

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 239  
BY-LAW NO. 4**

BE IT ENACTED as By-law No. 4 (being a By-law to define standard units and a by-law respecting insurance deductibles) of Carleton Condominium Corporation No. 239 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I  
DEFINITIONS AND PURPOSE**

- (1) 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.
- (2) In this By-law, the term "deductible" means: The amount that is the lesser of the cost of repairing the damage and the deductible limit of the insurance policy obtained by the Corporation (in the case of an insurable event under the said policy). Note that a deductible (and a deductible loss) can exist whether or not the corporation decides to make an insurance claim.
- (3) The purpose of this By-law is to define the standard units and to deal with responsibility for deductibles in this condominium.

**ARTICLE II  
STANDARD UNITS**

- (1) 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.
- (2) 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.
- (3) 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 description and the schedules to this By-law, the schedules to this By-law shall prevail.
- (4) 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
  - vapour barrier
  - drywall, taped and sanded, with one coat of primer and one coat of white latex paint

electrical wiring  
 cable and phone connections  
 trim, with one coat of primer and one coat of white latex paint  
 interior door hardware  
 cabinet hardware (bathroom(s) and kitchen)

- (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  | Schedule(s) |
|--------------|-------------------|--|-------------|
| 1            | Type "A"          | Units 1, 2, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22, Level 1 | 1 & 2       |
| 2            | Type "B"          | Units 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Level 1 | 3 & 4       |

### ARTICLE III. INSURANCE DEDUCTIBLES

- (1) Property insurance for the units and common elements (excluding improvements) is obtained and maintained by the Corporation (the "Master Policy"), but is subject to a loss deductible clause.
- (2) The Master Policy accordingly does not cover any loss, or portion of a loss, falling within such deductible. Responsibility for any such loss shall be determined as follows:
- (a) Any deductible loss relating to damage to a unit (whether or not there has been an act or omission by the owner or lessee of the unit) shall be the responsibility of the owner of the unit, and shall be added to the common expenses payable for the owner's unit [in accordance with Article III (4)].
- (b) Any other deductible loss shall be the responsibility of the Corporation.
- (3) Notwithstanding the foregoing,
- (a) each unit owner shall indemnify and save harmless the Corporation and all other owners from any deductible loss (under the Master Policy) related to damage resulting from an act or omission of the owner, or his or her guests, agents or occupants of the unit. (Accordingly, if any such damage is caused to any part of the property, any related deductible loss under the Master Policy shall be added to the common expenses payable for the owner's unit, in accordance with Article III(4)).

- (b) the Corporation shall indemnify and save harmless each unit owner from any deductible loss resulting from an act or omission of the Corporation or its directors, officers, agents or employees.
- (4) Any amounts owing to the Corporation by a unit owner by virtue of the terms of this by-law shall be added to the common expenses payable by such unit owner and shall be collectible as such, including by way of condominium lien.
- (5) Each owner shall obtain and maintain insurance, including personal liability insurance, covering the owners' risks as set forth in this by-law.
- (6) The Corporation shall promptly provide written notice of any change in the deductible related to the Master Policy to all owners.

**ARTICLE IV.  
MISCELLANEOUS**

- (1) The standard unit description(s) in this by-law replace(s) any previous standard unit description(s) (for the same classes of unit), including any such description(s) provided by the declarant pursuant to Section 43 (5) (h) of the Act. Any such previous description(s) no longer apply.
- (2) 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.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) 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 27 day of NOVEMBER, 2014.

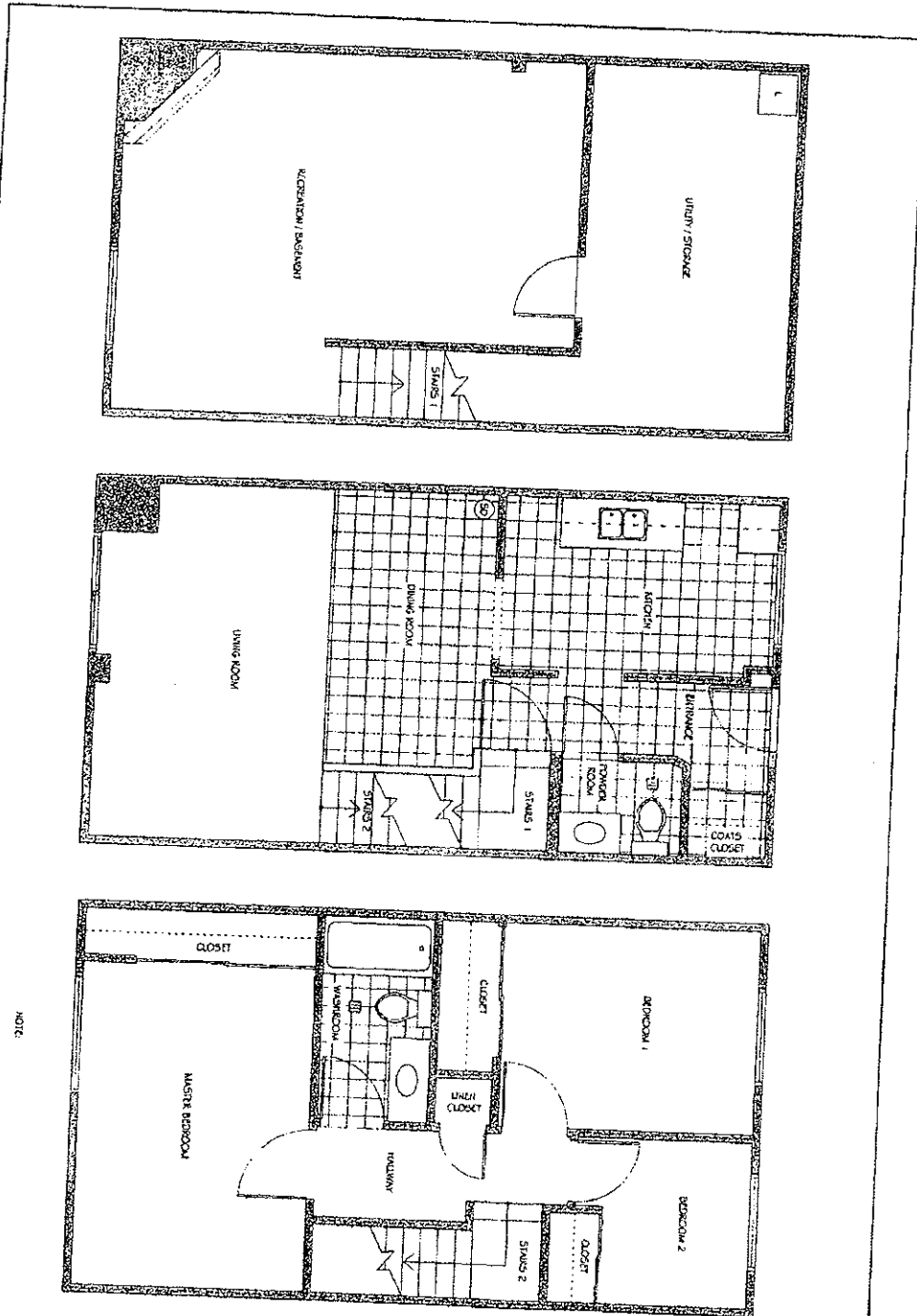
**CARLETON CONDOMINIUM CORPORATION NO. 239**

Monique Charbon  
 Print Name: Monique Charbon  
 Print Title: President

J. S. Bisson  
 Print Name: Vice President  
 Print Title: Jean-Georges Bisson

We have authority to bind the Corporation.

Schedule "1"  
 Carleton Condominium Corporation No. 239  
 Class 1 - Floor Plan



NOTE:  
 ALL THE BEDROOM UNITS, BATHROOMS ARE LOCATED IN BASEMENT  
 AND THE LIVING ROOM, DINING ROOM, KITCHEN, TOILET, BATH, AND  
 CLOSET ARE LOCATED ON THE MAIN FLOOR.

|   |  |                   |                        |
|---|--|-------------------|------------------------|
| <b>Lavolette</b><br>buildingengineering<br>154 COLONNADE ROAD<br>OTTAWA (RÉPÉRI), ONTARIO, K2E 7J5<br>TEL: (613) 226-4204 FAX: (613) 226-9514 | Project Title:<br>STANDARD UNIT DEFINITION<br>CCC 239<br>EADY COURT, OTTAWA, ONTARIO | Date:<br>13-06-26 | Job No:<br>L2144       |
|   | Drawing Title:<br>FLOOR PLAN - UNIT TYPE 'A'   | Scale:<br>N.T.S.  | Drawing No:<br>A1 of 4 |
|   |  | Drawn By:<br>L.H. | Reviewed By:<br>P.L.   |

**Schedule "2"**  
**Carleton Condominium Corporation No. 239**  
**Class I - Specifications**

| ROOM FINISH SCHEDULE  |   |  |                                      |                                      |                                      |                                      |   |  |                                      |
|---|---|--|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---|--|--------------------------------------|
| ROOM NAME   | FLOOR   |  | WALLS                                |                                      | CEILING                              |                                      | NOTES   | GENERAL SPECIFICATIONS   | REMARKS                              |
|   | MAT'L   | FINISH   | MAT'L                                | FINISH                               | MAT'L                                | FINISH                               |   |  |                                      |
| BEDROOM 1   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| BEDROOM 2   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| BEDROOM CLOSETS   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| CLOSET CLOSET   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| DINING ROOM   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| ENTRANCE  | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| HALLWAY   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| KITCHEN   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| UNEN CLOSET   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| UNEN ROOM   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| MASTER BEDROOM  | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| RECREATION/PAVEMENT   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| STAIR 1   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| STAIR 2   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| UTILITY/STORAGE   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| POWDER ROOM   | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| WASHROOM  | WOOD  | CRPT   | GB                                   | P                                    | GB                                   | STPL                                 | LAUNDRY CLOSET TO BE BUILT IN THIS ROOM. SEE DRAWING FOR DETAILS. | STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES. |                                      |
| LEGEND  | P - PAINT<br>GB - GYPSUM BOARD<br>CRPT - CRACKED TILE<br>WOOD - WOOD<br>LN - LINOLEUM<br>CONC - CONCRETE<br>UNEN - UNFINISHED | STPL - STRIPLE<br>LN - LINOLEUM<br>UNEN - UNFINISHED | CRPT - CRACKED TILE<br>FORM UNDERLAY | CONC - CONCRETE<br>UNEN - UNFINISHED | CONC - CONCRETE<br>UNEN - UNFINISHED | CONC - CONCRETE<br>UNEN - UNFINISHED | CONC - CONCRETE<br>UNEN - UNFINISHED                              | CONC - CONCRETE<br>UNEN - UNFINISHED   | CONC - CONCRETE<br>UNEN - UNFINISHED |
| <p>GENERAL SPECIFICATIONS:</p> <p>INTERIOR DOORS: STANDARD BUILDER QUALITY HOLLOW CORE LAMINATE DOORS WITH DIBRAL FINISH AND 20" HINGES.</p> <p>BASE &amp; TRIM MOLDINGS: 1" WIDE WOOD BASE AND TRIM MOLDINGS.</p> <p>STAIRWELLS: CARPETED STAIRS, WOOD BAILING ON ONE SIDE.</p> <p>LIGHT FIXTURES, SWITCHES &amp; OUTLETS: STANDARD BUILDER QUALITY LIGHT FIXTURES, SWITCHES &amp; OUTLETS.</p> <p>KITCHEN &amp; BATH CABINETS &amp; COUNTERTOPS: PLASTIC LAMINATE PARTICLE BOARD CABINETS &amp; COUNTERTOPS. FINISH: STANDARD BUILDER QUALITY FIRE RESISTANT TILE FRONT.</p> <p>FIREPLACE: BUILDER QUALITY WOOD BURNING FIREPLACE WITH NON-COMBUSTIBLE TILE FRONT.</p> <p>PLUMBING FIXTURES &amp; FIXTURES: STANDARD BUILDER QUALITY PLUMBING FIXTURES &amp; FIXTURES.</p> <p>HEATING: STANDARD BUILDER QUALITY ELECTRIC BASEBOARD HEATERS.</p> <p>EXHAUST: STANDARD BUILDER QUALITY EXHAUST FANS.</p> <p>ELECTRICAL: 200 AMP ELECTRICAL PANEL, COMPLETE WITH ALL ASSOCIATED COPPER WIRING.</p> |   |  |                                      |                                      |                                      |                                      |   |  |                                      |

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Project Title:  
**STANDARD UNIT DEFINITION**  
 CCC 239  
 EADY COURT, OTTAWA, ONTARIO

Drawing Title:  
**TYPICAL UNIT TYPE 'A'**  
**ROOM FINISH SCHEDULE**

Date:  
 13-06-26

Scale:  
 N.T.S.

Drawn By:  
 L.H.

Job No.:

L2144

Reviewed By:  
 P.L.

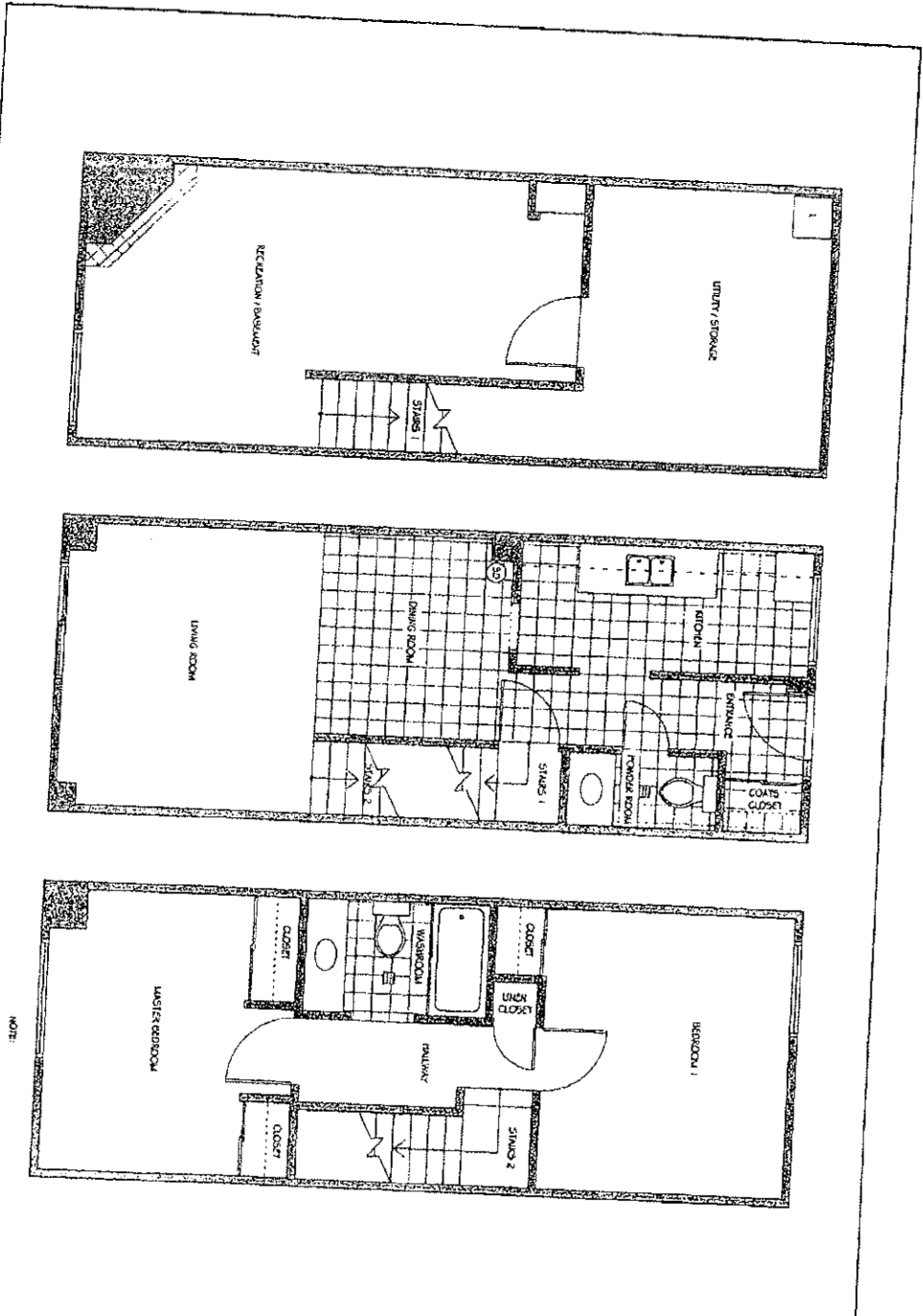
Job No.:

L2144

Reviewed By:  
 P.L.

A2 of 4

Schedule "3"  
 Carleton Condominium Corporation No. 239  
 Class 2 - Floor Plan



NOTE:  
 ALL TWO BEDROOM UNITS, PARTIALLY ARE LOCATED IN RESERVE.

|   |  |                      |                         |
|---|--|----------------------|-------------------------|
| <b>Lavolette</b><br>buildingengineering<br>154 COLLEVADE ROAD<br>OTTAWA (RÉFÈRE), ONTARIO, K2E 7J5<br>TEL: (613) 226-4204 FAX: (613) 226-5514 | Project Title:<br>STANDARD UNIT DEFINITION<br>COC 239<br>EADY COURT, OTTAWA, ONTARIO | Date:<br>13-07-24    | Job No.:<br>L2144       |
|   | Drawing Title:<br>FLOOR PLAN - UNIT TYPE 'B'   | Scale:<br>N.T.S.     | Drawing No.:<br>A3 of 4 |
|   | Drawn By:<br>L.H.  | Reviewed By:<br>P.L. |                         |

