

Schedule "A"

**OTTAWA-CARLETON STANDARD CONDOMINIUM  
CORPORATION NO. 781**

**BY-LAW NO. 3**

BE IT ENACTED as By-law No. 3 (being a By-law to define standard units) of Ottawa-Carleton Standard Condominium Corporation No. 781 (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 are two (2) different classes of standard units. The standard unit is defined and described further in the specifications contained in Schedules "1" and "2". Within the residential units there are various models which are further depicted in the Condominium description registered at the Ottawa Land Registry Office (the "structural drawings").

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 2011 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 17th day of February, 2011.

OTTAWA-CARLETON STANDARD  
CONDOMINIUM CORPORATION NO. 781

  
Print Name: Daniel Robert A Gauthier

Print Title: President

I have authority to bind the Corporation.

Schedule "1"  
Ottawa-Carleton Standard Condominium Corporation No. 781  
Specifications

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

#### FRAMING

- Pre-engineered floor joist system, both ground floor, second floor and third floor
- Sub floor 5/8" tongue and groove sheathing, glued, nailed and screwed
- 1/4" underlay for cushion flooring except on concrete sub floor
- 5/8" underlay for ceramic flooring except on concrete sub floor
- 9 ft. ceiling heights on livingroom/diningroom level of the Maple Ridge and the Pine Ridge with 8 ft. 11 inch ceiling heights on the bedroom level (not including drop ceilings and bulkheads)
- 9 ft. ceiling heights on livingroom/diningroom level of the Oak Ridge and the Willow Ridge with 8 ft. ceiling heights on the bedroom level (not including drop ceilings and bulkheads)
- Exterior wall 2" x 6" studs
- Exterior basement wall framed with 2" x 4" studs
- Party walls (between dwelling, all levels except basement and attic)
- Party wall construction consists of two independent 2" x 4" stud walls c/w
- 1 layer 5/8" firecode drywall on each side of insulation for sound attenuation
- 3/4" minimum lightweight concrete sound attenuation subfloor applied to main floor of upper models

#### INTERIOR FINISHES

- Colonial trim, including 3 1/8" baseboards, with 2 1/8" trim on doors and windows
- Solid oak handrails and railings with turned spindles and 1/2 walls with oak caps, as per plans, with choice of stain from builder's samples
- Colonial interior passage and swing doors (as per plan)
- Ceramic tile flooring in vestibule, main bathroom and powder room from builder's samples
- Pre-selected designer light fixtures
- 40 oz. quality broadloom in your choice of one colour from builder's samples
- 1/2" foam underpad
- Linoleum flooring in kitchen storage and laundry rooms (as per plan)
- Quality kitchen and vanity cabinets in your choice of colour and style from builder's samples - with flush breakfast bars as per plan microwave shelf with plug on separate circuit (where applicable)
- Post-formed counter tops in kitchen and main bath
- All full bathrooms equipped with medicine cabinet
- Privacy locks on all bathrooms
- White ceramic towel bar & tissue holder in bathrooms
- Quality glass mirror above vanity in bathrooms and pedestal sink in powder room
- Dishwasher opening and rough-in for future installation
- Brushed nickel interior door hardware
- Stipple ceilings throughout, except kitchen, bathroom and powder room areas
- Walls painted in off-white flat finish; except bathroom and kitchen walls and ceilings to be semi-gloss
- Wood trim and doors to be white semi-gloss
- Smoke detectors in accordance with Building Code

Schedule "1"  
Ottawa-Carleton Standard Condominium Corporation No. 781  
Specifications (cont'd)

**ELECTRICAL AND HEATING**

- 100 amp service with circuit breaker panel
- Copper wiring throughout
- Bedroom lighting switched to wall outlet
- White Decora style outlets and rocker light switches
- Heavy duty electrical outlets for connection of stove and stacking clothes washer/dryer (appliances not included)
- Door chime at front door deleted rear door
- Pre-wired for Bell (4 outlets) and Cable (3 outlets), as per plans
- Two speed white or black kitchen hood fan vented to exterior (high CMF)
- Bathroom fans vented to exterior
- High efficiency forced air natural gas furnace
- High efficiency natural gas hot water heater (rental)
- Dining room ceiling capped outlet
- All heating ducts power cleaned prior to occupancy
- Heating ducts sized for future installation by purchaser of central air with rough in electrical
- Central air conditioning included in all units in Blocks 1 and Block 7
- Electrical wiring system will accommodate use of High-speed CAT. 5 telecommunications equipment

**PLUMBING FIXTURES AND ACCESSORIES**

- Quality bathroom fixtures in white
- Polished chrome make-up bar lighting in all bathrooms
- Bathtubs to be steel enamel
- Double stainless steel sink in kitchen complete with vegetable sprayer
- Chrome single lever, washer less faucets & shower control (except laundry)
- Hook-ups for washing machine
- Exterior frost-free hose bibs at rear of ground floor models only
- Ceramic tile for all standard tub enclosures approx. 1 ft. from ceiling
- Pressure balance regulators on all shower heads
- All toilets to feature low volume water tank
- Optional Gas burning fireplace with fresh air intake complete with Oak mantle shell above fireplace with ceramic hearth and facing as per plan

**Schedule "2"**  
**Ottawa-Carleton Standard Condominium Corporation No. 781**  
**Parking Units**

The parking units contain no features apart from an asphalt surface.