

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 294

BY-LAW NO. 12

BE IT ENACTED as By-Law No. 12 (being a by-law to define standard units) of Carleton Condominium Corporation No. 294 (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, in accordance with the requirements of the Act.
- (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 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 of the condominium including Sheets 1 to 17 of Part 2 of the description. 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 materials and 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. Where conflicting requirements exist, the most stringent shall apply. 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 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	Garden Home Type "C"	Level 1, Units 13, 25, 30, 31, 32, 33, 34, 35, 36, 38, 46, 49, 50 and 53	1
2	Garden Home Type "D"	Level 1, Units 2, 3, 5, 6, 7, 9, 10, 15, 16, 18, 19, 20, 21, 23, 24, 27, 28, 39, 40, 41, 43, 44, 45 and 52	1
3	Garden Home Type "E"	Level 1, Units 1, 4, 8, 11, 12, 17, 22, 26, 29, 37, 42, 47 and 48	1
4	Garden Home Type "F"	Level 1, Units 14 and 51	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 6<sup>th</sup> day of March, 2003.

CARLETON CONDOMINIUM CORPORATION NO. 294

  
 \_\_\_\_\_  
 Print Name: René Steensbergen.  
 Print Title: PRESIDENT.

I have authority to bind the Corporation.

Version 5 - May 2002

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This document was prepared by Nelligan O'Brien Payne LLP for CCC #294, 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. 294  
Specifications

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

GENERAL

Interior Doors: 1 3/8" hollow core hardboard.  
 Floors: Kitchen, bathroom, powder room and entrance hall have cushioned floor.  
 Living room, dining room, stairs and all bedrooms wall-to-wall carpeting.  
 Walls: 1/2" Drywall, primed with 2 coats of latex paint.  
 Trim: Economy grade wood trim, painted with oil base, semi gloss paint.  
 Ceilings: 8 foot high ceilings, stipple on drywall.

PLUMBING AND MECHANICAL SYSTEMS

- Rented gas fired fast recovery hot water tank
- Gas fired warm air furnace
- 100 amp service (underground wiring) with 20 circuit panel
- Rough-in for future powder room off master bedroom in models C, D and E.
- Copper piping
- PVC drainage pipes
- Hardwired smoke detectors
- Pre-wired for cable and telephone

ENTRANCE

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

HALLWAYS AND STAIRS

- Class Type "C" – Linen closet with slab door and 4 wood interior shelves
- Class Type "D" and "F" – Linen closet with sliding door and 4 wood interior shelves.
- Class Type "E" – Linen closet with bi-fold door and 4 wood interior shelves.
- Painted wood handrails with metal spindles
- Glass ceiling light fixtures

KITCHEN

- Charcoal filter and hood fan over range area
- 2 hanging ball light fixtures
- Builder's standard cabinets in wood pressboard with laminate
- Metal cabinet handles and accessories
- Standard single head faucets
- Plastic Laminate kitchen countertops with single stainless steel sink

BROOM CLOSET

- Standard interior door in Class Type "C", "D", and "F" with one shelf
- Bi-fold door in Class Type "E" with one shelf

DINING ROOM

- Basic chandelier

MASTER BEDROOM

- Class Type "C", "D", and "F" – sliding closet doors with one interior shelf and hanging rod
- Class Type "E" - Walk-In closet with slab door, plastic door knob, one interior shelf, hanging rod, and interior closet light fixture

SECONDARY BEDROOMS

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

BATHROOMS

- Ceramic tile from tub to drop ceiling or top of window and caulked.
- One globe ceiling fixture
- Standard grade toilet
- standard bathtub with shower curtain rod
- Shower head with one spigot and 2 handles
- Plastic Laminate bathroom countertops
- Ceiling fan and ducts in bathrooms without windows
- Porcelain sinks with standard single head sink faucet with 2 handles
- 24" x 36" bathroom mirror
- Builder standard vanity with double doors

UNFINISHED BASEMENT

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

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  
 trim  
 cabinet hardware (bathroom(s) and kitchen)  
 door bells – front and back