

Donwood Green South

Winnipeg Condominium Corporation #314

The following pages are excerpts from the Declaration:

Declaration

Donwood Green South

2.02 Occupation and Use

The occupation and use of the units shall be in accordance with the following restrictions and stipulations:

- (a) Each unit shall be occupied and used only as a private single family residence and for no other purpose;
- (b) No unit shall be occupied or used by anyone in such a manner as to result in an increase in the risk of fire loss or the cost of fire insurance on the Property or the risk of the cancellation or threat of cancellation of any policy of insurance referred to this Declaration;
- (c) No unit shall be occupied or be used by anyone in such a manner as to interfere with the reasonable use, occupation and quiet enjoyment of any other unit or of the common elements.
- (d) The owner of each unit shall comply and shall require all residents and visitors to his unit to comply with the Act, this Declaration and the By-laws and the rules and regulations passed pursuant thereto;

Any owner leasing a unit shall, prior to the commencement of the tenancy, provide the tenant or tenants with a full and current copy of each of the Declaration, By-Laws and Rules of the Corporation and shall, in the event of any amendment to the Declaration, By-Laws or Rules of the Corporation during the currency of any lease, provide the tenant or tenants with copies of any such amendments, within fourteen (14) days of receiving them from the Corporation. The owner of each unit shall comply with and shall require all tenants, residents of and visitors to comply with the Act, of the Declaration, By-Laws and Rules of the Corporation;

Donwood Green South

Winnipeg Condominium Corporation #314

- (d) No owner shall lease the unit unless he or she causes the tenant to deliver to the Corporation an agreement signed by the tenant to the following effect:
- “I, _____, covenant and agree that I, _____ will, in using the Unit rented to me and the Common Elements, comply with *The Condominium Act*, the Declaration and the By-Laws and all Rules of the Condominium Corporation during the term of my tenancy”.

Please see the Donwood Green Document below.

- (e) No tenant shall be liable for the payment of common expenses unless notified by the Corporation that the owner is in default of payment of common expenses in which case the tenant shall deduct from the rent payable to the owner, the owner’s share of the common expense, and shall pay the same to the Corporation.
- (f) Any owner leasing a unit shall not be relieved hereby from any of his or her obligations with respect to the unit, which shall be joint and several with the tenant.

Donwood Green South

Winnipeg Condominium Corporation #314

Official Owner / Tenant Rental Agreement

No owner shall lease the unit unless he or she causes the tenant to deliver to the Corporation an agreement signed by the tenant to the following effect:

Tenant's Name: _____

Owner's Name: _____

Condominium Unit Number _____ in The Donwood Green South complex,
Winnipeg Condominium Corporation Number 314.

"I, _____ ,

covenant and agree that I, will, in using the Unit rented to me and the Common Elements, comply with *The Condominium Act*, the Declaration and the By-Laws and all Rules of the Condominium Corporation during the term of my tenancy".

Tenant's Signature: _____

Owner's Signature: _____

Dated: _____