway by the Tenant for pickup by the service provider. Refuse too large or hazardous to be placed in approved containers is to be immediately removed from the Site by the Tenant and is not to be placed on any part of the Lands without the prior written approval of the Landlord.
3. **Alterations:** The Site is rented to the Tenant solely for the placement thereon of one Home in accordance with the Lease and Schedules attached thereto. The Tenant, without the prior written consent of the Landlord, shall not make or permit any structural alterations, additions or repairs to the exterior of the Home. No other improvements or appurtenances including, but not limited to fencing, entrances, porches, carports, garages, decks, and steps shall be placed upon the Site which have not been first approved by the Landlord in writing and then only in strict accordance with the Architectural & Landscape Guidelines, Aspen Creek (the "Design Guidelines") or other requirements of the Landlord.
4. **Crawlspace:** Crawlspace under the Home shall not be used for any storage whatsoever.
5. **Landscaping:** The Tenant shall not plant any trees without the prior written consent of the Landlord and without prior utility locates by Alberta First Call. Any landscaping shall be done in accordance with the Design Guidelines.
6. **Appearance(s):** The Tenant will not hang any laundry, rugs, mats, clothes, bedding, etc. outside the Home, nor store on the Site or the Lands any equipment or objects which, in the sole opinion of the Landlord, are determined to be objectionable. The Tenant shall not cover windows with window-coverings which, in the opinion of the Landlord, are determined to be unacceptable. The Tenant will regularly cut and water the lawns on the Site and cause the walkways on the Site to be kept clear of ice, snow and foreign material.
7. **Signage:** With the exception of the custom address plates provided by the Landlord, the Tenant shall not cause or permit any sign, advertisement, notice, lettering or direction to be painted, displayed, affixed or maintained in or on any window or door of the Home or elsewhere on the Site, including FOR RENT or FOR SALE signs.
8. **Residential Dwelling:** The Tenant shall not use the Site as other than a place of residence at any time without the prior written consent of the Landlord. A home business may be permitted providing the business conforms to any municipal by-law and does not, in the sole opinion of the Landlord, generate substantial mail or courier service nor require customers or suppliers to attend at the Site.
9. **Water:** Water shall not be left running unattended. To prevent flooding and drainage issues, the Landlord shall retain the right to shut off the Tenant's outside faucets at any time.
10. **Heating:** Natural gas is the only permitted fuel for any Home or accessory building located on the Site. No fuel or propane tanks, with the exception of those required for outdoor barbeques, are allowed.
11. **Noise and Disturbances:** The Tenant shall not do or permit to be done on the Site or anywhere within the Lands anything that is likely, in the sole opinion of the Landlord, to disturb or be a nuisance to other tenants or neighbours. In particular, the Tenant shall not allow the noise of radios, T.V., musical instruments, cars, Approved Occupants, servants, agents and invitees to disturb other tenants during the day or night.
12. **Responsibility for Others:** The Tenant shall be responsible for the actions of the Tenant's Approved Occupants, servants, agents and invitees for any damage incurred within the confines of the Lands. The Landlord may remove from the Lands, without notice, any guests or persons who become objectionable or who are creating a disturbance or acting to the detriment of other tenants.
13. **Damage:** The Tenant shall pay all costs incurred in restoring damaged property. The Landlord has the right to repair, restore, or replace damaged property should the Tenant fail to do so and the costs for doing this will be charged to the Tenant and immediately deemed payable as additional Rent. In such an event the Landlord shall have the right to terminate the tenancy based upon a substantial breach of this Lease.
14. **Vandalism:** Any vandalism or damage to any of the Community Facilities, the Lands, or to other tenants or their property caused by the Tenant, Approved Occupants, visitors, servants, agents, invitees, or Renters, shall be the liability of the Tenant. If the vandalism or damage is caused by a Renter, the Renter shall also be liable.
15. **Solicitation:** No peddling or soliciting is allowed on the Lands without the prior written approval of the Landlord.
16. **Vehicles:** The Tenant's vehicle(s) must be maintained in operational order, licensed and insured, and may not be parked on any street or roadway within the Lands, and if so parked, may be removed by the Landlord at the Tenant's expense. The Tenant shall be limited to one (1) vehicle per occupant per Site, of which two (2) vehicles must be parked on the Site on the concrete pad for vehicle parking installed by the Landlord. Exceptions will be made in writing where these pads have yet to be installed. Street parking for visitors is limited to a maximum of forty-eight (48) hours. No vehicles(s) may be stored on the Site or on the Lands. Overnight visitors staying at the site longer than forty-eight (48) hours, shall park their vehicle in the parking areas provided for visitor parking. No more than one vehicle per Site is permitted overnight parking in the visitor parking area. The maximum size of any vehicle permitted to be parked on the Site or the Lands by the Tenant, the Approved Occupants, servants, agents, and invitees is a one (1) ton truck. Recreational vehicles such as, but not limited to, boats and other watercraft, 5<sup>th</sup> wheel trailers, travel trailers, utility trailers and snowmobiles shall not be stored or repaired on the Site or the Lands. Recreation Vehicles such as, but not limited to, 5<sup>th</sup> wheel trailers, travel trailers or small motor homes, may be parked on the parking pad for a maximum of 24 Hours. No person or persons shall reside overnight in said recreational vehicles; this is only for convenience to load or unload. The Tenant shall not use any part of the Landlord's property for washing or repairing any vehicles.
17. **Speed limit:** The speed limit in Aspen Creek is 30 KM/hour and stop signs must be observed at all times.

- 18. **Other Rules:** The Tenant will obey any rules posted from time to time regarding the use and care of the facilities of Aspen Creek, including walking paths, offices, green space, and Community Facilities.
- 19. **Satellite and other Radio devices:** The Tenant shall not affix to or erect upon the Home any radio or TV antenna, tower, satellite dish, or other aerial without the prior written consent of the Landlord.
- 20. **Renter(s):** These Rules and Regulations shall apply to a Renter of the Site as if the Renter were a Tenant.

**If there is a conflict between these Rules and Regulations and the Lease, the Lease shall apply.**

**The Tenant acknowledges having read and agreed to these Rules and Regulations this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature of Tenant