

**MIDDLESEX CONDOMINIUM CORPORATION #87**  
**600 TALBOT STREET, LONDON, ON.**

**DISCLOSURE NOTICE**  
**FOR**  
**REALTORS, PROSPECTIVE PURCHASERS & TENANTS**

We wish to offer realtors, prospective purchasers, and prospective tenants with specific information relating to the operations of Middlesex Condominium Corporation #87. The provision of this information may help to reduce potential issues for residents considering a move into the Corporation. Please take the time to review the information below.

**Corporation Governance**

600 Talbot Street is a condominium Corporation that operates according to a set of regulations, while operating within the framework of the Condominium Act of Ontario. The Corporation is governed a Board of Directors, and has a Property Manager and Building Manager to assist with operational duties. All relevant documents are provided to prospective purchasers who request a *Status Certificate* in advance of a unit purchase. We encourage prospective purchasers to request a *Status Certificate* and review all accompanying documents in advance of any unit purchase. Please contact Condos Plus Property Management Inc. at 519-649-0233 to inquire about the *Status Certificate* request process.

**Occupation of Units**

All units within Middlesex Condominium Corporation #87 are designated as single-family use in terms of occupation. This restricts unrelated persons or persons who are not residing within a "family" arrangement from residing within units of the Corporation. The rental of individual rooms within units by unrelated persons (as typically found in student rentals), is strictly prohibited.

**Unit Rentals**

Unit rentals are restricted to a minimum lease term of 12-months. Rentals with terms that are less than 12-months in length are prohibited. Landlords must provide the Corporation with a lease summary (Form 5), or copy of lease in advance of any tenant occupying their unit(s). As specified within the Declaration, the Corporation must approve tenant rentals in advance of units being leased. Landlords must provide their tenants with a copy of Corporation regulations, and ensure compliance with all regulations. Owners are responsible for all costs resulting from damage caused by their tenants or guests.

(Over please)

### **Moves and Deliveries**

Moves in and out of the building must be booked with the on-site manager at least 48 hours in advance of any planned move. The moving elevator will be placed on service for all scheduled moves. This also applies to deliveries of furniture and appliances. Moves are permitted Monday to Saturday, between the hours of 8 am and 5:00 pm, when booked and approved in advance with building management. A refundable damage deposit must be provided in advance of all moves. Moves and large deliveries are not permitted to occur through building entrances. Persons attempting to move outside of approved hours will be refused entry. To ensure the safety of residents, security is enforced against unregistered persons through the deactivation of building entrance key fobs. Building key fobs are for the use of registered residents and owners only.

### **Pets**

Middlesex Condominium Corporation #87 is a “no pets” building. Pets are not permitted within units of the Corporation.

### **Parking**

All vehicles parked upon the grounds of Middlesex Condominium Corporation #87 must be registered with management. Vehicle information must be provided to management for all resident vehicles occupying underground parking spaces. Underground garage parking is restricted to residents of the building only. Visitors using the surface parking lot must register their vehicle information by completing the parking sign-in sheets located in the rear lobby entrance. Owners must inform the Corporation of visitors who may be using the visitor parking for extended stays. Residents must not use visitor parking for extended periods of time. Enforcement of unregistered vehicles within the underground garage and upper surface visitor parking, is handled through the City of London ticketing program. Parking is strictly enforced.

### **SMOKE-FREE BUILDING**

This Corporation is moving towards being a smoke-free environment. New owners should expect to reside within a smoke-free building and property. Smoking will be prohibiting within units, upon balconies, and other common areas as defined by the applicable regulation as part of the Corporation’s governing documents.

Thank you for taking the time to review this notice. If you have any questions please contact the following management parties noted below:

**Castlerock - On-site Building manager matters - 519-670-7757**

**Condos Plus Property Management Inc. - Off-site Property Manager  
administrative matters - 519-649-0233.**