

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 226
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. 226 (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.
- (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 parts 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 (including Sheets 1 to 15 of Part 2 of the description) of the condominium. In the case of any inconsistency between the description and the schedules to this By-law, the schedules to this By-law shall prevail.
- (5) Unless otherwise indicated herein, the following items shall form part of the standard unit and shall simply be of standard quality and installation and in accordance with all relevant or applicable codes and regulations:
 - light switches and cover plates
 - electrical outlets and cover plates
 - plumbing
 - drains
 - insulation
 - ducting, venting and associated fans
 - smoke detectors, heat detectors and carbon monoxide detectors
 - vapour barrier
 - drywall, taped and sanded, with one coat of primer and one coat of white latex paint
 - electrical wiring
 - trim, with one coat of primer and one coat of white latex paint
 - interior door hardware
 - cabinet hardware (bathroom(s) and kitchen)

- (6) 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.
- (7) Where the schedules to this By-law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (8) The standard unit for each class or model is defined and described further in the specifications contained in Schedule "1" attached hereto.

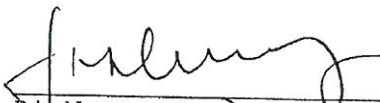
**ARTICLE III
MISCELLANEOUS**

- (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.
- (5) Preparation: This document was prepared in the year 2014 by Nelligan O'Brien Payne LLP in conjunction with the corporation.

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 17 day of Jun, 2015.

CARLETON CONDOMINIUM CORPORATION NO. 226



 Print Name: J R DELANEY
 Print Title: PRESIDENT

I have authority to bind the Corporation.

Schedule "1"

CCC # 226, Southwest corner of Castlefrank Road and McCurdy Drive, Ottawa

STANDARD UNIT SPECIFICATIONS - CCC #226**BASEMENTS:**

Footings: 2500 p.s.i. poured concrete.
 Foundation Walls: 2500 p.s.i. poured concrete 8" thick.
 Parging: Cement parging to exposed portions of foundation wall externally.
 Basement Floor: 3" thick 2500 p.s.i. concrete with trowelled finish.
 Waterproofing: Heavy duty damp proofing.
 Drainage: 4" diameter perimeter drainage system.
 Basement Beams: Wood beams supported on steel teleposts (architectural drawings).

FRAMING:

Joists: 2" spruce - depths and spacings included on architectural plans.
 Sub Floor: 5/8th tongue and groove plywood subfloor.
 External Walls: 2" x 6" studs at 24" centres.
 Internal Walls: 2" x 4" studs at 16" centres.
 Roof Construction: Prefabricated roof trusses at 24" centres.
 Shingles: Self-sealing asphalt.

INSULATION AND DRYWALL:

Basement: R-12 Fibreglass insulation to 2' below grade.
 Walls: R-20 Batt insulation and ½" gypsum drywall.
 Ceilings: R-32 Fibreglass insulation at roof. ½" gypsum drywall. Stipple finish ceilings except kitchen and bathrooms.
 Vapour barrier: 4 mil polyethylene.

EXTERIOR FINISHES:

Brick, vinyl siding, aluminum fascia and eaves as indicated on architectural drawings.

INTERIOR TRIM:

Wood Trim: Pine (painted). Clothes closets: One rod and one shelf in closets. Linen closets: 5 shelves.

DOORS:

Exterior Doors: Insulated metal doors with weatherstripping and aluminum thresholds.
 Interior Doors: Pine doors (painted). Closet Doors: Vinyl bypass. All units have a rear wood frame patio door with dimensions of 76" x 80".

WINDOWS:

Wooden casement, or vinyl slider windows. All windows are double glazed with sealed thermal units. All opening lights have screens. 18 of the 78 townhome units have bay windows in the front washroom.

HARDWARE:

Front entrance: Polished brass with dead bolt.

STAIRS:

Wood treads and risers: Carpet (Finished Areas). Woodstringers: paint. Balustrades: Plastic cap handrail on wrought iron railing.

KITCHEN CABINETS AND VANITIES:

Counter Tops: Post formed formica. Cabinets: Oak or melamine cabinets.

MEDICINE CABINETS AND MIRRORS:

Usher Capordelis Seguin & Associates Ltd.

Schedule "1"

Medicine Cabinets: Mirrored 16" x 20" cabinet. Mirrors: Plate glass mirror (30" x 36") in the upstairs bathroom with one 30" x 15" mirror downstairs in the powder room.

FLOOR COVERINGS:

Carpet: Wall to wall carpeting (40 ounce) in living room, dining room, halls and bedrooms.
Vinyl Flooring: Installed in kitchen, vestibule and bathrooms.

CERAMIC WORK AND BATHROOM ACCESSORIES:

Ceramic tile (6" x 6") installed above tubs to one foot below ceiling. Towel bars, soap and paper holders are chrome plated.

PAINTING:

Bathroom and kitchen walls are semi-gloss. Latex flat paint for remainder of interior walls.

PLUMBING:

Kitchen Sink: Stainless steel (double sink) with single handle faucet. Fixture colours: Bone.
Faucets: Chrome finished. Hose Bibs: 1 non-freeze type at front and 1 at rear. Hot Water Tank: 40 Gallon gas rental tank.

HEATING:

Gas fired warm air system to National Warm Air Association Standards.

ELECTRICAL INSTALLATION:

100 amp underground service with copper wiring throughout. Installed wiring for washer and dryer. Includes smoke detector, weatherproof outlets where illustrated on drawings and all fixtures, chimes, hood fan and door bell.

ONE CAR ATTACHED GARAGE:

A total of 78 attached garages in the complete. External walls are 2" x 4" studs at 24" centres. Roof Construction is prefabricated roof trusses at 24" centres with self-sealing asphalt shingles. Exterior finish is brick and vinyl siding with aluminum facias and eaves as indicated on architectural drawings. R-20 Batt insulation and ½" gypsum drywall along walls and ceilings abutting dwelling. Floor is asphalt over crushed gravel with downward slope to garage door for drainage. One metal uninsulated overhead door (7' x 10').

LANDSCAPING:

Fully landscaped yards. Precast concrete steps to front door. Asphalt paved parking on crushed stone base. Each unit has a fenced rear yard.

PARKING:

95 spaces. 78 outdoor parking spaces provides one space per unit. 17 outdoor visitor parking spaces provide visitor parking for the entire complex.

MUNICIPAL SERVICES:

Paved roads, curbs, sanitary sewers and water mains.