

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 59

BY-LAW NO. 11

BE IT ENACTED as By-Law No. 11 (being a by-law respecting insurance deductibles) of Carleton Condominium Corporation No. 59 (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
SECTION 105(3) OF THE ACT**

This by-law is passed pursuant to Section 105(3) of the Act, to extend the circumstances under which a deductible loss, as described in Article III, shall be added to the common expenses payable for an owner's unit.

**ARTICLE III
INSURANCE DEDUCTIBLES**

- (1) Property insurance for the units and common elements (excluding improvements) is obtained and maintained by the Corporation (the "Master Policy"), but is subject to a loss deductible clause.
- (2) The Master Policy accordingly does not cover any loss, or portion of a loss, falling within such deductible. Responsibility for any such loss shall be determined as follows:
 - (a) Any deductible loss relating to damage to a unit (whether or not there has been an act or omission by the owner or lessee of the unit) shall be the responsibility of the owner of the unit, and shall be added to the common expenses payable for the owner's unit [in accordance with Article III (4)].
 - (b) Any other deductible loss shall be the responsibility of the Corporation.
- (3) Notwithstanding the foregoing,
 - (a) each unit owner shall indemnify and save harmless the Corporation and all other owners from any deductible loss (under the Master Policy) related to damage resulting from an act or omission of the owner, or his or her guests, agents or occupants of the unit. (Accordingly, if any such damage is caused to any part of the property, any related deductible loss under the Master Policy shall be added to the common expenses payable for the owner's unit, in accordance with Article III(4)).
 - (b) the Corporation shall indemnify and save harmless each unit owner from any deductible loss resulting from an act or omission of the Corporation or its directors, officers, agents or employees.
- (4) Any amounts owing to the Corporation by a unit owner by virtue of the terms of this by-law shall be added to the common expenses payable by such unit owner and shall be collectible as such, including by way of condominium lien.

- (5) Each owner shall obtain and maintain insurance, including personal liability insurance, covering the owners' risks as set forth in this by-law.
- (6) The deductible applying to the Master Policy may be \$1000.00 (respecting any or all of the perils covered by the insurance), or may be such larger or smaller amount (respecting any or all of the perils covered by the insurance) as the Board, in its absolute discretion, may negotiate (subject to the requirement in the Act that the deductible must be reasonable in all of the circumstances). The Corporation shall promptly provide written notice of any change in the deductible related to the Master Policy to all owners.


**ARTICLE IV
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 9th day of December, 2002.

CARLETON CONDOMINIUM CORPORATION NO. 59


ROBERT ROY

Print Name: _____
Print Title: PRESIDENT, CCC 59

I have authority to bind the Corporation

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This document was prepared by Nelligan O'Brien Payne LLP for CCC No. 59 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.

Properties 15059-0001 to 15059-0120 (inclusive)

15059 - 0121 LT Estate/Qualifier Fee Simple Absolute

Description UNIT 121, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 59, BLK A, A-1 PLAN
645456; BLK F, F-1 PLAN 645455, PTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 4R1196;
S/T 185259 AS IN SCHEDULE 'A' OF DECLARATION 118153 NEPEAN

Address 00182 WOODFIELD DRIVE
NEPEAN

Applicant(s)

Name CARLETON CONDOMINIUM CORPORATION NO. 59

Address for Service c/o Nelligan O'Brien Payne
1900-66 Slater Street
Ottawa, ON K2P 5H1

Carleton Condominium Corporation No. 59 hereby certifies that by-law number 11 attached hereto 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, Robert Roy, have the authority to bind the corporation.

Statements

Schedule: See Schedules

Signed By

Jhanie Armande Leveille 1900-66 Slater St. acting for Applicant(s) Signed 2002 12 17
Ottawa K1P 5H1

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Submitted By

NELLIGAN O'BRIEN PAYNE LLP 1900-66 Slater St. 2002 12 23
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Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00