

Schedule "A"**CARLETON CONDOMINIUM CORPORATION NO. 297
BY-LAW NO. 3**

BE IT ENACTED as By-law No. 3 (being a By-law to define standard units) of Carleton Condominium Corporation No. 297 (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) 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.
- (4) Where the schedules to this By-law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (5) In this condominium, there are forty nine (49) units in the condominium. Each unit has a unique configuration, as indicated in the condominium description (including the registered plans). Therefore, there is a standard unit class for each unit. The specifications for each class of standard unit are the same set for the in Schedule "1" to this By-law.
- (6) See Schedule "1" for standard unit description. Unit boundaries are shown in declaration and description.

**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 2012 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 1st day of OCTOBER, 2012.

CARLETON CONDOMINIUM CORPORATION NO. 297



Print Name: RICHARD WILSON
Print Title: PRESIDENT

I have authority to bind the Corporation.

Schedule "1"
Carleton Condominium Corporation No. 297
Specifications

The standard units contain no features apart from the following:

1. Unfinished concrete floor;
2. Drywall, taped and sanded on exterior walls;
3. Open web steel joists.