

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 182**

**BY-LAW NO. 6**

BE IT ENACTED as By-Law No. 6 (being a by-law to define standard units) of Carleton Condominium Corporation No. 182 (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 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 the structural drawings which are Sheets 1 to 23 of Part 2 of the Condominium Description filed with the Registry Office (the "structural drawings"), and the specifications contained in the Schedule "1" attached hereto. The classes are as follows:

<b>Class Number</b>	<b>Class Description</b>	<b>Units</b>
1	Model A	Level 1, Units 1, 10, 17, 26, 27, 30, 40, 42 and 50
2	Model B	Level 1, Units 15, 16, 19, 33, 34, 38 and 52
3	Model C	Level 1, Units 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 18, 21, 22, 23, 24, 25, 28, 29, 32, 36, 37, 39, 43, 45, 47, 48, 51 and 53
4	Model D	Level 1, Units 7, 14, 20, 31, 35, 41, 44, 46 and 49

**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 25<sup>th</sup> day of March, 2003.

**CARLETON CONDOMINIUM CORPORATION NO. 182**

\_\_\_\_\_  
Print Name:

Print Title:

I have authority to bind the Corporation.

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This document was prepared by Nelligan O'Brien Payne LLP for CCC #182 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. 182**  
 Specifications

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

**GENERAL**

<b>Interior Doors:</b>	1 3/8" hollow core hardboard.
<b>Floors:</b>	Kitchen, bathroom, powder room and entrance hall have cushioned floor. Living room, dining room, stairs and all bedrooms have wall-to-wall carpeting.
<b>Walls:</b>	2 x 4 studs and 1/2" drywall each side, primed with 2 coats of latex paint.
<b>Trim:</b>	Economy grade wood trim, painted with oil base, semi gloss paint.
<b>Ceilings:</b>	8 foot high ceilings, stipple on drywall.
<b>Fireplaces:</b>	As noted on registered plans. (Not every unit)

**PLUMBING AND MECHANICAL SYSTEMS**

- Rented gas fired fast recovery hot water tank
- Gas fired forced warm air furnace and ductwork
- 100 amp service (underground wiring) with 20 circuit panel
- Copper piping
- PVC drainage pipes
- Hardwired smoke detector (upstairs)
- Pre-wired for cable and telephone

**ENTRANCE**

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

**HALLWAYS AND STAIRS**

- Linen closet with sliding doors or slab door and 4 wood shelves
- 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 (some units)**

- Standard interior door

**DINING ROOM**

- Basic chandelier

**BEDROOMS**

- Sliding closet doors with one interior shelf and hanging rod

## SECONDARY BEDROOMS

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

## BATHROOMS (2)

- 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

## POWDER ROOM

- Sink (builder's standard)
- Vanity (builder's standard)
- Toilet (builder's standard)

## UNFINISHED BASEMENT

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

## EXTERIOR

<b>Footings:</b>	Poured concrete
<b>Foundations:</b>	Poured concrete.
<b>Foundation Drainage:</b>	4" diameter weeping tile
<b>Damproofing:</b>	Emulsified asphalt on exterior walls below grade
<b>Parging:</b>	Exposed surface of foundation wall above grade parged with cement plaster approximately 1/2" thick
<b>Exterior Walls:</b>	1/2" drywall, R12 insulation, 2 x 4 studs, wall sheathing, 15 lb. tarred felt paper, plus aluminum siding and brick façade.
<b>Roof:</b>	210 lb. asphalt shingles over 3/8" spruce plywood on roof trusses @ 24" o.c. R30 insulation, vapour barrier, 1/2" drywall
<b>Party Walls:</b>	Fire and sound rated construction consisting of double width of 2 x 4 insulated and drywalled from foundation to underside of roof
<b>Exterior Door:</b>	Insulated "wrap free" steel
<b>Windows:</b>	Vinyl Sliders in wood frame complete with screens as required. Living room window thermo glazed.
<b>Outlets:</b>	2 exterior weather proof outlets
<b>Flashing:</b>	All flashing to be galvanized sheet metal installed to C.M.H.C. requirements
<b>Driveways:</b>	2" Hot mix asphalt over 5" compacted crushed rock
<b>Walks:</b>	2" Hot mix asphalt over 5" crushed rock, or 2" precast concrete
<b>Fences and/or Hedges:</b>	In accordance with landscape plan approved by the City of Ottawa
<b>Sod:</b>	The site will be graded, covered with 4" top soil and sodded to grades as approved by the City of Ottawa
<b>Trees:</b>	Trees will be provided and planted in accordance with planting plans approved by the City of Ottawa

Unit 30, Level 1 (Model A) has a front porch. The front porch is an upgrade to the unit and is therefore not considered part of the Standard Unit.

## 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 (interior and exterior)
- trim
- cabinet hardware (bathroom(s) and kitchen)
- door bells – front and back
- party walls
- roofing
- vents and fans
- weeping title systems and storm drains