

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 134
BY-LAW NO. 15**

BE IT ENACTED as By-Law No.15 (being a by-law to define standard units) of Carleton Condominium Corporation No.134 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I
DEFINITIONS**

All words used herein which are defined in the *Condominium Act, 1998*, or any successor, ("the Act") shall have ascribed to them the meanings set out in the Act as amended from time to time.

**ARTICLE II
GENERAL**

- (1) The purpose of this by-law is to define the standard unit in this condominium, for the purpose of Section 99 of the Act (insurance).
- (2) Where the materials or specifications set out in this by-law are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction. In the case of any dispute as to what constitutes "Builder's Standard", a comparison shall be had to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
- (3) The standard unit does not include features which are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features are part of the units. To the extent that the attached schedule include features which are part of the common elements, they are included for reference and information purposes. They are not intended to be part of the standard unit.
- (4) Except as otherwise indicated in this by-law, the standard unit(s) shall include all features of the units mentioned in the declaration or shown in the description (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between the declaration or description and the schedules to this By-Law, the schedules to this By-Law shall prevail.
- (5) All replacement materials and re-construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.
- (6) Where the schedules to this By-Law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) In this condominium, there are two (2) different classes of standard units. Each class is based upon a different model of unit in this condominium. The standard unit for each class or model is defined and described further in plans and specifications contained in the schedule(s) indicated for the particular class. The classes and schedule(s) are as follows:

Class Number	Class Description	Units	Level	Schedule(s)
1	Two Storey Model	1, 2, 3, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53	1	1
2	Split Level Model	4, 5, 6, 7, 8, 9, 34, 35, 42, 43, 54, 55, 56, 57, 58, 59, 60, 61	1	2

**ARTICLE III
MISCELLANEOUS**

- (1) Invalidity: The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
- (2) Waiver: No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- (3) Headings: The headings in the body of this by-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
- (4) Alterations: This by-law or any parts thereof may be varied, altered or repealed by a by-law passed in accordance with the provisions of the Act, and the Declaration.

The foregoing by-law is hereby passed by the Directors and confirmed by the owners pursuant to the *Condominium Act, 1998* of Ontario.

DATED this 7 day of Sept, 2005.

CARLETON CONDOMINIUM CORPORATION NO. 134



Print Name: President CCC 134
Print Title: Chris Thorne

I have authority to bind the Corporation.

Version 5.2 – February 2003

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This document was prepared by Nelligan O'Brien Payne LLP for CCC # 134 based on a thorough review of all relevant documentation and the specific circumstances of this condominium. This document may not be appropriate for another condominium.

Please note: The form from which this document was prepared is regularly revised and updated.

Schedule "1"
Carleton Condominium No.
Specifications Class 1

Affiliated Appraisers

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DESCRIPTION OF THE TWO STOREY MODEL

The following description applies only to the Two Storey Model Type. The main floor of this model contains an entry/foyer, a two piece bathroom, a kitchen, dining room, and living room. There are three bedrooms and a full bathroom on the second floor.

Overall Description

- Constructed in the mid to late 1970's (Circa 1976)
- Exterior cladding consists of a mix of stucco, brick, and wood siding – units have either stucco and wood or stucco and brick at the front with stucco and wood at the rear
- Asphalt shingle roof cover
- Aluminium fascia and soffits
- Original windows were reported to have been wood double pane sliders. Each unit also has one wood thermopane "picture window", with a slider opening section at the bottom, located in the living room. The condominium corporation is in the process of replacing all windows with vinyl thermopane units. All window openings are screened
- Rear yards have wood fences and units with elevated rear doors (several steps above grade level) have wood steps with a wood landing

Mechanical and Structural (Overall Building)

- Wood frame construction
- 2 x 8 inch joists on 16 inch centres
- Poured concrete foundation and basement floor slab
- Forced air natural gas heating. No central air conditioning system
- Each unit has an approximately 40 gallon gas hot water tank. A stamp on the water tank indicates that it is rented from a local utility provider
- 125 amp maximum electric panel (per stamp on panel box) with circuit breakers
- Ceiling mounted hard wired smoke detectors (in accordance with applicable building codes)
- Plumbing consists of standard copper and plastic/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted

General Interior Unit Finish

- Painted softwood baseboard mouldings – approximately 2½ inches in height
- Painted softwood interior door and window trim – approximately 2¼ inches in width
- Unless otherwise noted, interior doors (excluding closet doors) consist of standard hollow core panel doors (not colonial style) with plastic knobs
- Unless otherwise noted, closet doors consist of metal framed sliding panel doors (wood type panels). These doors have two floor to ceiling panel sections, are mounted on metal tracks, and are referred to as "*standard sliding doors*" in this report
- All finished areas have drywall (gypsum board) interior walls and partitions which are painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Drywall ceilings in all finished areas – stippled finish in all rooms except the kitchen and bathrooms which are painted with standard quality materials

Unit Ceiling Clearances

- Above grade levels have a ceiling clearance of approximately 8.0 feet
- Basement has a ceiling clearance of approximately 7.25 feet

Schedule "1"
Carleton Condominium No.
Specifications Class 1 (Continued)

Affiliated Appraisers

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First Level

Unit Entry/Foyer Description

- Standard quality vinyl composition tile flooring
- Two ceiling mounted light fixtures – each has a globe type glass shade suspended on a metal rod with a metal base/frame – single incandescent bulb
- One closet with a two section standard sliding door and a single full width hanging rod and shelf
- Original entry doors were reported to have been wood, however the condominium corporation replaced these units. Replacement door is a metal entry door with a colonial style design/indent pattern and a small semi-circular window. Standard quality brass knob and separate dead bolt
- No exterior storm doors at the time of construction.

Partial Bathroom

- Two piece bathroom – standard quality fixtures consisting of one sink and a toilet
- Standard size/quality ceramic wall mounted sink – dual knob faucet with a chrome finish
- No vanity or counter-top
- Standard quality vinyl composition tile flooring
- One ceiling mounted light fixture with a globe type glass shade and metal base/frame – single incandescent bulb
- Standard wall mounted mirror
- Standard quality exhaust fan with a separate switch
- No window

Kitchen Description

- Eat-in kitchen
- Standard quality vinyl composition tile flooring
- One ceiling mounted light fixture with a globe type glass shade suspended on a metal rod with a metal base/frame – single incandescent bulb
- Melamine counter with a single course/row ceramic tile backsplash (backsplash is approximately three to four inches in height)
- Standard quality wood cabinets with a melamine cabinet door finish
- Single stainless steel sink
- Dual knob faucet with a chrome finish and a swing spout – no spray attachment
- Metal range hood with a single bulb incandescent light and an electric exhaust fan – vented to the exterior
- One – two panel slider window
- Note: For some units, kitchens are located at the rear of the unit. The rear entry door is located in the kitchen for these units – original rear entry doors were reported to have been wood, however the condominium corporation replaced these units. Replacement doors were metal with a wide single hung thermopane window (window is in the upper section of the door only). Door also has a colonial style design/indent pattern. Door hardware consists of a basic quality brass dead bolt and separate knob

Dining Room Description

- Standard quality low pile carpet flooring with standard under padding
- One ceiling mounted light fixture with a globe type glass shade suspended on a metal rod with a metal base/frame – single incandescent bulb
- No window
- Dining Room is open to the living room – see floor plans

Schedule "1"
Carleton Condominium No.
Specifications Class 1 (Continued)

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Living Room Description

- Standard quality low pile carpet flooring with standard under padding
- No light fixture – one switched receptacle (typically intended for a lamp)
- "Picture" sized fixed window with a double pane slider opening section at the bottom
- One closet with a two section standard sliding door and a single full width hanging rod and shelf
- Exterior door leading to rear yard (for units with living rooms at the rear of the unit) – original entry doors were reported to have been wood, however the condominium corporation replaced these units. Replacement doors were metal with a wide single hung thermopane window (window is in the upper section of the door only). Door also has a colonial style design/indent pattern. Door hardware consists of a basic quality brass dead bolt and separate knob
- Note: Units with living rooms at the front of the unit do not have exterior doors

Second Level

Stairwell

- Standard quality low pile carpet with standard under padding on the steps and stair risers
- Wall mounted wood handrail
- Upper section of the stairwell has a half-wall partition with a painted wood cap

Hallway

- Standard quality low pile carpet with standard under padding
- Standard quality ceiling mounted light fixture
- No closet

Main Bathroom

- Four piece bathroom – standard quality fixtures consisting of a sink, toilet and a combined tub and shower head (no separate shower enclosure)
- Standard size/quality enamel covered sink – dual knob faucet with a chrome finish
- Standard quality/size tub – enamel covered with a dual knob chrome finished faucet and chrome shower head
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality vinyl composition tile flooring
- Standard metal framed medicine cabinet with a mirrored cabinet door
- One ceiling mounted light fixture with a globe type glass shade suspended on a metal rod with a metal base/frame – single incandescent bulb
- Wide vanity with a square top melamine counter and a basic one course/row ceramic backsplash – three cabinet doors and four drawers
- Standard quality exhaust fan with a separate switch
- No window

Bedroom No. 1 (Master Bedroom)

- Standard quality low pile carpet flooring with standard under padding
- No light fixture – one switched receptacle (typically intended for a lamp)
- One closet with a wide two section standard sliding door – full width hanging rod and shelf
- Two – two panel slider windows (some units have fixed thermopane windows with a two section double pane slider at the bottom)

Bedroom No. 2

- Standard quality low pile carpet flooring with standard under padding
- Standard quality ceiling mounted light fixture
- One closet with a standard two section sliding door – hanging rod and shelf with a multiple shelving section
- One – two panel slider window

Schedule "1"
Carleton Condominium No.
Specifications Class 1 (Continued)

Affiliated Appraisers

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Bedroom No. 3

- Standard quality low pile carpet flooring with standard under padding
- Standard quality ceiling mounted light fixture
- One closet with a standard two section sliding door – full width hanging rod and shelf
- One – two panel slider window

Basement

Stairwell Description

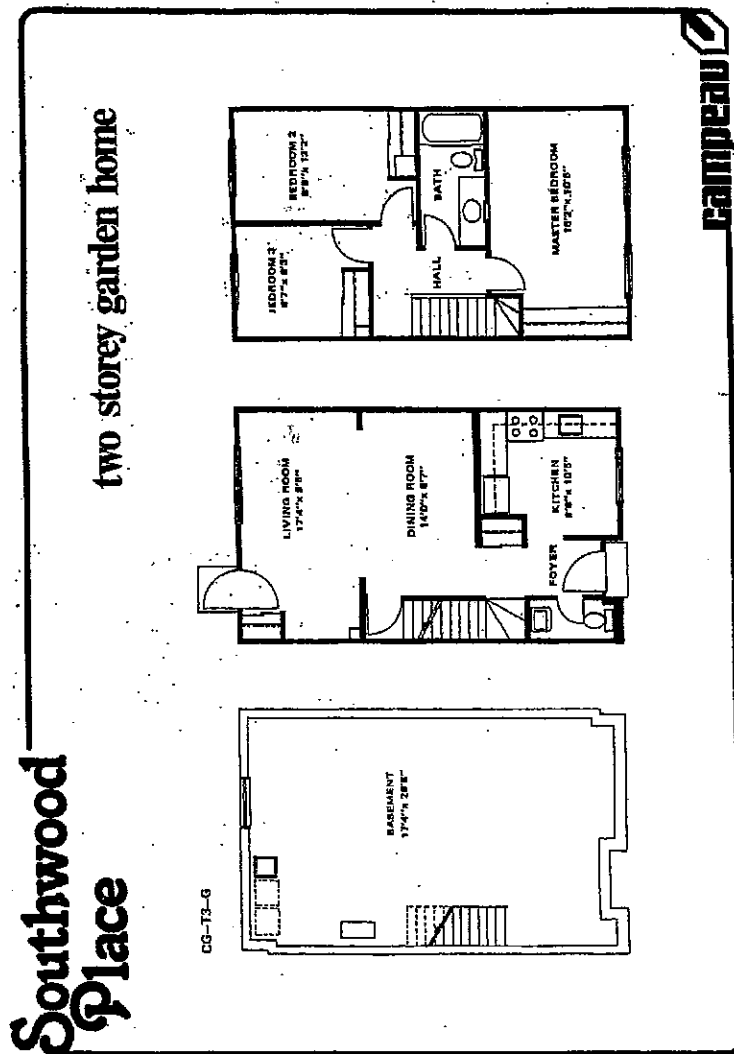
- Upper section of stairwell is finished – standard quality low pile carpet flooring with standard under padding, painted drywall walls, and stippled drywall ceilings. One ceiling mounted light fixture with a globe type glass shade and metal base/frame – single incandescent bulb
- Painted wood stairs with open risers (no finish flooring)
- Wall mounted wood handrail

Unfinished Basement

- Approximately half (top portion) of the common walls and all of the interior side of the exterior walls are finished – painted drywall finish
- Unfinished ceiling
- Concrete slab floor
- Basic ceiling mounted bare bulb light fixtures
- Washer and dryer hook-ups
- Single plastic sink/laundry tub – low quality copper faucet with plastic knobs (typical for an unfinished basement)
- Furnace and hot water tank are located in the basement
- One – two panel slider window

Schedule "1"
Carleton Condominium No.
Plans Class 1

FLOOR PLANS - TWO STOREY MODEL



The above floor plans were scanned from the builders original promotional material and are therefore of limited quality. Some units have slight variations from the above floor plan – such as reversed (front to rear or right to left) floor plans, etc.

Schedule "2"
Carleton Condominium No.
Specifications Class 2

Affiliated Appraisers

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DESCRIPTION OF THE SPLIT LEVEL MODEL

The following description applies only to the Split Level Model Type. This model contains an entry, kitchen, and dining room on the first level; a living room on the second level; two bedrooms and a bathroom on the third level; and a master bedroom on the fourth level.

Overall Description

- Constructed in the mid to late 1970's (Circa 1976)
- Exterior cladding consists of a mix of stucco, brick, and wood siding – units have either stucco and wood or stucco and brick at the front with stucco and wood at the rear
- Asphalt shingle roof cover
- Aluminium fascia and soffits
- Original windows were reported to have been wood double pane sliders. Each unit also has one wood thermopane "picture window", with a slider opening section at the bottom, located in the living room. The condominium corporation is in the process of replacing all windows with vinyl thermopane units. All window openings are screened
- Rear yards have wood fences and units with elevated rear doors (several steps above grade level) have wood steps with a wood landing

Mechanical and Structural (Overall Building)

- Wood frame construction
- 2 x 8 inch joists on 16 inch centres
- Poured concrete foundation and basement floor slab
- Forced air natural gas heating. No central air conditioning system
- Each unit has an approximately 40 gallon gas hot water tank. A stamp on the water tank indicates that it is rented from a local utility provider
- 125 amp maximum electric panel (per stamp on panel box) with circuit breakers
- Ceiling mounted hard wired smoke detectors (in accordance with applicable building codes)
- Plumbing consists of standard copper and plastic/ABS piping
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted

General Interior Unit Finish

- Painted softwood baseboard mouldings – approximately 2½ inches in height
- Painted softwood interior door and window trim – approximately 2¼ inches in width
- Unless otherwise noted, interior doors (excluding closet doors) consist of standard hollow core panel doors (not colonial style) with plastic knobs
- Unless otherwise noted, closet doors consist of metal framed sliding panel doors (wood type panels). These doors have two floor to ceiling panel sections, are mounted on metal tracks, and are referred to as "standard sliding doors" in this report
- All finished areas have drywall (gypsum board) interior walls and partitions which are painted with standard quality materials
- Standard quality painting materials are considered to include priming and two coats of flat latex paint with semi-gloss paint in the kitchen and bathrooms
- Drywall ceilings in all finished areas – stippled finish in all rooms except the kitchen and bathrooms which are painted with standard quality materials

Unit Ceiling Clearances

- Above grade levels have a ceiling clearance of approximately 8.0 feet
- Basement has a ceiling clearance of approximately 7.25 feet

Schedule "2"
Carleton Condominium No.
Specifications Class 2 (Continued)

Affiliated Appraisers

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First Level

Unit Entry/Foyer Description

- Standard quality vinyl composition tile flooring
- Two ceiling mounted light fixtures* each has a globe type glass shade suspended on a metal rod with a metal base/frame -- single incandescent bulb
- One closet with a two section standard sliding door and a single full width hanging rod and shelf
- Original entry doors were reported to have been wood, however the condominium corporation replaced these units. Replacement door is a metal entry door with a colonial style design/indent pattern and a small semi-circular window. The door unit also includes a fixed narrow horizontal panel with a window in the upper half (this panel is metal and is located adjacent to the door). Standard quality brass knob and separate dead bolt
- No exterior storm doors at the time of construction

Partial Bathroom

- Two piece bathroom -- standard quality fixtures consisting of one sink and a toilet
- Standard size/quality ceramic wall mounted sink -- dual knob faucet with a chrome finish
- No vanity or counter-top
- Standard quality vinyl composition tile flooring
- One ceiling mounted light fixture with a globe type glass shade suspended on a metal rod with a metal base/frame -- single incandescent bulb
- Standard wall mounted mirror
- Standard quality exhaust fan with a separate switch
- No window

Kitchen Description

- Eat-in kitchen
- Standard quality vinyl composition tile flooring
- One ceiling mounted light fixture with a globe type glass shade suspended on a metal rod with a metal base/frame -- single incandescent bulb
- Melamine counter with a single course/row ceramic tile backsplash (backsplash is approximately three to four inches in height)
- Standard quality wood cabinets with a melamine cabinet door finish
- Single stainless steel sink
- Dual knob faucet with a chrome finish and a swing spout -- no spray attachment
- Metal range hood with a single bulb incandescent light and an electric exhaust fan -- vented to the exterior
- One -- two panel slider window

Dining Room Description

- Standard quality low pile carpet flooring with commensurate under padding
- One ceiling mounted light fixture with a globe type glass shade suspended on a metal rod with a metal base/frame -- single incandescent bulb
- No window
- Partly open to the kitchen -- see floor plans

Second Level

Stairwell -- Leading to the Second Level

- Standard quality low pile carpet with standard under padding on the steps and stair risers
- Wall mounted wood handrail
- Upper section of the stairwell has a small half-wall partition with a painted wood cap

Schedule "2"
Carleton Condominium No.
Specifications Class 2 (Continued)

Affiliated Appraisers

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Living Room Description

- Standard quality low pile carpet flooring with standard under padding
- No light fixture – one switched receptacle (typically intended for a lamp)
- "Picture" sized fixed window with a double pane slider opening section at the bottom
- Exterior door leading to rear yard – original entry doors were reported to have been wood, however the condominium corporation replaced these units. Replacement doors were metal with a wide single hung thermopane window (window is in the upper section of the door only). Door also has a colonial style design/indent pattern. Door hardware consists of a basic quality brass dead bolt and separate knob

Third Level

Stairwell – Leading to the Third Level

- Standard quality low pile carpet with standard under padding on the steps and stair risers
- Wall mounted wood handrail
- Stairwell has a half-wall partition with a painted wood cap

Hallway

- Standard quality low pile carpet with standard under padding
- Standard quality ceiling mounted light fixture
- No closet

Main Bathroom

- Four piece bathroom – standard quality fixtures consisting of a sink, toilet and a combined tub and shower head (no separate shower enclosure)
- Standard size/quality enamel covered sink – dual knob faucet with a chrome finish
- Standard quality/size tub – enamel covered with a dual knob chrome finished faucet and chrome shower head
- Ceramic tile tub enclosure with a full length curtain rod
- Standard quality vinyl composition tile flooring
- Standard metal framed medicine cabinet with a mirrored cabinet door
- One ceiling mounted light fixture with a globe type glass shade suspended on a metal rod with a metal base/frame – single incandescent bulb
- Wide vanity with a square top melamine counter and a basic one course/row ceramic backsplash – three cabinet doors and four drawers
- Standard quality exhaust fan with a separate switch
- No window

Bedroom No. 2

- Standard quality low pile carpet flooring with standard under padding
- Standard quality ceiling mounted light fixture
- One closet with a standard two section sliding door – full width hanging rod and shelf
- One – two panel slider window (some units have a fixed thermopane window with a two section double pane slider at the bottom)

Bedroom No. 3

- Standard quality low pile carpet flooring with standard under padding
- Standard quality ceiling mounted light fixture
- One closet with a standard two section sliding door – full width hanging rod and shelf
- One – two panel slider window (some units have a fixed thermopane window with a two section double pane slider at the bottom)

Schedule "2"
Carleton Condominium No.
Specifications Class 2 (Continued)

Affiliated Appraisers

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Fourth Level

Stairwell – Leading to the Fourth Level

- Standard quality low pile carpet with standard under padding on the steps and stair risers
- Wall mounted wood handrail

Hallway

- Standard quality low pile carpet with standard under padding
- One ceiling mounted light fixture with a globe type glass shade and metal base/frame – single incandescent bulb
- One closet with a standard two section sliding door and five shelves

Master Bedroom (Bedroom No. 1)

- Standard quality low pile carpet flooring with standard under padding
- No light fixture – one switched receptacle (typically intended for a lamp)
- One closet with a wide two section standard sliding door – full width hanging rod and shelf
- Two – two panel slider windows (some units have a fixed thermopane window with a two section double pane slider at the bottom)

Basement Level

Stairwell Description

- Upper section of stairwell is finished – standard quality low pile carpet flooring with standard under padding, painted drywall walls, and stippled drywall ceilings. One ceiling mounted light fixture with a globe type glass shade and metal base/frame – single incandescent bulb
- Painted wood stairs with open risers (no finish flooring)
- Wall mounted wood handrail

Unfinished Basement

- Approximately half (top portion) of the common walls and all of the interior side of the exterior walls are finished – painted drywall finish
- Unfinished ceiling
- Concrete slab floor
- Basic ceiling mounted bare bulb light fixtures
- Washer and dryer hook-ups
- Single plastic sink/laundry tub – low quality copper faucet with plastic knobs (typical for an unfinished basement)
- Furnace and hot water tank are located in the basement
- One – two panel slider window

Crawl Space

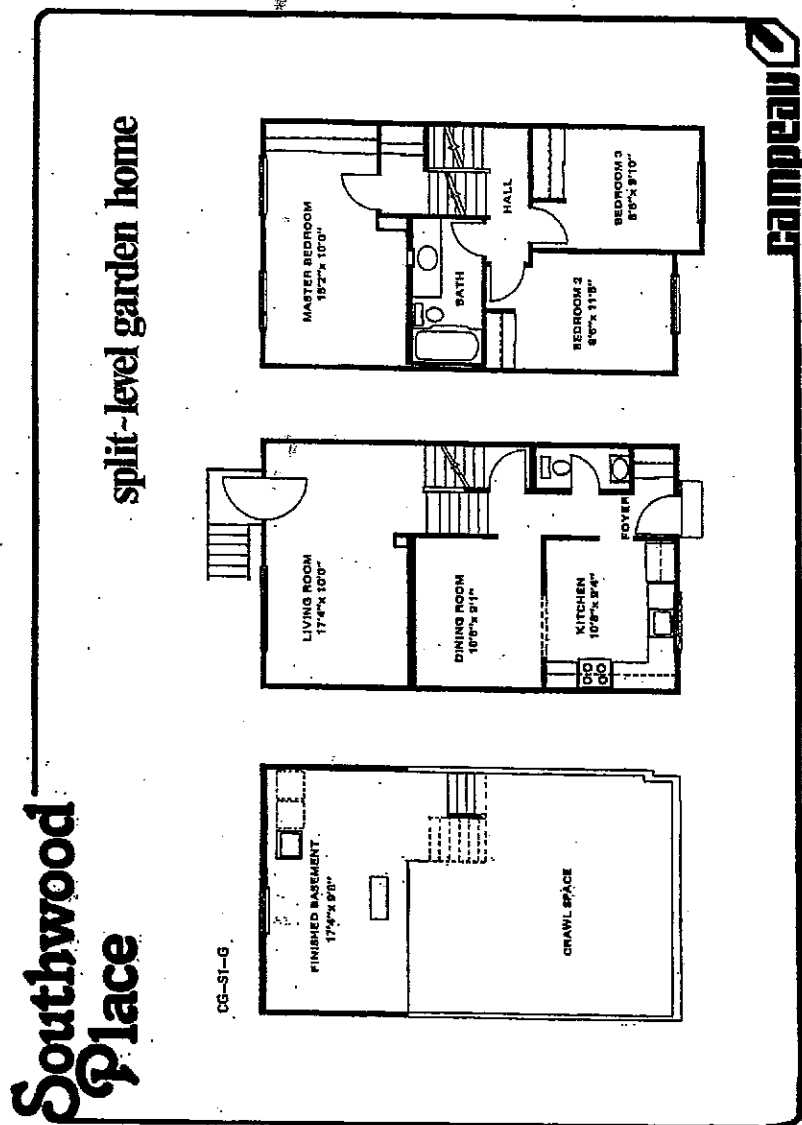
- There is an approximately 2.8 foot high crawl space under the first level
- Crawl space is open to the unfinished basement and has a concrete slab floor that is level with the basement floor
- Drywalled walls in the crawl space (walls are also approximately 2.8 feet in height)

Schedule "2"
Carleton Condominium No.
Plans Class 2

Affiliated Appraisers

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FLOOR PLANS - SPLIT LEVEL MODEL



The above floor plans were scanned from the builders original promotional material and are therefore of limited quality. Some units have slight variations from the above floor plan - such as reversed floor plans, etc.