

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 367
BY-LAW NO. 7**

BE IT ENACTED as By-law No. 7 (being a By-law to define standard units) of Carleton Condominium Corporation No. 367 (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) 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 (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between 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 is one class of standard unit which is defined and described further in the specifications and plan contained in the schedules attached hereto.

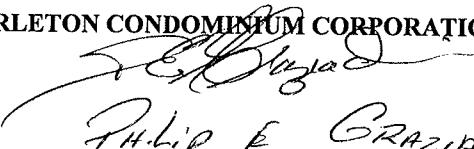
**ARTICLE III
MISCELLANEOUS**

- (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 25th day of June, 2012.

CARLETON CONDOMINIUM CORPORATION NO. 367



Print Name:

Print Title:

I have authority to bind the Corporation.

Schedule "1"
Carleton Condominium Corporation No. 367
Specifications

All items are of standard builder's quality, unless otherwise stated.

DESCRIPTION OF THE STANDARD UNIT

The following description applies to all the units. These units are 1,080+/- square feet on one level and consist of an entry/foyer, a kitchen, a living room, a dining room, a sunroom, two bedrooms and a four-piece bath with laundry facilities.

Overall Building Description

- Constructed circa 1986 (±)
- Single course brick exterior finish
- Sloped roofing system with asphalt shingles
- Double glaze vinyl / wood framed sealed and hinged unit windows

Mechanical and Structural (Overall Building)

- Wood frame construction (Class D construction as defined by Marshall and Swift)
- Each unit has an electric hot water heater
- Each unit has a maximum 125 amp electric service with a breaker panel
- Copper and PVC/ABS plumbing (piping)
- All plumbing and light fixtures are considered to be of standard size/quality unless otherwise noted
- Kitchens have a range hood that is vented to the exterior
- Bathrooms have an exhaust fan that is vented to the exterior

General Interior Apartment Finish

- Painted tapered softwood baseboard mouldings - approximately 3.0 inches in height
- Painted metal entrance door frame and painted wood interior doors
- Painted wood interior door frames - approximately 3.0 inches in width
- Interior passage doors (excluding closet doors) consist of hollow core wood panel doors (colonial style) with brass type knobs and metal hinges
- Unless otherwise noted, closet doors consist of metal framed sliding panel doors (wood type panels). These doors have two floor to ceiling panel sections, are mounted on metal tracks, and are referred to as "*standard sliding doors*" in this report
- Drywalled (gypsum board) interior walls and partitions - painted with basic quality materials
- Stipple finished ceilings in all rooms and closets except kitchen and bathroom (flat finish)
- Flooring originally consisted of sheet vinyl in the entryway, bathroom and kitchen. Standard quality pile carpet flooring with standard under padding in the remainder of the rooms
- Overall ceiling clearance of approximately 8.0 feet

Schedule "1"
Carleton Condominium Corporation No. 367
Specifications (cont'd)

Affiliated Appraisers

Apartment Entry Description

- One ceiling mounted light fixture with one incandescent bulb
- The unit has a coat closet proximate to the entry in the immediate hallway - see floor plan. The closet is comprised of a two section standard sliding door and a single full width hanging rod and shelf
- Metal entry door. Entry door hardware consists of a standard quality brass lever with a separate deadbolt

Kitchen Description

- Ceiling mounted light fixture (incandescent)
- Roll-up top melamine counter
- Melamine covered cabinets with wood trim
- Ceramic backsplash
- Flooring is sheet vinyl
- Double stainless sink
- Built in range hood with two speed electric ventilation fan (vented to exterior) and a single bare bulb incandescent light)
- Single knob faucet with a chrome finish and a swing spout
- Dishwasher
- Sheet vinyl flooring

Dining Room Description

- Open to living room
- Ceiling mounted light fixture (incandescent)
- One window (end units only)
- Standard quality pile carpet flooring with standard under padding

Living Room Description

- One large wood / vinyl frame window
- No light fixture- one switched receptacle (typically intended for a lamp)
- Open to dining room
- Standard quality pile carpet flooring with standard under padding

Sunroom Description

- Two wood / vinyl frame windows
- No light fixture- one switched receptacle (typically intended for a lamp)
- Open to living room
- Standard quality pile carpet flooring with standard under padding

Schedule "1"
Carleton Condominium Corporation No. 367
Specifications (cont'd)

Affiliated Appraisers

Main Bathroom / Laundry / Utility Room

- Four piece bathroom - standard quality fixtures consisting of a sink, toilet and shower enclosure
- Standard size/quality enamel covered sink - single knob faucet with a chrome finish
- Standard quality/size - shower enclosure with single knob and a chrome finished faucet and showerhead
- Tile surround in shower area with shower curtain and rod
- Wide vanity with a square top melamine counter
- Standard quality sheet vinyl flooring
- Horizontal light fixture with incandescent bulbs
- Wall mounted medicine cabinet with mirrored finish
- Hot water heater
- Fitted for washer and dryer

Master Bedroom Description

- No light fixture- one switched receptacle (typically intended for a lamp)
- Standard quality low pile carpet flooring with commensurate under padding
- The closet is comprised of a two section standard sliding door and a single full width hanging rod and shelf
- One large window

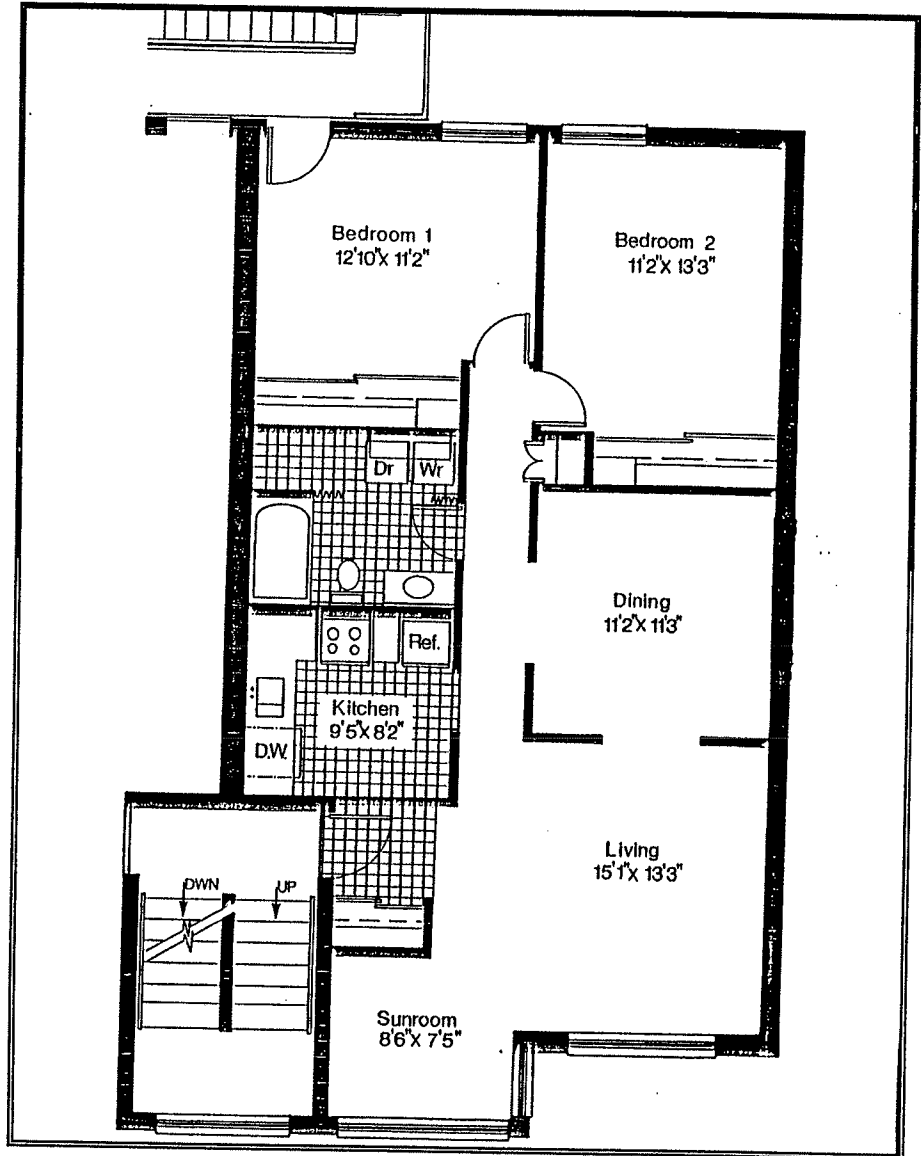
Second Bedroom Description

- Standard quality low pile carpet flooring with commensurate under padding
- No light fixture – one switched receptacle (typically intended for a lamp)
- The closet is comprised of a two section standard sliding door and a single full width hanging rod and shelf
- One large windows
- Metal entry door to rear fire escape. Entry door hardware consists of a standard quality lever with a separate deadbolt (all units except ground level)

Schedule "2"
Carleton Condominium Corporation No. 367
Floor Plan

Affiliated Appraisers

TYPICAL FLOOR PLAN



INTERIOR UNITS

The applicant(s) hereby applies to the Land Registrar.

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Properties

PIN 15367 - 0018 LT
Description UNIT 6, LEVEL 3, CARLETON CONDOMINIUM PLAN NO. 367 ; PT LT 27, CON 3 OF, PT 1 4R5406, AS IN SCHEDULE 'A' OF DECLARATION LT495470, S/T LT499820 ; OTTAWA
Address 306 NUMBER
 1970 ST LAURENT BLVD
 OTTAWA

PIN 15367 - 0019 LT
Description UNIT 1, LEVEL 4, CARLETON CONDOMINIUM PLAN NO. 367 ; PT LT 27, CON 3 OF, PT 1 4R5406, AS IN SCHEDULE 'A' OF DECLARATION LT495470, S/T LT499820 ; OTTAWA
Address 401 NUMBER
 1974 ST LAURENT BLVD
 OTTAWA

PIN 15367 - 0020 LT
Description UNIT 2, LEVEL 4, CARLETON CONDOMINIUM PLAN NO. 367 ; PT LT 27, CON 3 OF, PT 1 4R5406, AS IN SCHEDULE 'A' OF DECLARATION LT495470, S/T LT499820 ; OTTAWA
Address 402 NUMBER
 1972 ST LAURENT BOULEVARD
 OTTAWA

PIN 15367 - 0021 LT
Description UNIT 3, LEVEL 4, CARLETON CONDOMINIUM PLAN NO. 367 ; PT LT 27, CON 3 OF, PT 1 4R5406, AS IN SCHEDULE 'A' OF DECLARATION LT495470, S/T LT499820 ; OTTAWA
Address 403 NUMBER
 1972 ST LAURENT BLVD
 OTTAWA

PIN 15367 - 0022 LT
Description UNIT 4, LEVEL 4, CARLETON CONDOMINIUM PLAN NO. 367 ; PT LT 27, CON 3 OF, PT 1 4R5406, AS IN SCHEDULE 'A' OF DECLARATION LT495470, S/T LT499820 ; OTTAWA
Address 404 NUMBER
 1970 ST LAURENT BOULEVARD
 OTTAWA

Applicant(s)

Name CARLETON CONDOMINIUM CORPORATION NO. 367
Address for Service c/o Nelligan O'Brien Payne LLP
 1500 - 50 O'Connor St.
 Ottawa, ON
 K1P 6L2

Carleton Condominium Corporation No. 367 hereby certifies that by-law number 7 attached hereto See Schedules is a true copy of the by-law. The by-law was made in accordance with the Condominium Act. The owners of a majority of the units of the corporation have voted in favour of confirming the by-law.

I, Philip E. Graziadei, President, have the authority to bind the corporation.

Signed By

Jennifer Lynne Gagne
 1500-50 O'Connor
 Ottawa
 K1P 6L2
 acting for
 Applicant(s)
 Signed 2012 07 10

Tel 6132388080
 Fax 6132382098

I have the authority to sign and register the document on behalf of the Applicant(s).

The applicant(s) hereby applies to the Land Registrar.

Submitted By

NELLIGAN O'BRIEN PAYNE LLP

1500-50 O'Connor
Ottawa
K1P 6L2

2012 07 10

Tel 6132388080

Fax 6132382098

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number : 17687-2