

Guide Form 28 Notice of Proposed Condominium Rule Change by Board of Directors



(under subsection 24 (1B) of the *Condominium Act*)

Purpose of form

- Board of directors of condominium corporations use Form 28 to notify members of any proposed rule changes to the condominium corporation.

Important Information

- Changes to the rules of the condominium corporation can include:
 - » creating a new rule
 - » changing or removing an existing rule
- The rules need to respect the use of the common elements to promote safety and security of the members and property.
- The rules also need to prevent unreasonable interference with the use and enjoyment of units and common elements.

What you need to complete form

- name and number of the condominium corporation
- name of the unit owner
- details about the rule change
- signature of the board's representative

Process for submitting form

- 1 Complete the form.
- 2 Provide each member of the condominium corporation with a copy of the completed form.
- 3 If a unit owner or member of the condominium corporation doesn't agree with the proposed rule change, they have 15 days to object to the change by completing and submitting the Notice of Objection section on the form they received.
- 4 If the board doesn't receive any Notices of Objection by the deadline on the form, the rule change will take effect immediately.
- 5 The rule stays in effect until it's approved by a majority of members present at the next general meeting of the condominium corporation members. If the rule isn't approved, it's no longer in effect.
- 6 If the board receives a Notice of Objection by the deadline, the proposed rule doesn't take effect unless the rule change is approved by a majority of members present at the next general meeting of the condominium corporation members.

Questions?

If you need assistance you can contact the Office of the Registrar of Condominiums at:

Email: condos@novascotia.ca

Tel: 902-424-5139

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(under subsection 24 (1B) of the *Condominium Act*)

To _____, (name of owner) of Unit _____ in
_____ County Condominium Corporation No. _____

The Board of Directors of _____ County Condominium Corporation

No. _____ gives you notice that it is proposing to change the rules of the Condominium Corporation, by (choose all applicable boxes):

- ☐ Creating a new rule
- ☐ Amending an existing rule
- ☐ Repealing an existing rule

In particular, (set out rule change)

Take notice that if you do not agree with the proposed rule change, you have until (fill in date—15 days from date that the notice is sent by regular mail) to return the attached notice of objection to the Board by delivering it to the Board's representative at the address set out on this form.

Under the provisions of the *Condominium Act*, the rule change takes effect immediately if the Board does not receive any notice of objection by the deadline stated above, and remains in effect until it is ratified by a majority of members present at the next general meeting of the condominium corporation members.

If you have any questions about the proposed rule change, contact the following, who is the Board's representative in this matter:

Name _____ Position _____

Contact Information _____ Signature _____

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Notice of objection

I, _____, (name of owner) of Unit _____ give notice that I object to the proposed rule change.

(signature of owner)