

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 220

BY-LAW NO. 7

BE IT ENACTED as By-Law No. 7 (being a by-law to define standard units) of Carleton Condominium Corporation No. 220 (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 farther in the structural drawings which are Sheets 1 to 14 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:

Class Number	Class Description	Units
1	Model A1	Units: 1, 3, 4, 6, 7, 9, 11, 13, 18, 19, 21, 25, 26, 28, 30, 32, 33, 35, 36, 37, 38, 40, 41, 43, 45, 46, 48, 49, 51 and 52, Level 1
2	Model A2	Units: 5, 8, 10, 14, 17, 20, 29 and 47, Level 1
3	Model B1	Units: 2, 12, 15, 16, 22, 24, 34, 39 and 50, Level 1
4	Model B2	Units: 23, 27, 31, 42 and 44, Level 1

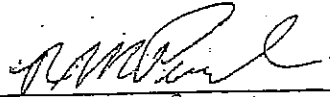
**ARTICLE III
MISCELLANEOUS**

- (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 22 day of MAY, 2004.

CARLETON CONDOMINIUM CORPORATION NO. 220


 Print Name: RON. POULIN
 Print Title: PRESIDENT

I have authority to bind the Corporation.

Version 5.2 – February 2003

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This document was prepared by Nelligan O'Briane Payne LLP for CCC #220 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. 220
Specifications

SECTION ONE: GENERAL SPECIFICATIONS

Interior Doors:	Painted hollow core interior doors with polished brass finished doorknobs
Floors:	Wall to wall carpeting in Living Room, Dining Room, Hallways, Staircase and Bedrooms. Cushioned flooring in Kitchen, Vestibule and Bathrooms.
Trim:	Pine trim painted with one coat of semi-gloss paint
Walls:	½" drywall painted with one coat of latex flat finish paint except Bathrooms and Kitchen which have one coat of semi-gloss paint
Ceilings:	½" drywall, stippled except in Kitchen and Bathrooms

Electrical, Plumbing and Mechanical Systems:

- 40 gal hot water tank (rental)
- Gas fired warm air system
- 100 amp underground service
- Copper wiring throughout
- Washer and dryer connections
- Smoke detector (installed as per code requirements)
- Pre-wired for cable and telephone
- Heating ducts sized for future air-conditioning

SECTION TWO: INDIVIDUAL AREAS

Vestibule/Foyer

- Coat closet with vinyl bypass sliding doors, hanging rod and one interior shelf the length of the closet
- One standard single bulb light fixture with switch at door
- One standard single bulb light fixture near the front hall closet in Class 4

Hallways and Stairs

- One standard single bulb light fixture with a two way switch located both upstairs and down.
- Plastic handrail on wrought iron railing
- Linen closet with bi-fold door and 5 interior shelves (located on second floor)

Powder Room

- Post formed formica counter tops
- Standard melamine vanity with standard hardware
- Plate glass mirror
- Chromium plated towel bar and toilet paper holder
- Chrome finished faucets
- Enamel coated sink
- 2-bulb light fixture with a glass lens with switch at door
- Exhaust fan (vented in accordance with code requirements)

Living/Dining Room (Open concept)

- 1 switched outlet in Living room
- 1 switched 3-bulb light fixture with 3 glass globes and dimmer control in Dining Room

Schedule "1" (Continued)
 Carleton Condominium Corporation No. 220
 Specifications

Kitchen

- Post formed formica counter tops as per builder's samples
- Cupboards with melamine shelves, solid oak doors and metal hardware as per builder's samples
- Stainless steel sink with double handle faucets
- One single globe light fixture over sink; it is switched from the dining room (3 way switch)
- One single globe light fixture over eating area; it is switch from the eating area
- Range hood (vented in accordance with code requirements)
- Rough-in for a dishwasher

Main Bathroom

- Post formed formica counter tops
- Standard melamine vanity with standard hardware
- Plate glass mirror
- Mirrored 14" x 18" medicine cabinet
- Standard bathtub
- Ceramic tile full height to bulkhead above bathtub
- Chromium plated towel bar, soap dish and toilet paper holder
- Chrome finished faucets
- Enamel coated sink
- Exhaust fan (vented in accordance with code requirements)
- Light fixture containing 4 bulbs with a glass lens; it is switched from outside the bathroom
- Linen closet with bi-fold door and 5 interior shelves

Master Bedroom

- Closet with vinyl bypass sliding doors, hanging rod and one interior shelf the length of the closet in Class 1
- Walk-in closet with standard interior door, two hanging rods, two interior shelves and melamine shelving unit in Class 2
- Walk-in closet with three interior shelves, three hanging rods and one standard ceiling light fixture in Class 4
- Ensuite in Class 2
- Switch outlets (no fixture)

Ensuite Bathroom (Class 2)

- Post formed formica counter tops
- Standard melamine vanity with standard hardware
- Plate glass mirror
- Mirrored 14" x 18" medicine cabinet
- Chromium plated towel bar and toilet paper holder
- Chrome finished faucets
- Enamel coated sink
- Lighting is a single switch with a glass lens

Secondary Bedrooms

- Closet with vinyl bypass sliding doors, hanging rod and one interior shelf the length of the closet
- Switched outlets (no fixture)

Schedule "1" (Continued)
 Carleton Condominium Corporation No. 220
 Specifications

Basements (Unfinished)

- Plastic laundry tub, center sink supply with swinging spout and double handles
- Two-way switch for lightning in staircase, one fixture at the bottom of the stairs and one fixture on the stair landing.
- Two ceiling 1-bulb pull chain lights in basement (no fixture)
- 3" thick 2500 p.s.i. concrete basement floor with trowelled finish
- 8" thick 2500 p.s.i. concrete foundation walls
- Steel beams supported on steel teleposts

GARAGE

- ½" gypsum drywall on all walls
- ½" gypsum drywall on ceiling
- Asphalt on 6" crushed stone
- Single bulb light switched at garage door (three way switch - no fixture)
- Steel panel garage door with lock

EXTERIOR

Finish:	Brick or vinyl siding
Exterior Door:	Insulated metal doors with weatherstripping, aluminum thresholds and polished brass handle with dead bolt as indicated on door schedule
Windows:	Wood casement, slider and-awning or vinyl slider windows as per registered window schedule. All windows will be double glazed with sealed thermal units. All opening lights will have screens.
Insulation:	R-20 Batt
Vapour Barrier:	6 mil polyethylene vapour barrier
Roof:	R-32 Fiberglass insulation at roof
Facias and Eaves:	Aluminum as indicated on plans
Footings:	2500 p.s.i. concrete
Parging:	Cement parging to exposed portions of foundation walls externally
Damproofing:	Heavy duty damp proofing
Drainage:	4" diameter perimeter drainage system
Hose Bibs:	Two non-freeze hose bibs
Driveway:	Asphalt paved driveway on crushed stone base and concrete walkway from driveway to front door
Walkway:	Concrete sidewalk blocks from driveway to front door
Sod:	The site will be graded, covered with 4" top soil and sodded to grades as approved by the City of Ottawa
Trees:	Trees will be provided and planted in accordance with planting plans approved by the City of Ottawa
Fences and/or Hedges:	In accordance with landscape plan approved by the City of Ottawa

Framing:

Material:	#1 Spruce
Joists:	2" spruce - depths and spacing as shown on registered plans
Sub Floor:	¾" t&g subfloor with ½" t&g plywood underlay for cushion floor
External Walls:	2" x 6" studs at 24" centers
Internal Walls:	2" x 4" studs at 16" centers
Roof Construction:	Prefabricated roof trusses at 24" centers
Roof Sheathing:	3/8" sheathing with "H" clips
Shingles:	Self-sealing asphalt

Schedule "1" (Continued)
Carleton Condominium Corporation No. 220
Specifications

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 (copper throughout the house)
drains (ABS piping throughout the house)
ducting, venting and associated fans
door hardware
smoke detectors
electrical wiring
paint
trim
cabinet hardware (bathroom(s) and kitchen)
door bells – front and back