

Regulations and Common-Sense Guidelines for PSCC #75 Owners and Guests

Peterborough Standard Condo Corporation #75 The Landing – A Freehold Condominium Complex Updated: April 05, 2025

Welcome to The Landing!

We welcome you and your family to The Landing, Peterborough Standard Condominium Corporation #75. (PSCC #75) We ask our owners to review these guidelines. To help you and your guests transition into the community, we hope to provide some clarification on the regulations and common-sense guidelines in place that have been developed throughout our history.

The following guidelines and rules are a combination of rules from our condominium declaration and commonsense guidelines to provide enjoyment for all owners, families and guests.

1. It is the responsibility of the unit owner to read, digest and comply with the regulations, guidelines, and rules of our Condominium Corporation. Unit owners are responsible for communicating these guidelines to all family and guests that utilize their unit.
2. Any disputes regarding the regulations and guidelines will revert to the rules and regulations as set out in the PSCC #75 declaration and those within the Ontario Condominium Act. It is available on our website Landingliving.ca Password for access: Landing
(To find the declaration, use the term "Declaration" in the search bar at the bottom of the page.)

New Owners:

1. Landingliving.ca Password: Landing
This is our website that contains ongoing PSCC #75 information. Please take some time to review this website as it contains pertinent information and can answer most questions.
2. New owners should contact **Nightingale Condominium Management Services** through email shauna@nightingalecondo.ca or telephone 705-652-6118 ext. 219 or 401 to enroll for automatic payments for monthly common element fees and propane usage costs. **Always reference PSCC #75.**

SECTION A: WHAT YOU NEED TO KNOW ABOUT LIFE AT THE LANDING

(We recommend that you review the information in this section with any guests or renters to help their stay run smoothly.)

1. Safety and Emergency Information:

- a) In case of reporting a 911 emergency, the Landing address is

NORTH KAWARTHA TOWNSHIP

(Please stress this - a map glitch lists our street address in Harcourt, and valuable time can be wasted in an emergency.)

1579 Anstruther Lake Road
The Landing Circle
State your unit number clearly.

If possible, ask someone to stand at the property entrance at Anstruther Lake Road (at the end of the driveway) to direct first responders.

- b) We have an AED device installed on site. (Automatic External Defibrillator). It is mounted on the outside of the pump house, beside the doorway.
- c) The unit owner will keep a spare key or combination for their storage shed lock inside the electrical panel of their unit (inside, near the front door). This may be utilized by the maintenance manager in case of an emergency in the storage shed area.

2. Critical Systems – Water and Sewage Treatment:

Our property is in a very sensitive protected rural environment. We are located within the boundaries of an Ontario Provincial Park. The water treatment and sewage systems require the continued compliance and vigilance of all unit owners and their guests to protect both the local environment and our equipment.

- Our water and sewage treatment systems are managed by the Ontario Clean Water Agency (OCWA). Our water and sewage treatment systems are electronically monitored 24/7 365 days per year.
- Our water is regulated by the Ontario Ministry of the Environment under regulation 170/3.
- We operate with the Ontario Ministry (MOE) Certificate of Approval. Our treatment systems are inspected annually by the Ministry of the Environment.
- We have a non-potable external water tap that is clearly identified at the Pump House. This is intended to facilitate car washes, watering plants, gardens, and lawns with non-treated water. The hose will be removed and the tap will be turned off in the winter months.

IMPORTANT: Our sewage treatment system uses a "biofilter". It relies on "good" bacteria to break down waste. Bleach, other cleaning products and chemicals can kill the good bacteria and cause the need for repairs or replacement.

All owners and visitors, please follow the guidelines (below) from the manufacturer of our filter system.

The following items should never enter the wastewater treatment system:

- Water Softener Backwash
- Water Treatment Backwash
- Paint – All Kinds
- Solvents – Alcohols, Glycol, Hydrocarbons
- Grease – Commercial and Industrial
- Coffee Grinds
- Bones
- Cooking Fats and Oils
- Cigarette Butts
- Diapers
- 'Flushable' Wipes
- Paper Towels
- Facial Tissue
- Sanitary Pads and Tampons
- Condoms
- Disposable Gloves
- Toilet Bleach Pucks
- Antibacterial Products
- Antiseptic Products
- Detergent with Bleach
- Peppermint, Palm, and Tea Tree Oils
- Pesticides, Herbicides
- Sump Pump Discharge
- Eaves Trough Runoff
- Foundation Drainage
- Cosmetic Products
- Industrial Cleansers
- Film Developing Chemicals
- Large Volumes of Olive Oil
- Excessive Hair Gels and Conditioners
- Anti-Dandruff and Medicated Shampoo
- Dead Pets
- Carpet & Upholstery Cleaners
- Expired or Unused Medication
- Disinfectants, Germicides
- Bandages, Cotton Swabs and Balls
- Baby Wipes
- Garbage Disposal Unit Discharge

Note to owners: The expected life of the sewage treatment system is 30 years (starting in 2008). Non-compliance from the user community will greatly decrease the life span of this equipment which may result in significant and substantial assessments to the unit owners.

3. Garbage/Waste/Recycling:

- a. Owners/Users shall be responsible for disposing of debris, refuse and garbage in the bin(s) provided. NOTE: All garbage must be in a clear bag and tied securely. No loose garbage, bundled garbage or garbage in corrugated boxes is allowed. Only large, tied, clear bags are an acceptable means to place waste in the bin(s). Please close the carabiner clips to lock the garbage bins. This is to keep the bins secure from bears and other wildlife.
- b. Please place pet waste in the small green bin beside the large garbage bins. The township will not remove small waste bags from the large garbage bins. It creates a nuisance for others who must remove and repackage small waste bags not collected by the township.
- c. Recycle bins are clearly marked. Please follow the guidelines on the bins.
- d. Municipal garbage and recycling pickup is on Monday. Recycle bins are moved to the end of our entry driveway after 2:00 p.m. on Sundays.
- e. When unit owners/users have large quantities of garbage and/or recycling, it is recommended to dispose of waste/recycling at the transfer station. The transfer station hours are clearly posted on the gate of the waste transfer site on Anstruther Lake Road.
- f. If you or your guests are smokers, we ask you to pick up your cigarette butts. Please do not litter your butts on the ground or in the lake.

4. Parking/Vehicles:

- a. Vehicles may be loaded and unloaded in front of the residential unit and must be removed to the parking areas when this task is complete. Please be courteous how your vehicle is parked.
- b. Parking is not assigned for owners or guests of the owners.
- c. The parking lot is not lined with markings to reduce longer-term maintenance costs.
- d. There are no designated accessible parking spots.
 - There are accessible parking signs available as needed. Please let our maintenance manager know when the sign will be required, and it will be installed at a parking spot near the unit for the defined time period.
- e. ATVs and snowmobiles may be parked seasonally on the top tier of our parking lot.
- f. Boat trailers, RVs, snow mobile trailers and other trailers may temporarily be parked on the top level of the parking lot near the storage sheds for a period of seven days. There is no seasonal storage of trailers on the property site.
- g. Electric vehicles:
 - We do not have an EV charging station. We have a 120-volt outlet with two plugs on the side of the satellite shed identified for use by EV vehicles. The parking spot is identified by two orange traffic cones.
 - The charging station is "first come, first served". If there is more than one user on site, please be courteous to others.
 - There is a \$5.00/day minimum charge. Costs are subject to change to cover our corporation expenses.
 - An honor system is in use. Please use e-transfer to PSCC75payments@gmail.com In the message box, please indicate the unit number and/or name.
 - Please use your own extension cords.
- h. No unlicensed or uninsured motor vehicle including mopeds and go-carts shall be driven within any part of the property complex and no person shall operate a motorized vehicle within the complex without a proper operating license.

5. Quiet Enjoyment:

- a. As a general guideline, noise and disturbances from outside parties and other sources should be curtailed after 10:00 pm.
- b. Please do not cut across any of your neighbors' backyards unless you have their permission to do so.
- c. A fire pit is available near the Gazebo on the point of the property.
 - Owners/users are asked to supply their own firewood and kindling. If you utilize wood located near the fire pit, please replace it.
 - A copy of the fire permit is posted inside the Gazebo. This fire permit is renewed annually.
 - Fires are only permitted between the hours of 6:00 pm and 8:00 a.m. from April 01 to November 01. Daytime bonfires can be held in the firepit after November 01 until March 31.
 - A rake, shovel and bucket are required by municipal law and must be present near the campfire. They are available inside the Gazebo. Please return them when you are finished with them.
 - This natural area can on occasion experience very dry weather conditions for extended periods of time. As a result, the municipality/province may issue a **Fire Ban** with a **No Fire Warning**. All unit owners/users must comply with the Fire Ban directive.
 - Owners/users are asked to clean up the fire pit area when they are finished (i.e., replace rake, shovel and bucket, clean up any litter).
- d. Other recreational facilities may be offered by the Board in the future and the owner/user is requested to keep them all in good working condition for the enjoyment of all.

6. Docks:

- a. All docks on the property are "Use At Your Own Risk" for all owners and guests.
- b. Boat docking slips will be assigned by the Board and will be determined by size of boat and skill of the primary operator. Your docking assignment may change as new owners and boat sizes come into our complex.
- c. No vehicles should be left blocking the boat launch. Please load or unload your boat and remove the vehicle and trailer to the top level of the parking lot near the storage sheds.
- d. Only our owners' boats and their guests' boats are allowed to launch and load boats on the condo boat launch. The code to unlock the chain is 6666. Please always relock the chain on the boat launch. Spin the padlock numbers to ensure the lock is secure.
- e. Visitor boat parking is at the outside end of our two boat docks.
- f. Primary use of docks is as follows:
 - Boating - dock slips
 - Swimming - dock nearest the fire pit
 - Water skiing - dock directly behind units 6-15
 - Fishing - older dock on the "back bay"
- g. Owners and guests are welcome to fish, sunbathe, enjoy the sunset, etc. However, if users arrive to swim, water ski/wake board/tube, right-of-way should be given for the designated use of the dock. There should be no dock fishing if swimmers are in the water nearby.

7. Pets/Animals/Wildlife:

- a. Two pets per household are allowed. More would require approval from the Board of PSCC #75.
- b. All pets must always be carried or on a leash when on or about the external residential areas, common areas and service blocks of the property.
- c. No dangerous animals are permitted. This interpretation is at the discretion of the Board. If a dangerous animal determination is given, the resident has two weeks to remove the animal from the property. There is no appeal process.
- d. No household pets/animals of any kind are allowed to inhabit or be tethered in a common area of the property.
- e. Poop and scoop rules are in effect for the entire property. Please clean up after your pets. For your convenience, a small green "pet waste" bin is located beside the garbage bins. Please do NOT place pet waste bags into the large garbage bins.
- f. **Our development is inside a provincial park. Our property is within the boundaries of a provincial park. We must follow the provincial park regulations. Due to the rural surroundings and the natural environment of the area, owners and their guests should not feed wildlife. This causes issues with predators, too many animals/birds of one species in one place contributing to animal/bird sickness and undesired wildlife coming onto our property.**
- g. There are avian flu infected animals in our area. Under no circumstances should anyone touch any dead wildlife without gloved protection.
- h. On occasion, we will have some trouble with wild animals. This can be a safety issue. The maintenance manager and his designate will deal with these situations as they occur.
- i. Canada Geese infestations have been an ongoing challenge almost every spring and summer. These will be dealt with in a manner that has full approval from the Ministry of the Environment and Climate Change.

8. Rental of Units:

- a. The owner of the unit is responsible for ensuring that the people renting the unit are informed of and follow all guidelines for use of the property. In the event of any damage to the common areas and service blocks of the property, the owner of the unit is financially responsible for all damages and will be responsible for any assessments that may be levied by the Board.
- b. Compliance with the rules and regulations for all visitors, guests or renters is the sole responsibility of the unit owner. If complaints about renters are received, a **Nightingale Property Management** member or a Board Member will contact the unit owner, not the renter or guest. There may be some exceptions if safety is involved.

SECTION B: IMPORTANT INFORMATION FOR OWNERS

1. General Guidelines:

- a. PSCC #75 is a freehold condominium development.
 - A key element of this designation means the unit owner owns the property their unit sits on, inclusive of the lakeside backyards. If you wish to cut across any neighbours' lawns, you must have their permission to do so.
 - Any property not directly behind a unit is a part of the common elements owned by all unit owners as is the property beside end units and on the roadside of all units.

- Shrubbery and gardens on your property are your responsibility to keep trimmed. Ensure that branches do not hang over the BBQ. (Please place all trimmed branches, yard waste, etc. in the pile next to the "back bay" fishing dock.)
- The grass throughout the property is maintained by our maintenance manager.
- b. Unit owners are encouraged to join the Anstruther Lake Cottagers' Association.
 - The cost is \$35.00 annually. All boaters will be using the lake navigation aids they supply.
 - The Cottagers' Association tests the lake water several times through the spring, summer and autumn.
 - Membership forms are available online on their website: <https://anstrutherlake.com/>
- c. The Landing Development is located within the boundaries of the North Kawartha Highlands Signature Provincial Park. Owners and visitors to PSCC #75 are subject to the guidelines and regulations of the provincial park, as are all cottage owners on Anstruther Lake and on other lakes within the boundaries of the provincial park.
- d. The Board asks that other than polite communications, unit owners do not communicate with contracted service providers that are on site. If you have a concern or question, ask **the Nightingale Condo Property Manager (always reference PSCC #75)** or a Board member, not a contracted service provider. Thank you for your cooperation with this, as it avoids much confusion and mixed messages between The Landing and our service providers.

2. Maintenance Management, OCWA (Ontario Clean Water Agency) and Nightingale Condominium Property Management Services:

- a. The maintenance company is contracted by PSCC #75 to maintain the overall general property. Their services are not intended for repairs, maintenance etc. that fall under the responsibility of individual unit owners. However,
 - Individual repairs/upgrades etc. requiring the attention of a handyman can be arranged at the cost to the unit owner through the maintenance/property manager.
 - Other contractors can be arranged by the unit owners if desired.
- b. Regulations and guidelines of the Condo Association are enforced by our **Nightingale Condominium Property Manager**, the Board Directors and our Maintenance Manager. Serious incidents will be reported in writing to the Board Executive and if applicable, will be dealt with at the next scheduled executive meeting or as required given the circumstances.
- c. Snow removal in the winter months is limited to the circle drive, the walkways to the units and the parking areas. The walking pathways throughout the property will not be cleared of snow.
- d. OCWA is contracted to run, maintain and test all aspects of our water and sewage treatment equipment. Their vehicles are on site frequently.

3. Residential Units:

- a. Residential units shall be utilized for such purposes as provided for in the Corporations Declaration. No unlawful use of the unit is permitted.
- b. No owner shall permit an infestation of pests, insects, vermin, or rodents to exist at any time in their unit or adjacent common elements. Any owner noticing an infestation will immediately contact the maintenance manager and work with the maintenance manager to address the issue. Adjoining units may be inspected.
- c. While no fences are permitted on the property, the area between the units is not common ground. Privacy and personal property should be respected throughout the complex.

- d. Seasonal decorations on the exterior of a unit are permitted one month prior to the holiday and are to be removed one month after the holiday.
- e. Rear patio storage is restricted to BBQ's and seasonal furniture.

4. Insurance:

a. PSCC #75 Insurance:

- The condo association PSCC #75 must insure all 25 residential units.
- This PSCC #75 insurance covers
 - Insurance up to the definition of a standard unit as listed in schedule "A" in By-law 5. This can be found on our website.
 - Any components that are not listed on schedule "A" are considered improvements and are NOT covered by the Corporation's insurance.
 - It would include a finished exterior that would match the other units in the complex.

b. Unit Insurance by Owner:

- The unit owner is responsible for purchasing a condominium insurance policy – not a homeowners or a tenant's policy.
- Insurance by the owner should adequately cover any improvements and upgrades to the standard unit (as defined by By-Law number 5) and for any furnishing, fixtures, equipment, decorating and personal property and chattels stored elsewhere on the property, including automobiles and for the loss of use and occupancy of the residential unit in the event of damage.

5. Internet/Satellite Dishes:

- a. Internet service is available to all unit owners. Our equipment was upgraded in August 2023.
- b. Owners may contact Computer Concepts directly for advice when upgrading internet modem equipment. Contact: greg@computerconceptsptbo.ca
- c. Satellite cable service is available to all unit owners if purchased from one of the providers.
- d. There will be no private aerial, antenna, satellite dish or associated equipment on the property or on any residential unit.
- e. Our PSCC #75 facility internet operates with one IP address. The service is then distributed to all 25 units. There can be no downloading of illegal materials or websites or hate materials of any type. If misuse occurs, the Board will be forced to discontinue and withdraw this funded internet service. At that time, owners wishing internet service in their unit would have to make their own service arrangements at their own expense.

6. Things To Be Aware of In Your Unit:

- a. Know where the main water shut off is in your basement. Many owners shut their water off when not on site, especially in the winter.
- b. Know where the shut off valve is in your basement for your exterior water tap. Shut off interior valve in the winter.
- c. Know how to put your water heater on vacation and take it back into service when needed.
- d. You need to contact Kelly's Fuels in Peterborough (705-745-4629) to transfer the propane meter into your name. There is an annual charge for this propane meter.

- e. Your propane fireplace has a battery pack in the cavity below the burner. Batteries need to be changed at least annually.
- f. Your propane fireplace has a handheld remote. Batteries need to be changed at least annually.
- g. The propane furnace needs periodic maintenance for dependability in the winter months. We recommend annual service from the provider of your choice. Our Maintenance Manager can provide names of companies servicing this rural area.
- h. Your wall thermostat (in most units) has batteries in it which need to be replaced annually.
- i. The HRV (heat recovery ventilator) unit may reset to "low" after a power interruption. You may wish to reset it to "auto/off" in that case.
- j. Power outages happen in this area. Our corporation does not have backup generators to power our water and sewage treatment systems. We have seen an increase in longer power outages. Some that can last for several hours and on occasion, a few that have lasted for days. Please be aware you will have no running water, but there is one flush left in each toilet (main and upper floor only).
 - Having candles and flashlights available in your unit is advised.
 - During power outages, be aware there is no reliable incoming or outgoing communications.
 - No WIFI.
 - Often the roads can be blocked.
 - Land lines are not totally reliable.
 - Please review the Emergency Preparedness policy posted on our website.
- k. Working smoke detectors and carbon monoxide detectors are a legal requirement in every unit. Do not disable the smoke detectors in your unit. Replace them immediately when they expire.
- l. There should be a working fire extinguisher in every unit.
- m. To avoid a fire hazard, please clean out your dryer vents on a regular basis. This is especially important for those units venting through the roof.
- n. landingliving.ca Password: Landing
This is our website that contains ongoing PSCC #75 information. Please take some time to review this website as it contains pertinent information and can answer most questions.

7. Contacting the Condo Board and Nightingale Condominium Management:

- a) The first point of contact for owners is the Nightingale Condominium Property Manager, Shauna Beattie. Contact information is below.
Always reference PSCC #75**
- b) Requests to the Board must be made in writing. Verbal requests or complaints will not generate any action from The Board of Directors. The exception to this rule is one of safety for all residents. Example: If a bear or similar animal is in the immediate area, urgent communication will be made to all owners.**
- c) Verbal clarification on issues can be made by any director of the Board, but all requests for action from the Board must be in writing.**
- d) Nightingale Condominium Management Service Contact information**

- **Email address for Nightingale Condominium Management is shauna@nightingalecondo.ca .**
- **Telephone: 705-652-6118 ext. 219 or 401.**
- **Please always identify PSCC #75 in your communication.**
- **Emergency 24/7 Afterhours/Weekend On call number is 705-761-8889.**
- **Mailing address for Nightingale Condominium Property Services follows:**

**Nightingale Property Management Services
2948 Lakefield Road
Selwyn, Ontario
K9J 6X5**

Attention: Shauna Beattie – Property Manager

All communications must reference PSCC #75