

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 150

BY-LAW NO. 10

BE IT ENACTED as By-Law No. 10 (being a by-law to define standard units) of Carleton Condominium Corporation No. 150 (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 units in this condominium, in accordance with the requirements of the Act.
- (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 schedules 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 of the condominium including Sheets 1 to 17 of Part 2 of the description. 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 materials and 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 four (4) 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	Schedule(s)
1	Garden Homes Type "C"	Level 1, Units 1, 12, 28, 35, 37, 38, 45-48, 51, 58, 60, and 64	1
2	Garden Homes Type "D"	Level 1, Units 2, 3, 6, 7, 10, 11, 15-17, 20-22, 25-27, 30, 31, 35, 42, 43, 50, 52, 55-57, and 61-63	1
3	Garden Homes Type "E"	Level 1, Units 4, 5, 8, 9, 13, 14, 18, 19, 23, 24, 29, 32, 33, 44, 49, 53, 54, and 59	1
4	Garden Homes Type "F"	Level 1, Units 34, and 39-41	1


**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 10th day of February, 2003.

CARLETON CONDOMINIUM CORPORATION NO. 150


 Print Name: DEBRA DUNKLEY
 Print Title: PRESIDENT

I have authority to bind the Corporation.

Version 5 – May 2002

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This document was prepared by Nelligan O'Brien Payne LLP for CCC #150 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 Corporation No. 150
 Specifications

Specifications are applicable to all classes. All items are of standard builder's quality, unless otherwise stated.

GENERAL

Interior Doors:	1 3/8" hollow core hardboard.
Floors:	Kitchen, bathroom, powder room and entrance hall have cushioned floor. Living room, dining room, stairs and all bedrooms wall-to-wall carpeting.
Walls:	1/2" Drywall, primed with 2 coats of latex paint.
Trim:	Economy grade wood trim, painted with oil base, semi gloss paint.
Ceilings:	8 foot high ceilings, stipple on drywall.
Windows:	Thermo glazed energy saving slider complete with screens as required. Living room window thermo glazed.

PLUMBING AND MECHANICAL SYSTEMS

- Rented gas fired fast recovery hot water tank
- Gas fired warm air furnace
- 100 amp service (underground wiring) with 20 circuit panel
- Rough-in for future powder room off master bedroom in models C, D and E.
- Copper piping
- PVC drainage pipes
- Hardwired smoke detectors

MISCELLANEOUS FEATURES

- Pre-wired for cable and telephone

ENTRANCE

- Sliding closet doors with one interior shelf and hanging rod
- Glass ceiling light fixture

BEDROOMS

- Class Type "C", "D", and "F" – sliding closet doors with one interior shelf and hanging rod
- Class Type "E" - Walk-In closet with slab door, plastic door knobs and fixtures, and interior closet light fixture and hanging rod (master bedroom only)

SECONDARY BEDROOMS

- Dish style light with two bulbs
- Sliding doors on closets with one interior shelf and hanging rod

HALLWAYS AND STAIRS

- 4 wood shelves in linen closet
- Class Type "C" – slab door in linen closet
- Class Type "D" and "F" – sliding door in linen closet
- Class Type "E" – bi-fold door in linen closet
- Painted wood handrails, metal spindles with plastic cap on metal railing
- Glass ceiling light fixtures

KITCHEN

- Charcoal filter and hood fan over range area
- 2 hanging ball light fixtures
- Builder's standard cabinets in particle board with laminate
- Metal cabinet handles and accessories
- Standard single head faucets
- Plastic Laminate kitchen countertops with single stainless steel sink

BROOM CLOSET

- Standard interior door in Class Type "C", "D", and "F"
- Bi-fold door in Class Type "E"

DINING ROOM

- Basic chandelier

BATHROOMS

- Ceramic tile from tub to drop ceiling or top of window and caulked.
- One globe ceiling fixture
- Standard grade toilet and standard bathtub with shower curtain rod
- Plastic Laminate bathroom countertops
- Ceiling fan and ducts in bathrooms without windows
- Shower head with one spigot and 2 handles
- Porcelain on steel sinks with standard single head sink faucet with 2 handles
- 24" x 36" bathroom mirror
- Builder standard vanity with double doors
- Metal medicine cabinet with mirror

UNFINISHED BASEMENT

- 3" poured concrete over 5" crushed rock
- Floor drain
- Dryer vent and outlet
- Single fiberglass laundry tub with connection for washer

Standard Features

Unless otherwise indicated herein, the following items shall simply be of standard quality and installation and in accordance with all relevant or applicable codes and regulations:

light switch and cover plates
 electrical outlets and cover plates
 plumbing
 drains
 insulation
 ducting, venting and associated fans
 door hardware
 vapour barrier
 electrical wiring
 paint
 trim
 cabinet hardware (bathroom(s) and kitchen)
 door bells – front and back

Applicant(s) 15150-0001 to 15150-0064 (inclusive)

Name CARLETON CONDOMINIUM CORPORATION NO. 150
Address for Service c/o Nelligan O'Brien Payne
1900-66 Slater Street
Ottawa, ON K1P 5H1

Carleton Condominium Corporation No. 150 hereby certifies that by-law number 10 attached hereto is a true copy of the by-law. The by-law was made in accordance with the Condominium Act. The owners of a majority of the units of the corporation have voted in favour of confirming the by-law.

I, Debra Dunkerley, have the authority to bind the corporation.

Statements

Schedule: See Schedules

Signed By

Stephanie Armande Leveille 1900-66 Slater St. acting for Applicant(s) Signed 2003 04 25
Ottawa K1P 5H1
Tel 613-238-8080
Fax 6132382098

Submitted By

NELLIGAN O'BRIEN PAYNE LLP 1900-66 Slater St. 2003 04 28
Ottawa K1P 5H1
Tel 613-238-8080
Fax 6132382098

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

ACKNOWLEDGEMENT AND DIRECTION

TO: James Davidson
{insert lawyer's name}

AND TO: NELLIGAN O'BRIEN PAYNE LLP

RE: By-law No. 10, as attached
{insert brief description of instrument(s)}

This will confirm that:

- I/we have reviewed the information set out below, and that this information is accurate;
- You are authorized and directed to register electronically on my behalf the document(s) described in this Acknowledgement and Direction as well as any other document(s) required to complete the registration of the instrument(s) described above;
- The effect of the electronic documents described in this Acknowledgement and Direction has been fully explained to me/us and I/we understand that I/we are parties to and bound by the terms and provisions of these electronic document(s) to the same extent as if I/we had signed these documents; and
- I/we are in fact parties named in the electronic documents described in this Acknowledgement and Direction and I/we have not misrepresented our identities to you.

PROPERTIES

PIN: 15150-0001 to 15150-0064 (inclusive)

Description: All units and common elements comprising the property included in
Carleton Condominium Plan No. 150
City of Ottawa
Land Titles Division of Ottawa-Carleton (No.4)

Address: Ottawa

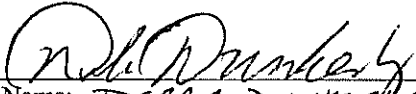
APPLICANT(S)

Name: CARLETON CONDOMINIUM CORPORATION NO. 150

Capacity: Authorized Officer

Dated this 14th day of APRIL, 2003. a

CARLETON CONDOMINIUM CORPORATION NO. 150

b 
c Print Name: DEBRA DUNKLEY
d Print Title: PRESIDENT

(Seal) e

I have authority to bind the Corporation.