

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 274  
BY-LAW NO. 8**

BE IT ENACTED as By-Law No. 8 (being a by-law to define standard units) of Carleton Condominium Corporation No. 274 (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 twelve (12) 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 registered structural plans, being Sheets 1 to 13 of Part 2 of the description and the specifications contained in the Schedule "1". The classes are as follows:

<b>Class Number</b>	<b>Class Description</b>	<b>Units</b>
1	<b>Level 1 - Unit Type "A",</b> 1350 Sq. Ft.	Units 1, 3, 4, 8, 9, 11, 18 and 23, Level 1
2	<b>Level 1 - Unit Type "B",</b> 900 Sq. Ft.	Units 5, 6, 7, 13, 14, 15, 16, 19, 20, 21 and 22, Level 1
3	<b>Level 1 - Unit Type "B"</b> Corner Unit, 900 Sq. Ft.	Units 12 and 17, Level 1
4	<b>Level 1 - Unit Type "C",</b> 1100 Sq. Ft.	Units 2 and 10; Level 1
5	<b>Level 2 - Unit Type "A",</b> 1350 Sq. Ft.	Units 1, 3, 4, 8, 9, 11, 18 and 23, Level 2
6	<b>Level 2 - Unit Type "B",</b> 900 Sq. Ft.	Units 5, 6, 7, 13, 14, 15, 16, 19, 20, 21 and 22, Level 2
7	<b>Level 2 - Unit Type "B"</b> Corner Unit, 900 Sq. Ft.	Units 12 and 17, Level 2
8	<b>Level 2 - Unit Type "C",</b> 1100 Sq. Ft.	Units 2 and 10; Level 2
9	<b>Level 3 - Unit Type "A",</b> 1350 Sq. Ft.	Units 1, 3, 4, 8, 9, 11, 18 and 23, Level 3
10	<b>Level 3 - Unit Type "B",</b> 900 Sq. Ft.	Units 5, 6, 7, 13, 14, 15, 16, 19, 20, 21 and 22, Level 3
11	<b>Level 3 - Unit Type "B"</b> Corner Unit, 900 Sq. Ft.	Units 12 and 17, Level 3
12	<b>Level 3 - Unit Type "C",</b> 1100 Sq. Ft.	Units 2 and 10; Level 3

**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 MARCH, 2004.

**CARLETON CONDOMINIUM CORPORATION NO. 274**



Print Name: BRIAN WOLFENDEN  
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'Brien Payne LLP for CCC #274 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. 274**  
**Specifications – Schedule "1"**

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

**SECTION ONE: GENERAL SPECIFICATIONS**

- Doors:** hollow colonial style interior doors with plastic hardware except foyer door which is paneled glass door
- Floors:** 24 ounce carpet over underpad throughout unless stated below
- Trim:** Wood base trim finished with semi-gloss paint
- Walls:** ½" drywall finished with semi-gloss paint
- Ceilings:** Textured ceilings throughout except in kitchens, bathrooms, and powder rooms

**Electrical, Plumbing and Mechanical Systems:**

- Copper wiring throughout
- Electrical service with 125-amp breaker panel
- Rental hot water tank in laundry room

**SECTION TWO: INDIVIDUAL AREAS**

**Foyer**

- Ceramic tile flooring
- Standard overhead light fixture
- Closet with bi-fold door, hanging rod and shelving

**Hallways/ Stairwells**

- Wrought iron balustrades with oak handrail caps
- One overhead light fixture in lower level of stairwells

**Living Room**

- Ceramic tile hearth in front of fireplace
- Fireplace with metal firebox lining
- Stained wood mantel

**Dining Room**

- Overhead light fixture

**Kitchen**

- Resilient sheet vinyl flooring over plywood underlay
- Single stainless steel sink with dual control faucet
- Melamine kitchen cabinets with metal hardware
- Countertop with rolled edge
- Two speed range hood fan vented to exterior
- Rough-in for dishwasher
- Adjacent utility storage with rough-in for washer and dryer
- Swing door to utility storage area
- 2 overhead light fixtures in kitchen, 1 overhead light fixture in storage area

**Main Bathroom**

- Ceramic tile flooring
- Ceramic tile tub enclosure to ceiling
- Standard size porcelain sink, toilet and bathtub with shower curtain rod
- Medicine cabinet with mirror
- Melamine cabinet under sink with metal hardware on cabinet doors
- Four bulb light fixture above sink
- Metal towel rack and paper holder

**Powder Room**

- Ceramic tile flooring
- Standard size porcelain sink and toilet
- Medicine cabinet with mirror
- Metal towel rack and paper holder

**Master Bedroom**

- Closet with sliding doors, hanging rod and shelf

**Secondary Bedrooms**

- Closet with sliding doors, hanging rod and shelf

**Conservatory**

- 24 ounce carpet over underpad

**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  
 electric fitted smoke detectors (not battery)  
 vapour barrier  
 electrical wiring  
 paint  
 trim  
 cabinet hardware (bathroom(s) and kitchen)  
 door bells