

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 31

BY-LAW NO. 5

BE IT ENACTED as By-Law No. 5 (being a by-law to define standard units) of Carleton Condominium Corporation No. 31 (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) 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.
- (3) 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	2 Storey, 2 Bedroom (2A)	Level 1, Units: 3, 5, 7, 10, 12, 14, 25 and 27	1 and 5
2	2 Storey, 3 Bedroom (3B)	Level 1, Units: 1, 2, 4, 6, 8, 9, 11, 13, 15, 16, 23, 24, 26 and 28	2 and 5
3	3 Storey, 3 Bedroom (3AC)	Level 1, Units: 18, 19, 20, 21, 30, 31, 32, 33, 34, 35, 38, 39, 40, 41 and 42	3 and 5
4	3 Storey, 4 Bedroom (4BC)	Level 1, Units: 17, 22, 29, 36, 37 and 43	4 and 5

**ARTICLE III  
MISCELLANEOUS**

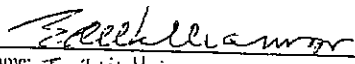
- 1) Invalidity: The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance hereof.

- (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 part 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 23<sup>rd</sup> day of April, 2002.

CARLETON CONDOMINIUM CORPORATION NO. 31

  
 \_\_\_\_\_  
 Print Name: Todd Wilkerson  
 Print Title: President

I have authority to bind the Corporation

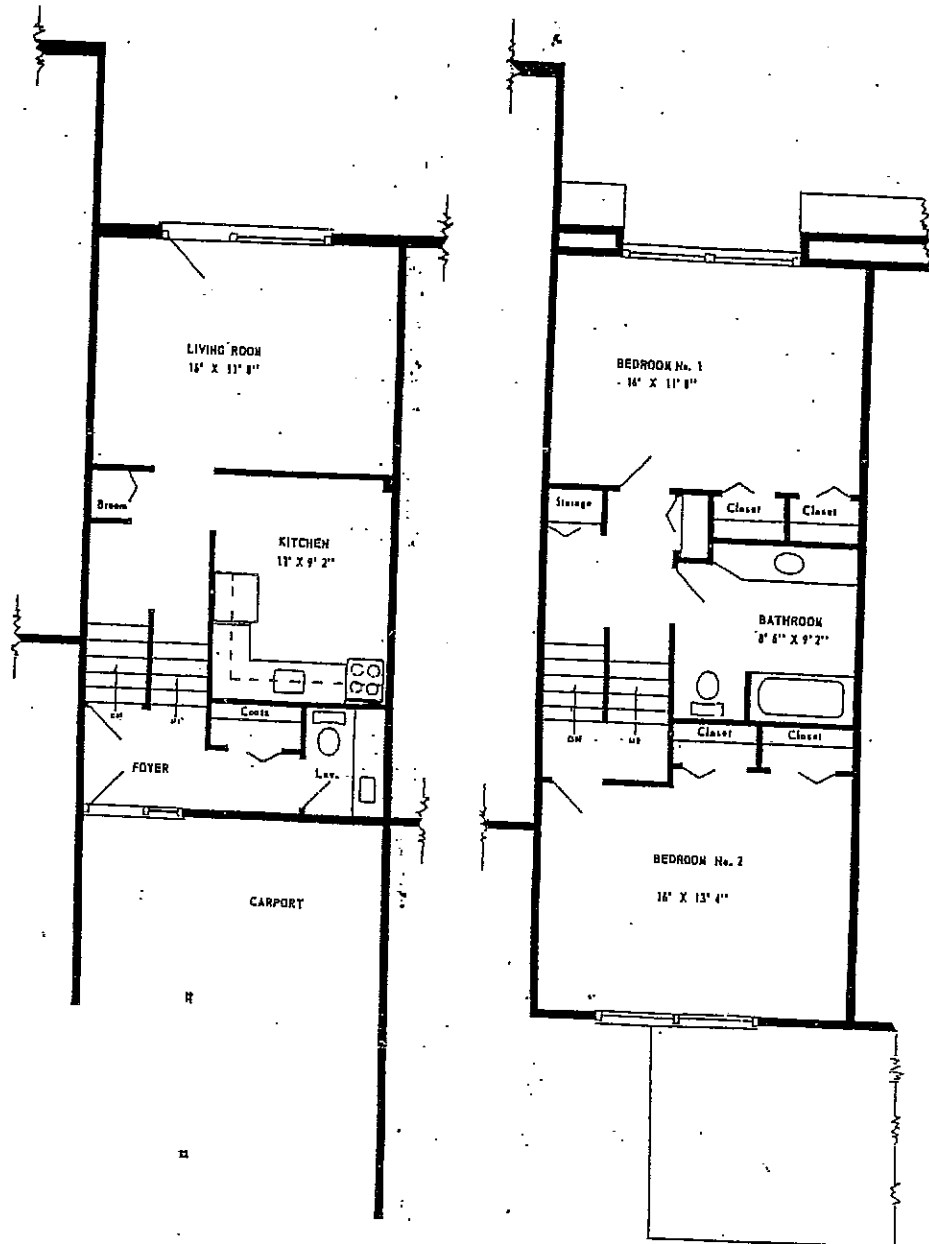
Version 3 - October 2001

© All rights reserved.

This document was prepared by Nelligan O'Brien Payne LLP for C.C. #31 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.

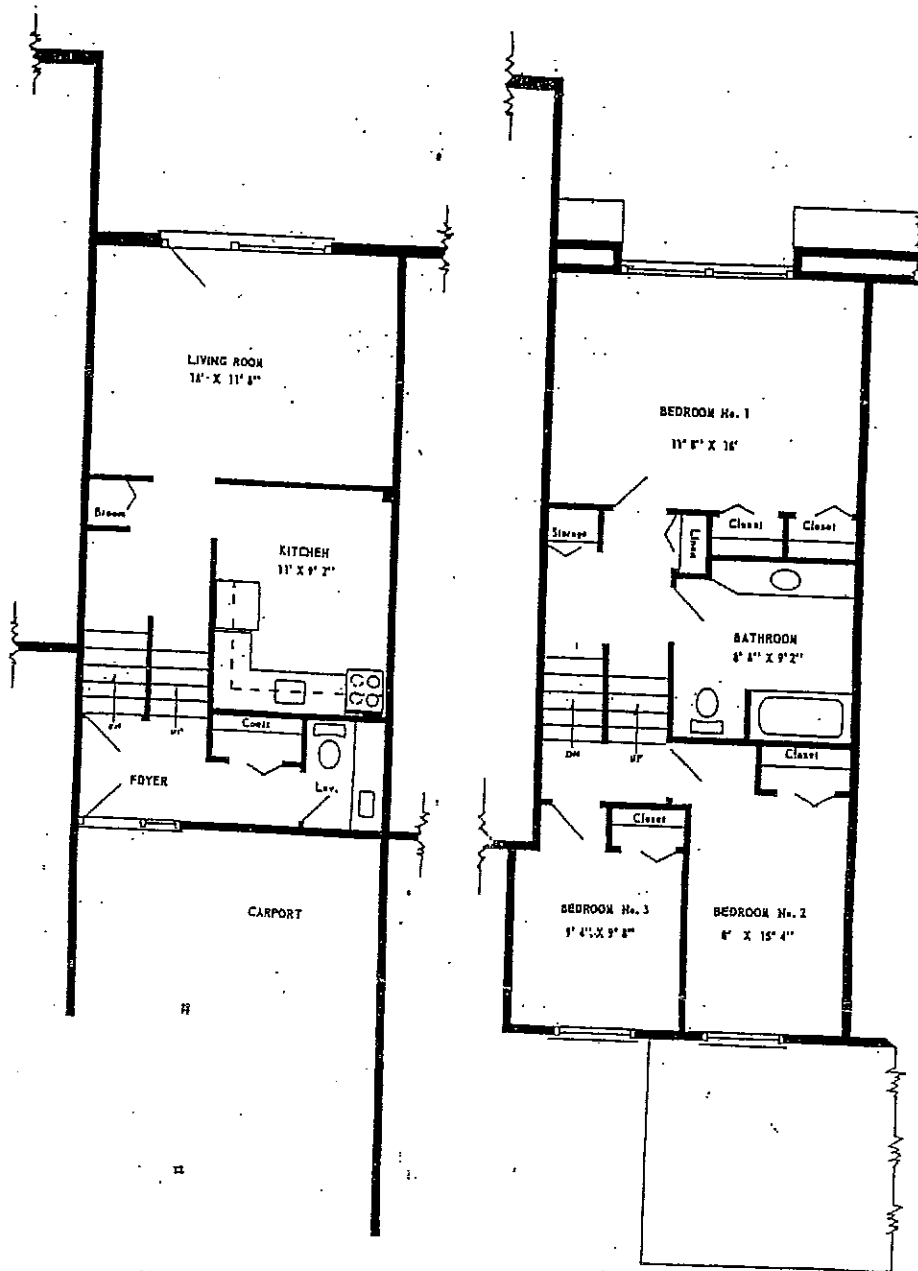
Schedule "1"  
Carleton Condominium Corporation No. 31  
Plan for Class 1 - 2 Storey, 2 Bedroom (2A)



MAIN LEVEL

SECOND LEVEL PLAN 'A'

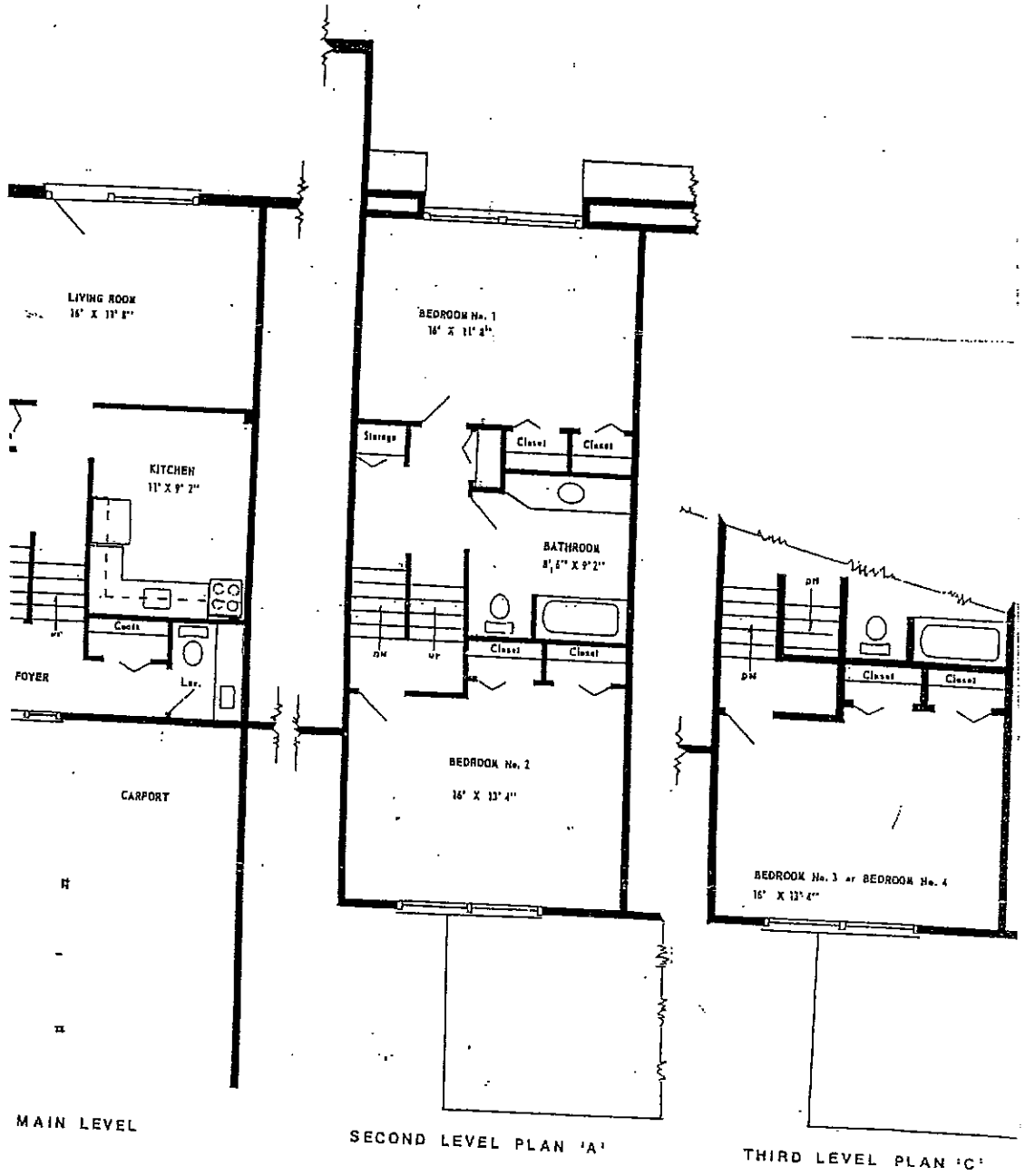
Schedule "2"  
Carleton Condominium Corporation No. 31  
Plan for Class 2 - 2 Storey, 3 Bedroom (3B)



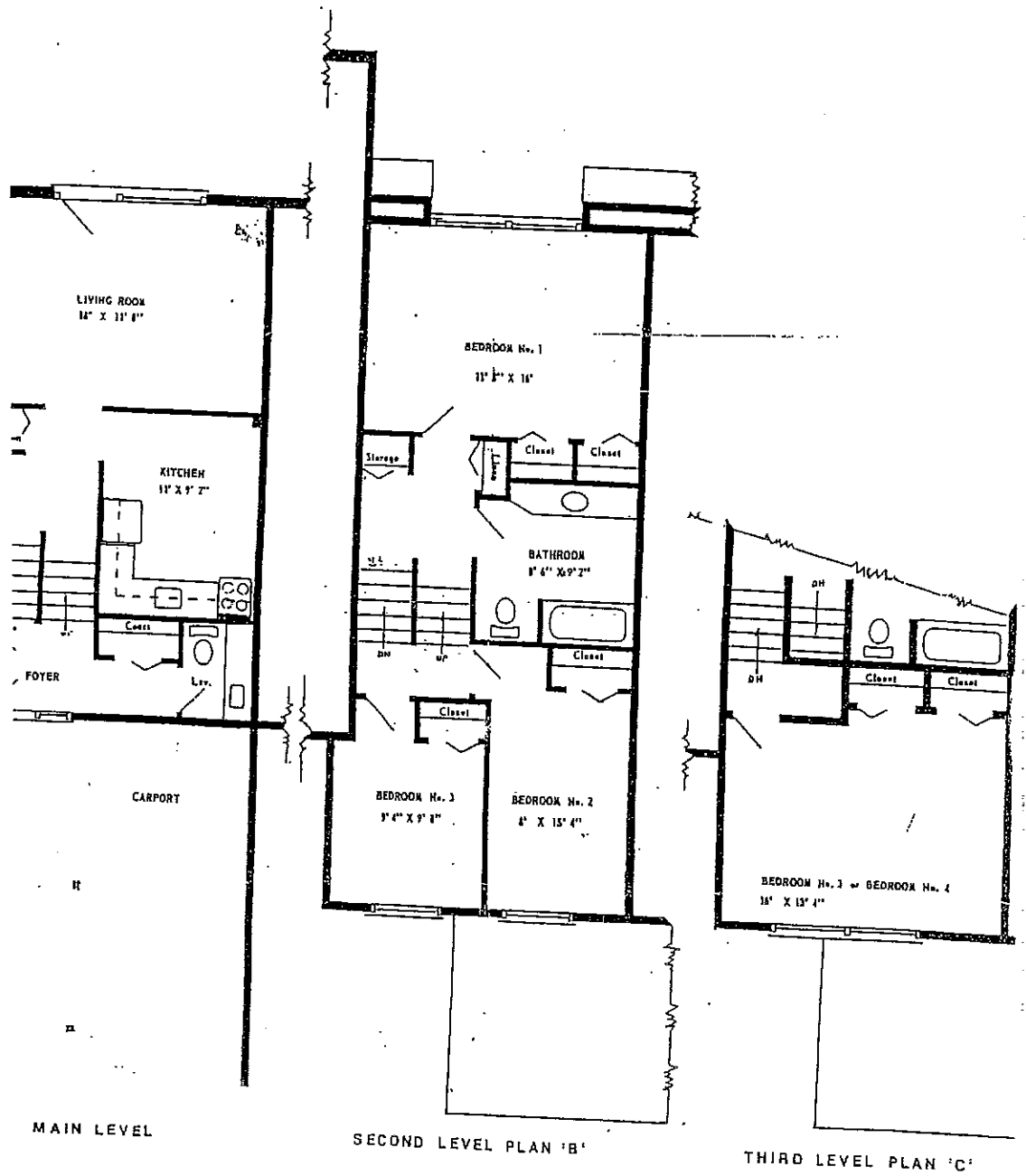
MAIN LEVEL

SECOND LEVEL PLAN (B)

Schedule "3"  
Carleton Condominium Corporation No. 31  
Plan for Class 3 - 3 Storey, 3 Bedroom (3AC)



Schedule "4"  
 Carleton Condominium Corporation No. 31  
 Plan for Class 4 - 3 Storey, 4 Bedroom (4BC)



Schedule "5"  
Carleton Condominium Corporation No. 31  
Specifications

General Specifications

1. Interior Doors (bathrooms, bedrooms, kitchen): Hollow door; light plywood with outside frame. Economy priced product.
  - a. Type of Doorknob(s) (bathrooms, bedrooms, kitchen): metal construction burnished aluminum
  - b. Type of Lock(s) (bathrooms, bedrooms): bedroom doorknobs are simple passage sets; bathroom locks are keyless on one side with a turn or push in lock on the bathroom side
2. Trim: Economy grade-finger jointed wood, painted with two coats of semi gloss latex over one primer coat.
3. Walls: Drywall, with two coats of commercial off white semi gloss latex, over one coat of primer
4. Ceilings: 7 foot ceiling, stipple on drywall except kitchen and bathrooms which are finished drywall
5. Electrical
  - a. Cover Plates: plastic - economy grade
  - b. Electrical outlets - plastic/metal units - economy grade
  - c. Wiring - Aluminum Wiring
6. Plumbing & Mechanical Systems:
  - a. Heating: Forced air oil with fuel tank in unit basement
  - b. Hot Water Heater: Rented, 60 gallon tank
  - c. Pipes/Wiring/Ducts/etc. behind walls within the unit that service only that unit: Forced air ducts (standard construction), cold air return ducts from ground and both upper floors, ½ copper water supply pipe, PVC drain pipe from toilets and sinks, wiring to outlets/switches is aluminum.
  - d. Electrical Panel: 200 amp service
  - e. Hose Connections: Washer hookup in basement; two exterior hose bibs
  - f. Cable and Phone: Phone jacks in all bedrooms, kitchen, and living room; 3 cable outlets; no special wiring or jacks for Internet access
  - g. Smoke Detector(s): One on each level - outside bedrooms and kitchens; battery operated - NOT hard wired
7. Structural Features:
  - a. Floor Joists (materials): Economy grade 2X6
  - b. Sub-Floors (materials): Economy grade 2X6
  - c. Dividing Walls: Economy grade studs
  - d. Stairs: 2x6 stringers; treads are hardwood on all stairs leading to upper floors; treads on basement stairs and stairs leading from foyer are plywood. Risers on all stairs are plywood.
8. Miscellaneous Features:
  - a. Basement: Unfinished; painted floor, with crawl space, two to three standard light fixtures attached to floor joists.
  - b. Laundry Room: No laundry room specifically; hot/cold water hookup for washer; dryer vent hookup available as well. No cabinets. Laundry tub available as well.

Schedule "5"  
Carleton Condominium Corporation No. 31  
Specifications

Individual Areas

1. Entrance:
  - a. Flooring: Asphalt tile white with veined pattern, Low to Medium priced quality
  - b. Closet: One closet (not walk in) with two wooden folding doors with economy pull fixture on one door; no interior closet lighting; one shelf (particle board construction)
  - c. Front Door: Hollow core, plywood with outer frame; economy grade entrance lockset, keyed one side; push in or turn tab locking. Doorbell switch installed (chimes in kitchen)
  - d. Lighting: Two lights - economy grade burnished brass
2. Bedroom(s):
  - a. Flooring: Carpet on top in all bedrooms with underpad; good to medium quality. Hardwood parquet flooring underneath
  - b. Lighting: Single ceiling fixture, economy grade two bulb with glass shade
  - c. Closet: Classes 1 & 3 (all bedrooms), Class 2 (Master Bedroom only) and Class 4 (Master Bedroom & one of the Secondary Bedrooms): Two closets (not walk-in), each one with two wooden bi-fold doors (plywood construction, hollow core, with outer frame), economy pull fixture on one door; one shelf (particle board construction) and hanging rod  
Class 2 (Secondary Bedrooms) and Class 4 (two of the Secondary Bedrooms): One closet (not walk in), with two wooden bi-fold doors (plywood construction, hollow core, with outer frame), economy pull fixture on one door; one shelf (particle board construction) and hanging rod
3. Hallways and Stairs:
  - a. Flooring: Treads are hardwood on all stairs leading to upper floors; treads on basement stairs and stairs leading from foyer are plywood. Risers on all stairs are plywood. carpet on top of treads on all stairs leading to upper floors
  - b. Linen Closet: Two closets (not walk in), each one with two wooden folding doors with economy pull fixture on one door; no interior closet lighting; three shelves (1/4 inch plywood construction); doors are plywood construction, hollow core, with outer frame
  - c. Handrails/Railings: Wood construction, painted
  - d. Lighting: One light fixture per landing two lights- economy grade burnished brass
4. Dining Room: Not Applicable
5. Living Room
  - a. Flooring: Hardwood Parquet flooring
  - b. Lighting: No fixtures
  - c. Doors: One metal clad, solid wood core door, leading to rear yard; economy grade entrance lockset, keyed one side; push in or turn tab locking. Doorbell switch installed (chimes in kitchen)



Schedule "5"  
Carleton Condominium Corporation No. 31  
Specifications

6. Kitchen
- a. Flooring: Asphalt tile white with veined pattern, Low to Medium priced quality
  - b. Lighting: One, economy grade, burnished brass fixture on ceiling
  - c. Exhaust Fan: One, economy grade exhaust fan, vented to the outside
  - d. Cabinets: Particle Board construction, with wood veneer
  - e. Countertop: Particle Board construction, with FORMICA top
  - f. Sink: Single stainless steel with economy grade tap set - no spray attachment

7. Bathroom(s)
- a. Flooring: Medium priced ceramic tiles
  - b. Lighting: Single wall fixture, economy grade two bulb with glass shade
  - c. Exhaust Fan: One, economy grade exhaust fan, vented to the outside
  - d. Toilet: Standard toilet; low to medium priced
  - e. Bathtub: Standard size, with shower curtain
  - f. Tub Faucets: Standard, two knob chrome plated, with shower diverter
  - g. Walls (enclosure): Walls in shower/tub enclosure are ceramic tile medium grade
  - h. Vanity Faucets: Standard, two knob chrome plated
  - i. Vanity Sink: Steel, with baked on white enamel
  - j. Mirror: One - 2' x 3'
  - k. Cabinets: Two - particle board construction with veneer - no pull hardware
  - l. Countertop: Particle Board construction, with FORMICA top

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  
electric outlets and cover plates  
plumbing  
drains  
insulation  
ducting, venting and associated fans  
door hardware  
smoke detectors  
vapour barrier  
electrical wiring  
paint  
trim  
cabinet hardware (bathroom(s) and kitchen)  
door bells - front and back