

RIVERSIDE TOWER ONE – CANNABIS POLICY

**CONDOMINIUM CORPORATION NO. 8310505
RIVERSIDE TOWER ONE
CANNABIS POLICY**

EFFECTIVE 16 OCTOBER 2018

Section 5(f) of the Bylaws of Condominium Corporation No. 8310505 provides that:

An owner shall not ... use the unit or permit it to be used in any manner for any purpose which may be illegal, injurious or that will cause nuisance or hazard to any occupier of another unit.

Section 5(ss) of the Bylaws provides that:

An owner shall not ... use or permit any member of the household, guests or visitors to use any of the amenities or portion of the common property except in strict accordance with any rules and regulations therefor which may be established by the Board from time to time.

Based on available information the Board considers that smoking, vaping or consumption by any form of combustion of marijuana or any other cannabis substances or products in any unit or on any of the common property will be injurious to and will cause nuisance and potential hazard to occupiers of other units.

Further, based on available information the Board considers that growing of marijuana plants in any unit will be injurious to and will cause nuisance and potential hazard to occupiers of other units and will be likely to cause damage to common property associated with the unit.

As a result, and in order to further the objectives of Section 9 of the Bylaws:

- a) to provide for the health and safety of condominium occupants;
- b) to maintain the common property and units in such a manner as to preserve property values; and
- c) to develop a sense of community;

the Board of Directors at its meeting of 16 October 2018 unanimously adopted the following policy, to take effect immediately, on the use and cultivation of marijuana and cannabis substances and products.

Riverside Tower One Cannabis Policy

No owner or occupant of any unit in Riverside Tower One shall, or shall permit any guest or invitee:

- a) to smoke, vape or consume by any form of combustion any marijuana or other cannabis substance or derivative in any unit or on the common property; or**
- b) to grow or produce or permit to be grown or produced any marijuana or other cannabis substance in any unit or on any common property.**

The Board intends to strictly enforce this policy.