

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 503

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. 503 (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. 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. In general, all features of each standard unit shall be deemed to be up-graded to the current standard in the construction industry from time to time.
- (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 three (3) 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	Parkview	Units 3, 4, 9, 10, 14, 15, 16, 17, 38, 39, 40, 44, 45, 46, 51, 52, 56, 57, 58, 59, 73, 74 and 75, Level 1	1 and 2
2	Meadowglade	Units 1, 2, 5, 6, 7, 8, 11, 12, 13, 18, 19, 20, 21, 22, 23, 24, 37, 41, 42, 43, 47, 48, 49, 50, 53, 54, 55, 60, 61, 62, 63, 64, 71, 72, 76, 77, 85, 86, 87 and 88, Level 1	1 and 3
3	Westwind	Units 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 65, 66, 67, 68, 69, 70, 78, 79, 80, 81, 82, 83, 84, 89, 90, 91, 92, 93, 94 and 95, Level 1	1 and 4

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 26th day of Nov, 2002.

CARLETON CONDOMINIUM CORPORATION NO. 503


Print Name: JIM RITCHIE
Print Title: PRESIDENT

I have authority to bind the Corporation

Version 6 - August 2002

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This document was prepared by Nelligan O'Brien Payne LLP for CCC #503 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. 503
Specifications

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

General

Walls: drywall, primed and painted with two coats of standard quality paint
Floors: wall-to-wall 24 oz. nylon broadloom carpeting with 1/4" underpad except in kitchen, entrance, bathrooms and powder room which have resilient vinyl cushion flooring
Ceilings: stipple ceilings throughout except bathrooms, powder room and kitchen area
Baseboards: colonial baseboards and window casings
Interior doors: "classique" style interior doors with round polished brass hardware (excluding closets)
Closets: wire shelving in all closets, sliding or classique doors
Fireplaces: log-burning heat circulating fireplace with ceramic tile flush hearth and painted pine mantel, standard fire box, Class 2 has corner fireplace. Any part of the flue that falls within the unit boundary is deemed to be part of the standard unit.

Entrance

- vinyl floor in main entrance
- coat closet with one interior shelf and hanging rod in entrance
- one standard overhead light fixture

Hallways and Stairs

- pre-finished oak spindles and handrails including basement stairs
- standard light fixture at head and foot of stairwells
- classique door with four wire/ wood shelves

Kitchen

- European style oak cupboards
- oak microwave shelf with electrical outlet
- range hood fan vented to the exterior with standard light
- rough-in for dishwasher
- ceramic backsplash on entire counter area (including behind fridge and stove)
- post-formed formica countertop
- double stainless steel sink with vegetable spray and single lever control faucet
- Class 1 - pantry with sliding doors, 4 wood shelves
- three standard overhead light fixtures in Class 1 and 3, two standard overhead light fixtures in Class 2
- laundry closet in Class 3 with recessed pre-finished washer connection box and ventilation to exterior with standard light fixture

Powder Room

- pedestal sink with single lever control faucet
- recessed oak medicine cabinet and rounded mirror
- standard toilet and sink
- vented to exterior
- make-up bar lighting

Schedule "1" (Continued)
Carleton Condominium Corporation No. 503
Specifications

Living Room

- Class 2- oak railing with balustrades at "Open to below"

Dining Room

- ceiling light receptacle capped

Master Bedroom

- ensuite bath
- wire shelving in closets
- Class 1 - closet with four wood casing interior wire shelves and one hanging rod on one side and two hanging rods on the other side, shelf above all rods
- Classes 2 and 3 - Walk in closet with two interior shelves and two hanging rods
- one standard globe light fixture in closets

Bathrooms

- In Class 2 and 3: 5 Foot rectangular bathtub in main bathrooms and ensuite baths
- In Class 3 - shower curtain rod in main bathrooms and ensuite baths
- shower stall in ensuite bath with ceramic tiles, including ceiling, with pot light
- Class 2 and 3: ceramic tiles are three feet above the tub
- Ceramic tile in math bathroom to ceiling
- standard toilet
- single lever control faucets
- make-up bar lighting in all bathrooms
- recessed oak medicine cabinet and a rounded mirror flush with counter top in main bathroom
- European style vanities with 2" x 6" ceramic tile cap, oak doors

Bedrooms

- standard ceiling light fixture
- closet with one interior shelf and hanging rod

Utility/Laundry Room (Classes 1 & 2)

- laundry tub with hot and cold water faucets
- ventilation to the exterior
- one standard light fixture

Basement

- finished recreation room in basement to include drywall and standard carpet with underpad
- standard light fixture in storage room
- remaining rooms in basement unfinished
- painted poured concrete floor in unfinished basement areas
- suspended ceiling with three pot lights

Garage

- drywall (including ceiling)
- standard light fixture
- electrical outlets

Schedule "1" (Continued)
Carleton Condominium Corporation No. 503
Specifications

Electrical and Mechanical Systems

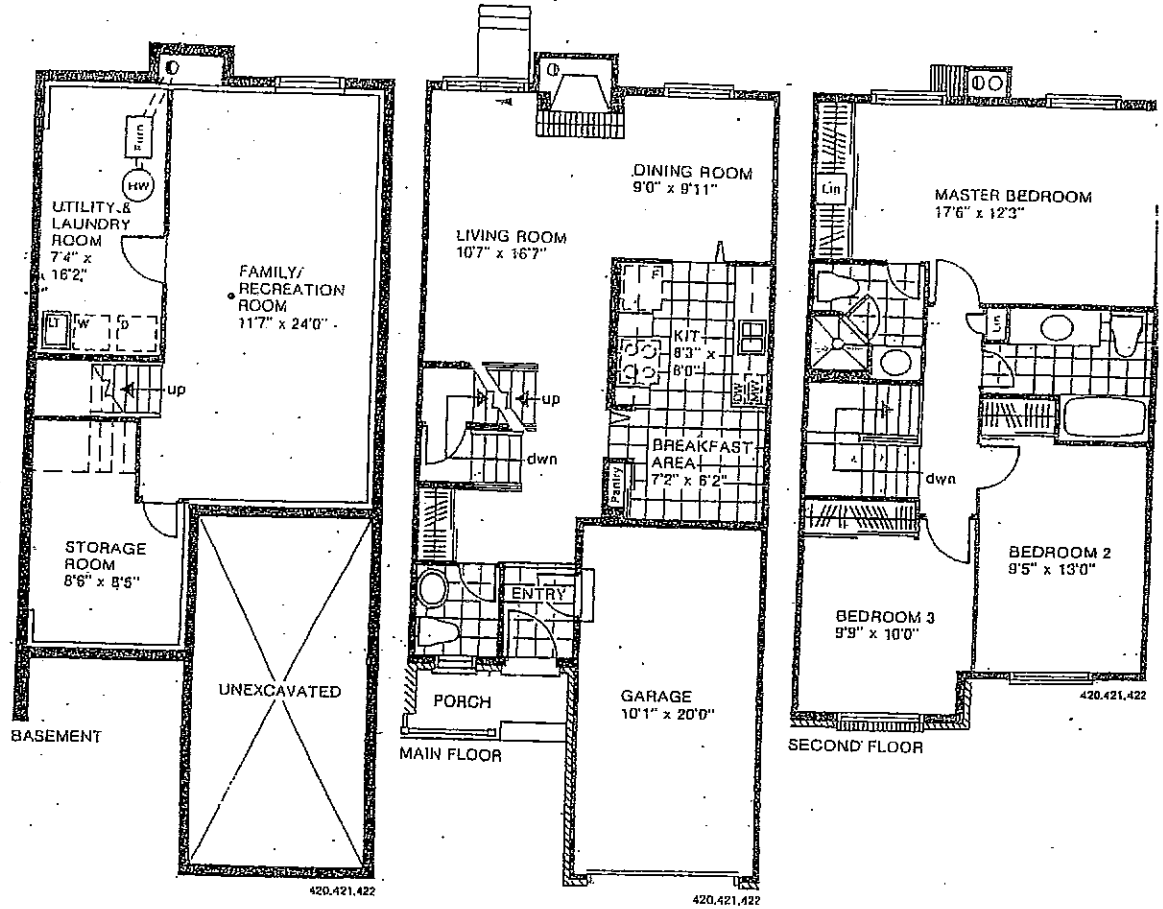
- rough-in for future central vacuum system
- forced air gas heating system with variable speed fan
- heating ducts sized for future air-conditioning
- 100 amp electrical breaker panel
- copper wiring
- dryer exhaust vented to the exterior
- all bathrooms vented to the exterior
- pre-wired telephone outlet at each finished level
- dining room light receptacle capped
- one pre-wired cable outlet per floor
- polybutylene water plumbing system

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:

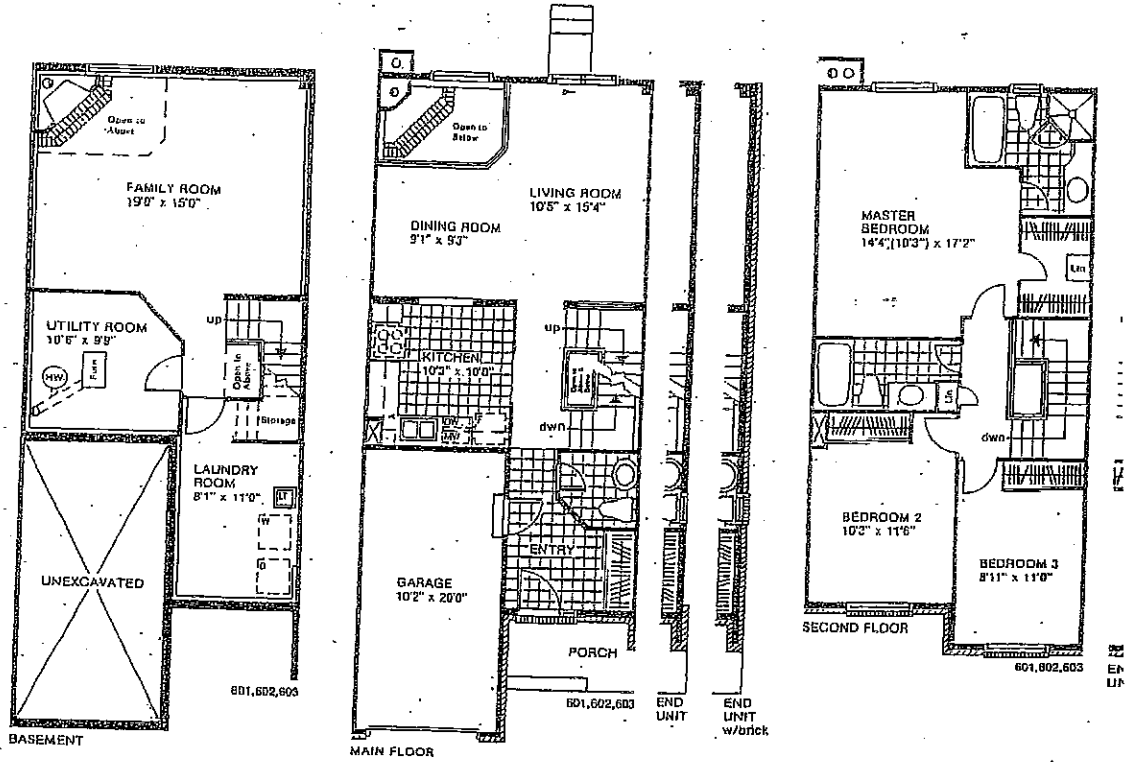
light switch and cover plates
electrical outlets and cover plates
plumbing
drains
insulation
ducting, venting and associated fans
door hardware- brass plated lock/ passage sets, brass brickplate on front door
smoke detectors
vapour barrier
electrical wiring
paint
trim
cabinet hardware (bathroom(s) and kitchen) - oak with brass pulls
door bells - front and back

Schedule "2"
Carleton Condominium Corporation No. 503
Plan for Class 1 - Parkview



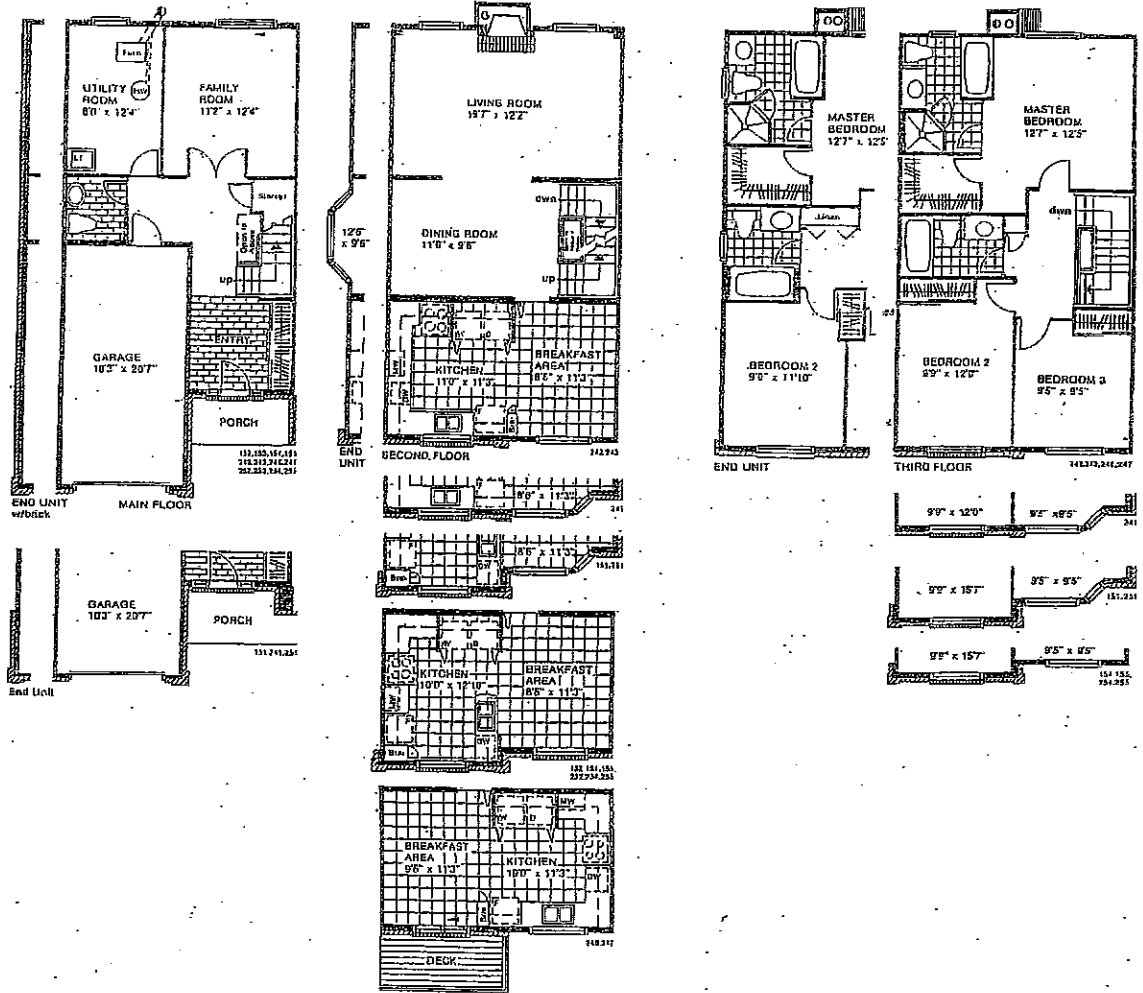
Parkview

Schedule "3"
Carleton Condominium Corporation No. 503
Plan for Class 2 - Meadowglade



Meadowglade

Schedule "4"
Carleton Condominium Corporation No. 503
Plan for Class 3 - Westwind



Westwind