

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 96

BY-LAW NO. 5

BE IT ENACTED as By-Law No. 5 (being a by-law to define standard units) of Carleton Condominium Corporation No. 96 (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, for the purposes of Section 99 of the Act (insurance).
- (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 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. 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 the structural drawings which are Part 2 of the Condominium Description filed with the Registry Office (the "structural drawings"), and the specifications contained in the schedule "1" attached hereto. The classes are as follows:

Class Number	Class Description	Units
1	Two Bedroom	Level 1: Units 2, 3, 4, 6, 7, 8, 10, 11, 16, 17, 19, 20, 21, 23, 24 and 25
2	Three Bedroom	Level 1: Units 12, 13, 14, 15, 28, 29, 30, 33, 34, 35, 38, 39, 40, 43, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72
3	Four Bedroom	Level 1: Units 1, 5, 9, 18, 22, 26, 27, 31, 32, 36, 37, 41, 42 and 46

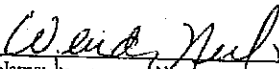
**ARTICLE III  
MISCELLANEOUS**

- (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 15<sup>th</sup> day of January, 2003.

**CARLETON CONDOMINIUM CORPORATION NO. 96**

  
Print Name: WENDY NEIL  
Print Title: PRESIDENT

I have authority to bind the Corporation

© All rights reserved.  
This document was prepared by Nelligan O'Brien Payne LLP for CCC #96 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. 96  
Specifications

**General**

- Doors: Plywood hollow interior doors with brass doorknobs, keyless one side.  
Flooring: Hardwood flooring in living room, dining room, bedrooms, hallways, stairs, linen and bedroom closets. Ceramic tile in kitchen, bathroom, powder room and entrance - all excellent quality.  
Walls: Drywall, primed and painted with two coats of good quality paint.  
Trim: Solid Pine trim and baseboard, primed and painted with two coats of good quality paint.  
Ceiling: Stipple on drywall except for bathrooms and kitchen, which have flat drywall ceilings. Approximate height 8 feet throughout.

**Foyer/Vestibule**

- Front Door: Solid wood door with brass doorknob, deadbolt and door chime.  
Lighting: Ceiling mounted glass light fixture.  
Closet: Double folding doors, with brass doorknobs, one shelf and hanging rod.

**Kitchen**

- Lighting: Two standard ceiling light fixtures.  
Exhaust Fan: Exhaust fan vented to the outside.  
Cabinets: Wood cabinets (good quality), metal handles and accessories.  
Pantry: Class 2 Only. Standard hollow interior passage door with brass doorknob and five shelves.  
Countertop: Arborite, molded.  
Sink/Faucet: Single stainless steel sink with dual-control standard faucet.

**Dining Room/Living Room**

- Lighting: Ceiling mounted glass light fixture in Dining Room.

**Bathroom**

- Exhaust Fan: Exhaust fan vented to the outside  
Lighting: Wall mounted light fixture.  
Toilet: Standard grade, regular size.  
Bathtub: Regular size bathtub. Ceramic tile around bathtub to ceiling. Standard shower head and shower curtain rod.  
Fixtures: One soap and grab dish, one towel bar and one paper holder, all metal.  
Vanity: 2-Door, 4-drawer wood cabinet.  
Countertop: Melamine countertops with moulded roll front and built in backsplash.  
Cabinet: Steel medicine cabinet with Mirror  
Sink: Ceramic.  
Faucets: Standard dual-control faucet in all sinks and bathtubs.  
Separate  
Shower: Class 3 Only. Hinge door, single lever control metal faucet, ceramic tile surround.  
Towel Closet: Class 3 Only. Standard interior door with metal doorknob, 4 shelves.

**Stairwells/Hallways**

- Lighting: Ceiling mounted glass light fixture in hallways and landings.  
Railings: Rubber covered wrought iron railing and metal balustrades.  
Linen Closet: Folding hollow door and 5 shelves.

**Bedrooms**

- Lighting: Master Bedroom: No lighting in bedroom - Wall switches only. Interior light in closet.  
Secondary Bedrooms: One ceiling-mounted light.

Closet: Walk-in closet with interior lighting and one (1) shelf (all around closet), hanger rod. Double folding doors with brass doorknobs.

#### **Powder Room**

Lighting: Wall mounted light fixture (track lighting) over mirror.  
Toilet: Standard grade, regular size.  
Mirror: Standard grade - over vanity.  
Vanity: 2-Door/4 Drawer Melamine style cabinet base unit under sink with molded Arborite Countertop  
Sink: Classes 1 & 3: Ceramic.  
Class 2: Enamel covered metal.  
Cabinet: One metal medicine cabinet (no handles).  
Faucet: Standard dual-control faucets.

#### **Basement**

Finished Recreation Room.  
Flooring: Linoleum tile.  
Walls: Finished Drywall.  
Ceiling: Stipple on Drywall.  
Lighting: One (1) standard light fixture in Rec Room, two (2) standard lights fixtures in Laundry Area and one (1) standard light fixture in hallway at bottom of stairs.  
Laundry Area: Unfinished. Cement Floor. Double laundry tub, dual control faucets, automatic washer connection, electrical outlet and vent for dryer, drainage trap.

#### **Plumbing and Mechanical Systems**

Heating: Central & Oil.  
Hot Water Tank: 60 gal (Rented)  
Copper piping.  
Water separately metered.

#### **Electrical**

100/200 amp electrical panel.  
Telephone outlets in living room, kitchen and one bedroom.

#### **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
- smoke detectors
- vapour barrier
- electrical wiring
- paint
- trim
- cabinet hardware (bathroom(s) and kitchen)
- door bells - front and back