

Schedule "A"

OTTAWA-CARLETON CONDOMINIUM CORPORATION NO. 557

BY-LAW NO. 5

BE IT ENACTED as By-Law No. 5 (being a by-law to define standard units) of Ottawa-Carleton Condominium Corporation No. 557 (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 intention, for this condominium, is to define standard units which include all features of the original construction of the units and which exclude betterments or improvements made to the units by owners. The specific definitions set forth in the attached schedules have been prepared with this intention in mind.
- (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) 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	Abbeydale	Level 1: Units 4, 5, 10, 11, 12, 15, 16, 17, 23, 24, 28, 29, 41, 42, 47, 49, 59, 60, 62, 63, 67, 70, 73, 74, 75	Specifications: Schedule "A" Plan: Schedule "B"
2	Berkshire	Level 1: Units 1, 2, 3, 6, 8, 9, 18, 19, 21, 22, 27, 30, 33, 34, 35, 36, 37, 40, 43, 46, 48, 50, 53, 54, 55, 56, 61, 66, 68, 69, 76, 77	Specifications: Schedule "A" Plan: Schedule "C"

**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 16th day of OCTOBER, 2002.

**OTTAWA-CARLETON CONDOMINIUM
CORPORATION NO. 557**

George Myles

Print Name: GEORGE MYLES
Print Title: SECRETARY

I have authority to bind the Corporation.

►N:\REC\O\CCC557\block fee\bylaw 5 - standard unit.wpd
Version 2 - July 2001

© All rights reserved.

This document was prepared by Nelligan O'Brien Payne LLP for CCC No. 557 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"
Ottawa-Carleton Condominium Corporation No. 557
Specifications for Abbeydale, Berkshire and Charleston

GENERAL SPECIFICATIONS

- colonial baseboards and window casings
- pre-finished oak spindles and handrails
- bone or white plumbing fixtures
- "classique" style interior doors (hollow)
- round polished brass hardware on all interior passage doors
- wood-burning heat circulating fireplace with ceramic tile flush hearth, oak shelf mantle, with brass trim and cabinet style glass doors
- recessed pre-finished washer connection box in all laundry rooms (except exterior walls)
- standard laundry tub with standard faucet in laundry room
- all electrical switches and receptacle covers are plastic
- smoke detector at each floor level
- vinyl sliding closet doors
- solid vinyl covered shelving in all closets
- stippled ceilings throughout except bathrooms, powder room and kitchen area
- black address numbers and mailbox

INDIVIDUAL AREAS

Entrance

- black grip set on front door with deadbolt
- front door chime
- ceramic floor tile
- stippled drywall ceiling - height 9'2"
- walls painted with flat latex paint
- insulated metal front entrance door

Kitchen

- custom-made European style kitchen cupboards (solid oak and melamine)
- microwave shelf with electrical outlet
- surface mounted sunshine ceiling
- almond or white hood fan
- single lever control faucet
- resilient cushion flooring in kitchen
- ceramic backsplash in kitchen
- post-formed formica countertop
- double stainless steel sink with vegetable spray
- drywall ceiling - height 7'11"
- walls and ceiling painted with semi-gloss latex paint

Dining Room/Living Room

- wall-to-wall 36 oz. polyester broadloom in a choice of colours with 3/8" foam underpad
- stippled drywall ceilings - height 7'11"
- walls painted with flat latex paint

Bathroom

- 5 foot rectangular bathtub
- single lever control faucet
- chrome make-up bar lighting
- ceramic floor tile
- recessed medicine cabinet and a rounded mirror
- custom-made European style bathroom cupboards (solid oak and melamine)
- 2" x 6" ceramic tile cap backsplash with all vanities
- drywall ceiling

- walls and ceiling painted with semi-gloss latex paint
- ceramic soapdish in all ceramic shower stalls and ceramic tub enclosures except those tubs with decks
- chrome towel bar and paper holder
- bathrooms without windows vented to the exterior

Powder Room

- chrome make-up bar lighting
- single lever control faucet
- ceramic floor tile
- pedestal sink with a rounded mirror in powder room
- custom-made European style bathroom cupboards (solid oak and melamine)
- drywall ceiling - height 9'2"
- walls and ceiling painted with semi-gloss latex paint
- chrome towel bar and paper holder
- bathrooms without windows vented to the exterior

Ensuite Bathroom

- 5 foot Roman bathtub
- ceramic floor tile
- single lever control faucet
- chrome make-up bar lighting
- recessed medicine cabinet
- rounded mirror - Classes 2 & 3 / large rectangular mirror - Class 1
- custom-made European style bathroom cupboards (solid oak and melamine)
- two sinks in vanity - Class 1 only
- pre-fab shower base and enclosure
- 2" x 6" ceramic tile cap backsplash with all vanities
- drywall ceiling
- walls and ceiling painted with semi-gloss latex paint
- ceramic soapdish in all ceramic shower stalls and ceramic tub enclosures except those tubs with decks
- chrome towel bar and paper holder
- bathrooms without windows vented to the exterior

Bedrooms

- wall-to-wall 36 oz. polyester broadloom in a choice of colours with 3/8" foam underpad
- ceiling light fixtures in all secondary bedrooms
- stippled drywall ceilings
- walls painted with flat latex paint

Basement

- poured concrete basement floor
- finished recreation room in lower level to include:
 - drywall (walls and ceiling)
 - walls painted with flat latex paint
 - stippled ceilings - height 7'11"
 - standard carpet with underpadding
 - minimum of two electrical outlets

Garage

- electrical outlet in garage
- electrical outlet in garage ceiling for automatic garage door opener
- embossed steel sectional garage door
- exterior hose bib in garage and at rear
- frost free exterior hose bib in garage and at rear
- concrete garage floor
- insulated metal door between garage and unit

ELECTRICAL SYSTEMS

- electrical outlet at rear
- 100 amp electrical breaker panel
- copper wiring
- pre-wired telephone outlet at each finished level
- dining room light receptacle capped
- one pre-wired cable outlet per floor

PLUMBING AND MECHANICAL SYSTEMS

- rough-in for dishwasher
- rough-in for future central vacuum system
- rough-in for future powder room in basement
- forced air gas heating system with variable speed fan and heat recovery ventilation system
- heating ducts sized for future air-conditioning
- gas-fired 41.6 imperial gallon hot water tank (rental)
- dryer exhaust vented to the exterior
- range hood fan vented to the exterior
- separate switches for all exhaust fans
- polybutylene water plumbing system

STRUCTURE

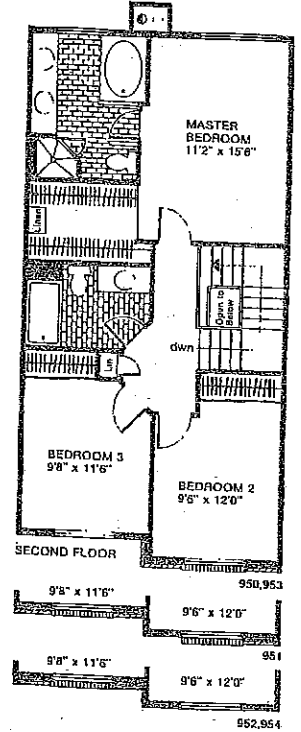
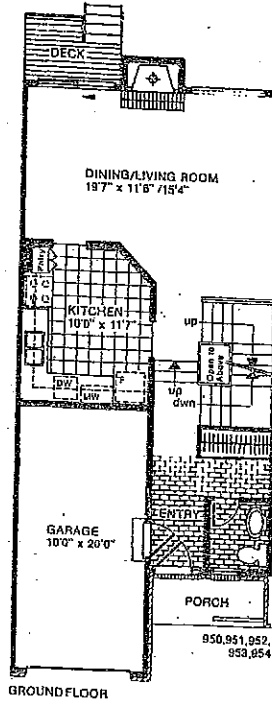
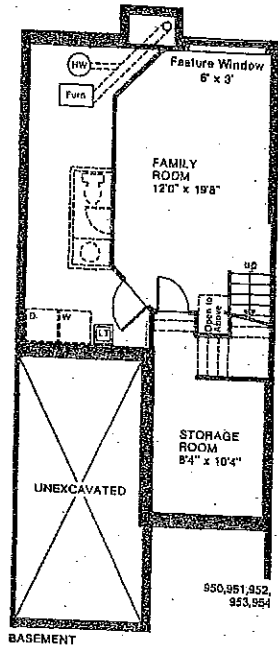
- interior walls - 2" x 4" wood studs
- floors - 2" x 10"
- floor sheathing: 5/8" T. & G. (nailed and screwed into floor joists)
- poured concrete footings and foundation walls
- bituminous tar dampproofing
- drain tiles at perimeter

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:

switch plates
outlets
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)

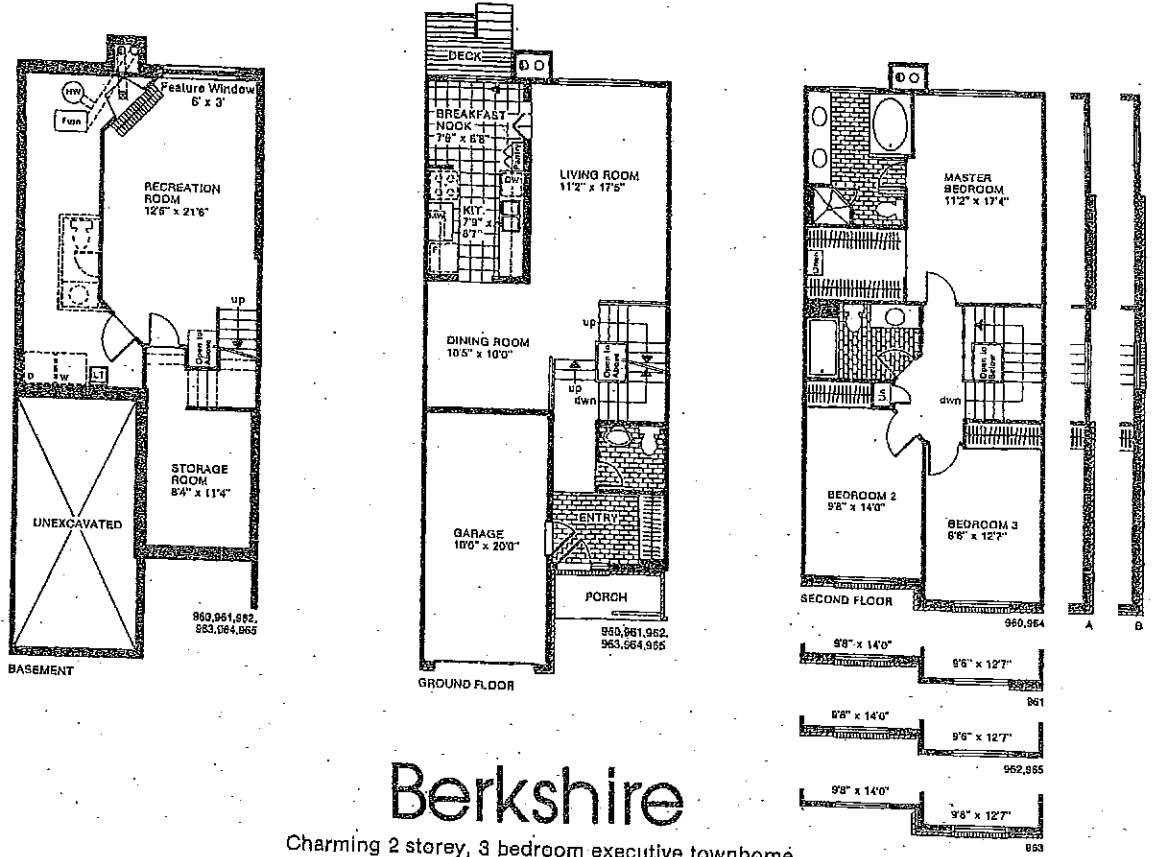
SCHEDULE "2"
Plan for Class 1 - Abbeydale



Abbeydale

Gracious 2 storey, 3 bedroom executive townhome

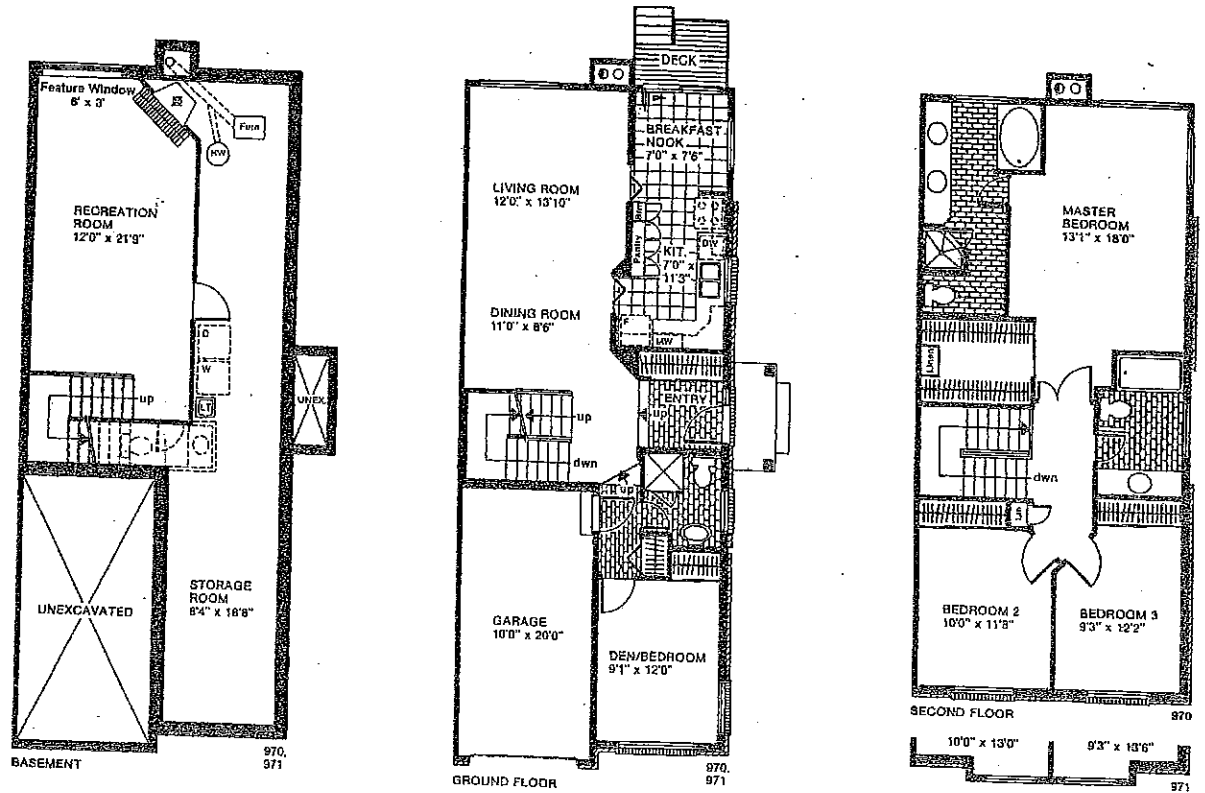
SCHEDULE "3"
Plan for Class 2 - Berkshire



Berkshire

Charming 2 storey, 3 bedroom executive townhome

SCHEDULE "4"
Plan for Class 3 - Charleston



Charleston
Majestic 2 storey, 4 bedroom executive townhome