

FOR OFFICE USE ONLY

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CERTIFICATE OF RECEIPT
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OTTAWA-CARLETON (4)

(1) Registry Land Titles (2) Page 1 of 13 pages

(3) Property Identifier(s) 15184-0001 to 15184-0136 inclusive Block Property Additional: See Schedule

(4) Nature of Document
BY-LAW NO. 7

(5) Consideration
Dollars \$

(6) Description
All units and common elements comprising the property included in Carleton Condominium Plan No. 184 City of Ottawa Regional Municipalities of Ottawa-Carleton Land Titles Division of Ottawa No. 4

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

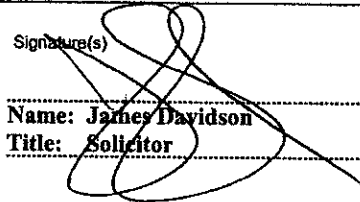
New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(8) This Document provides as follows:
See attached.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s) THE CARLETON CONDOMINIUM CORPORATION NO. 184
Signature(s) 
Date of Signature Y M D 2001 11 12
By its solicitors, Nelligan O'Brien Payne
Name: James Davidson
Title: Solicitor

(11) Address for Service c/o Nelligan O'Brien Payne, #1900-66 Slater Street, Ottawa, Ontario, K1P 5H1

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property
Multiple

(15) Document Prepared by:
**J. Davidson
NELLIGAN O'BRIEN PAYNE
#1900-66 Slater Street
Ottawa, Ontario
K1P 5H1**

Fees and Tax	
Registration Fee	<u>70.1</u>

Form 11

Condominium Act, 1998

CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 56 (9) of the *Condominium Act, 1998*)

Carleton Condominium Corporation No. 184 (known as the "Corporation") certifies that:

1. The copy of By-Law No. 7, attached as Schedule "A", is a true copy of the by-law.
2. The by-law was made in accordance with the *Condominium Act, 1998*.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the by-law.

Dated this 31st day of October, 2001. A

CARLETON CONDOMINIUM CORPORATION NO. 184

Ruth M. White B
Print Name: Ruth m. white C
Print Title: Secretary D
(Seal) E

I have authority to bind the Corporation.

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 184

BY-LAW NO. 7

BE IT ENACTED as By-Law No. 7 (being a by-law to define standard units) of Carleton Condominium Corporation No. 184 (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) In this condominium, there are six (6) 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 schedules are as follows:

Class Number	Class Description	Units	Schedule(s)
A	Three Bedrooms Two Full Bathrooms	Level 1: 1, 5, 9, 13, 18, 21, 25, 31 Level 2: 1, 5, 9, 13, 18, 21, 25, 31	"A" and "F"
B	Two Bedrooms Two Full Bathrooms	Level 1: 2, 6, 10, 14, 17, 22, 26, 32 Level 2: 2, 6, 10, 14, 17, 22, 26, 32	"B" and "F"
C	Two Bedrooms One Bathroom	Level 1: 3, 7, 11, 16, 19, 23, 27, 29, 33 Level 2: 3, 7, 11, 16, 19, 23, 27, 29, 33	"C" and "F"

Class Number	Class Description	Units	Schedule(s)
D1	Two Bedrooms Two Full Bathrooms	Level 1: 12, 15, 20, 24, 28, 30 Level 2: 4, 12, 15, 20, 24, 28, 30	"D1" and "F"
D2	Three Bedrooms Two Full Bathrooms	Level 1: 4, 8, 34 Level 2: 8, 34	"D2" and "F"
E	Garage	Level 1: Units 35 to 102 inclusive	"E"

**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* of Ontario.

DATED this 31st day of October, 2001. F

CARLETON CONDOMINIUM CORPORATION NO. 184

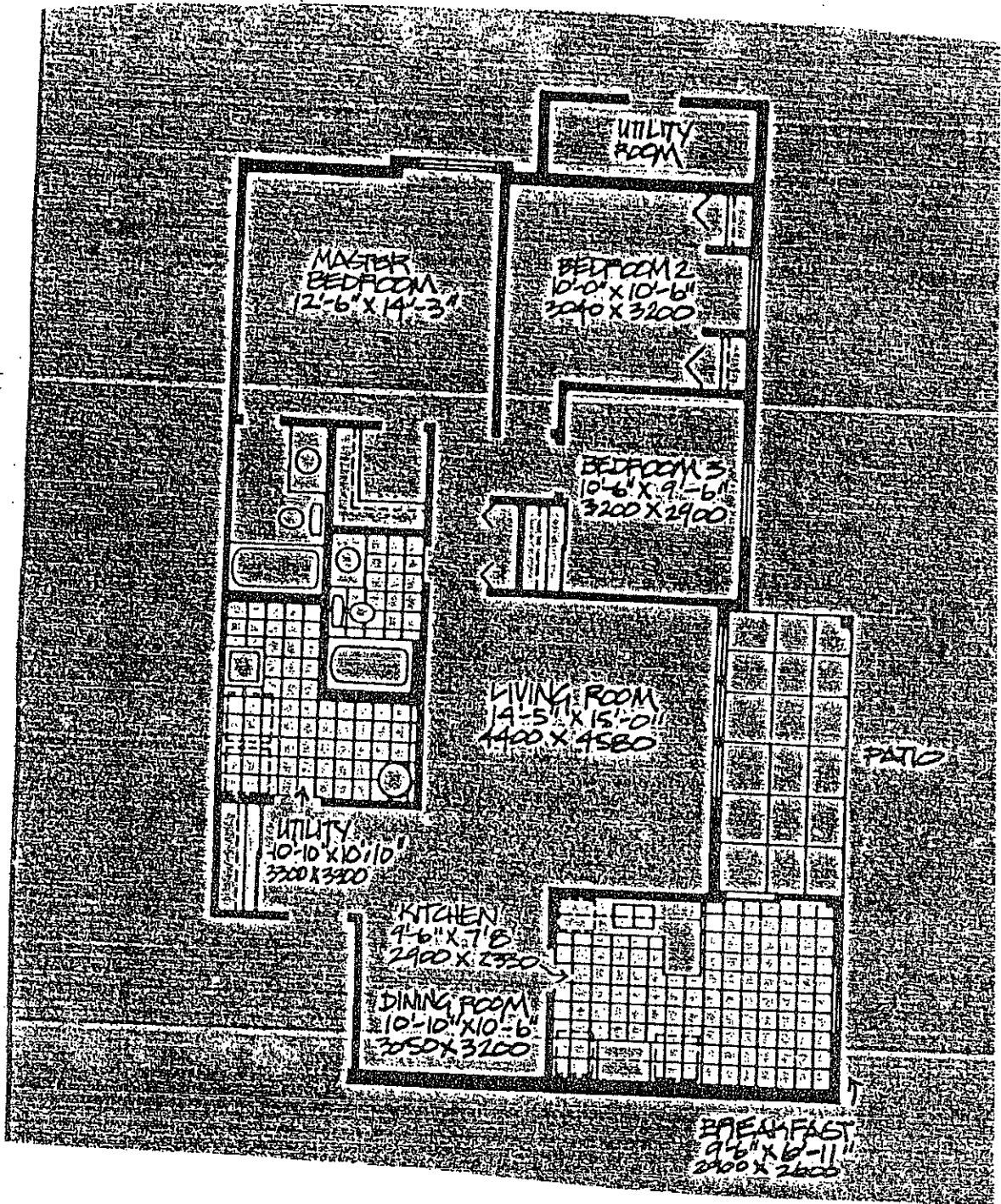
Ruth M. White G
Print Name: Ruth M. White H
Print Title: Secretary I

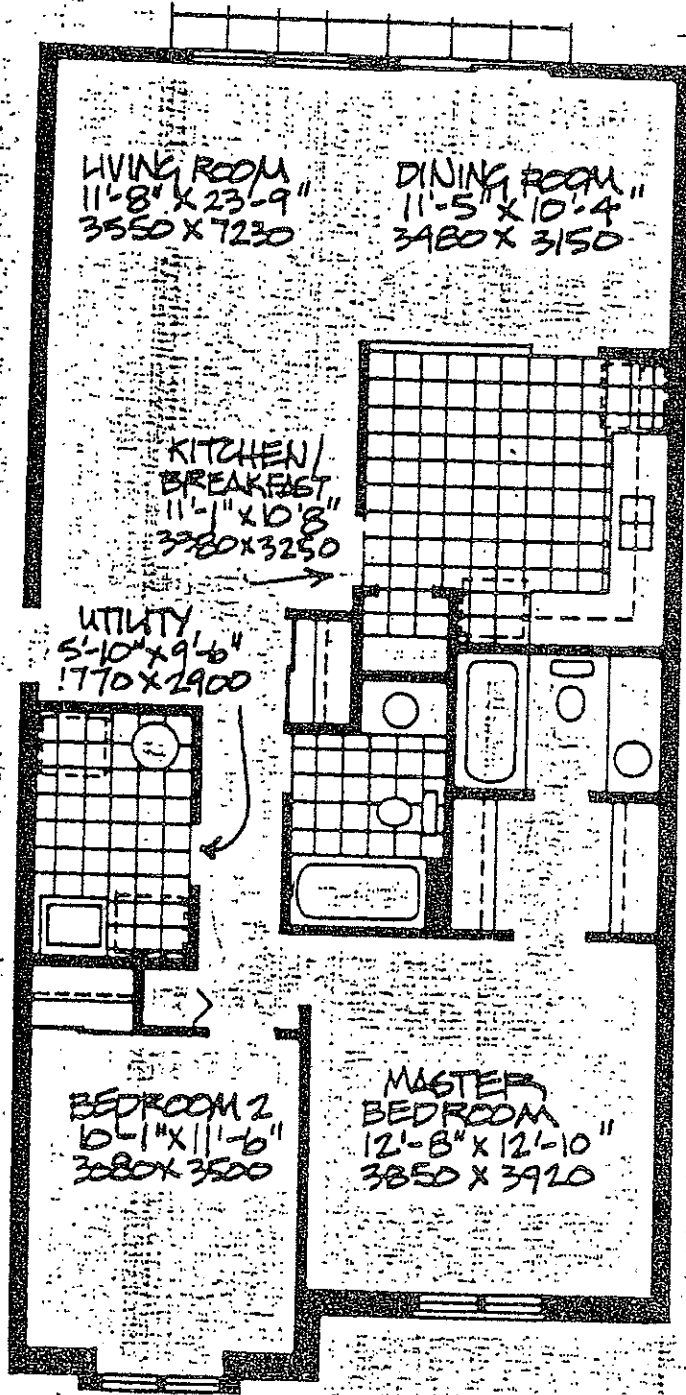
I have authority to bind the Corporation

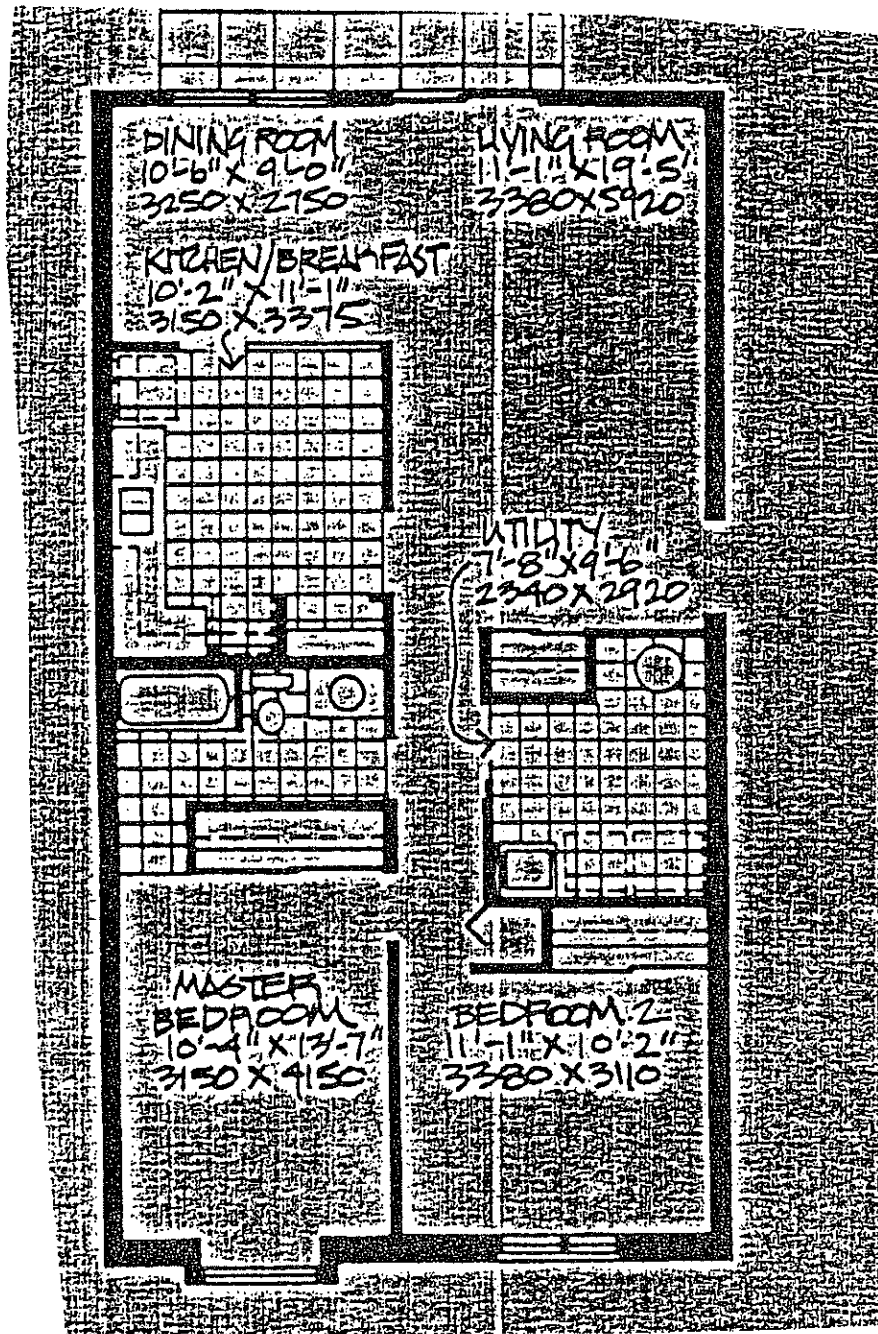
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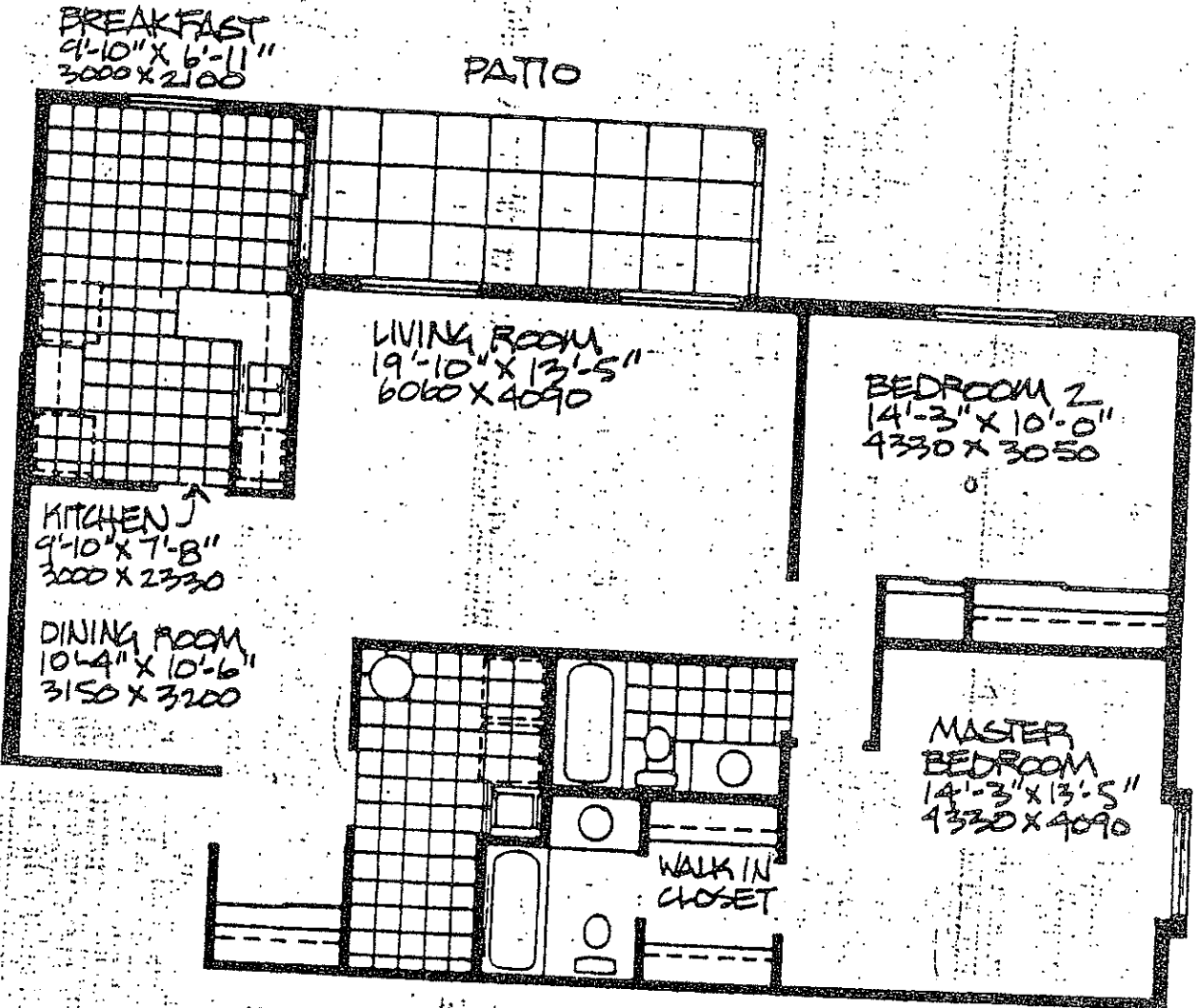
This document was prepared by Nelligan O'Brien Payne LLP for CCC No. 184 based on a thorough review of all relevant documentation and the specific circumstances of this condominium. This document may not be appropriate for another condominium.

Please note: The form from which this document was prepared is regularly revised and updated.



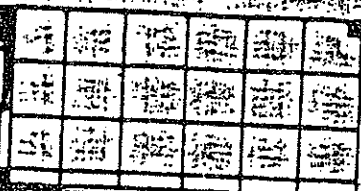
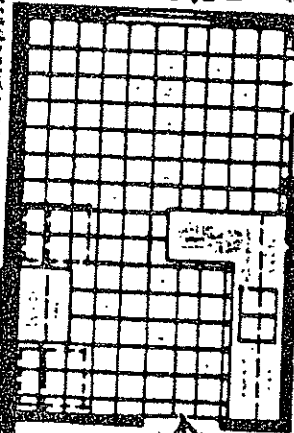






BREAKFAST
9'-10" X 6'-11"
3000 X 2100

PATIO



LIVING ROOM
12'-11" X 15'-9"
3950 X 4680

BEDROOM 3
10'-2" X 9'-6"
3100 X 2900

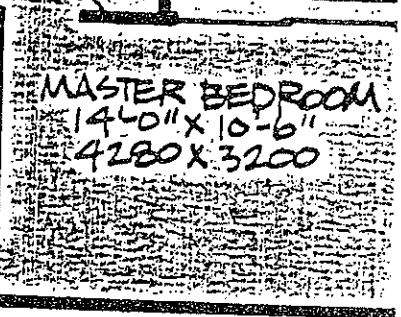
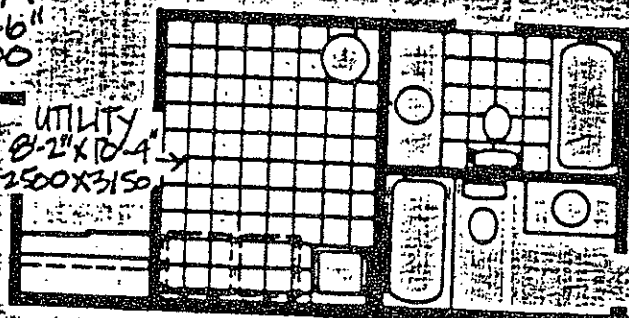
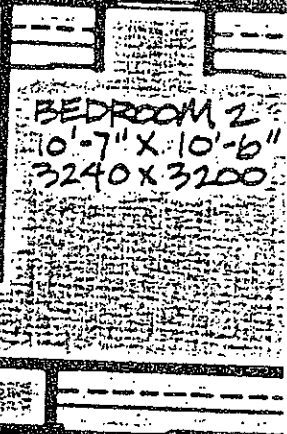
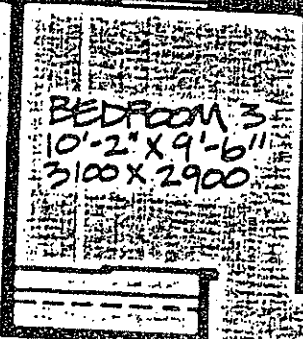
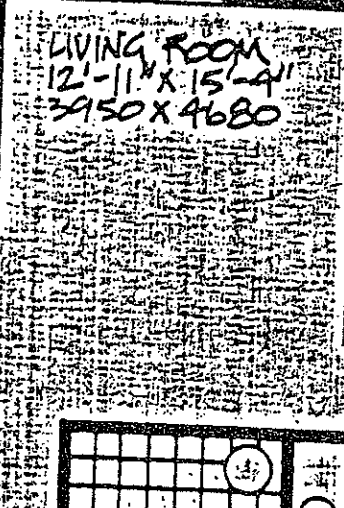
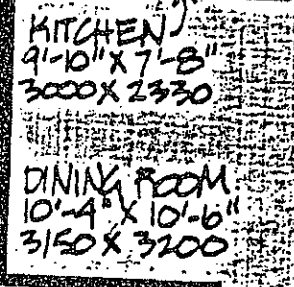
BEDROOM 2
10'-7" X 10'-6"
3240 X 3200

KITCHEN
9'-10" X 7'-8"
3000 X 2330

DINING ROOM
10'-4" X 10'-6"
3150 X 3200

UTILITY
8'-2" X 10'-4"
2500 X 3150

MASTER BEDROOM
14'-0" X 10'-6"
4280 X 3200



SCHEDULE "E"
Specifications for Class "E" - Garage Units

- concrete floor
- drywall
- raised platform for additional storage space
- exterior garden hose connection
- Stanley steel garage door and frame for this door
- regular exterior wooden door, from garage to interior hallway, and frame for this door
- Unit 7D has one window (As shown on original as-built drawings which are included within the Corporation's records in accordance with the Act).

SCHEDULE "F"
Specifications for Classes "A", "B", "C", "D1" and "D2"

Bedrooms

- wall to wall luxury carpeting - extra thick 35 oz nylon
- waffle design sound absorbing rubber carpet underpad
- drywall walls painted with 1 coat of semi-gloss latex
- 8' ceilings - stipple on drywall
- wood economy grade trim painted with 1 coat of semi-gloss
- each bedroom has one double window with screen (As shown on original as-built drawings which are included within the Corporation's records in accordance with the Act.)
- standard lighting
- each bedroom has one single or walk-in closet with premium quality hardware with brass finish
- closets have two interior shelves, a steel bard, and interior closet lighting

Living Room

- wall to wall luxury carpeting - extra thick 35 oz nylon
- waffle design sound absorbing rubber carpet underpad
- drywall walls painted with 1 coat of semi-gloss
- 8' ceilings - stipple on drywall
- wood economy grade trim painted with 1 coat of semi-gloss
- Class B, C, D1 and D2 have 2 double windows with screen (As shown on original as-built drawings which are included within the Corporation's records in accordance with the Act.)
- Class A has 3 double windows with screen (As shown on original as-built drawings which are included within the Corporation's records in accordance with the Act.)
- Class C has a thermo break patio door with insulated tempered glass with screens and extruded vinyl
- wood burning fireplace with steel liner and ceramic tile flooring (except 5B Harness Lane - no fireplace or chimney, and 5B Harness Lane - fireplace for decorative purposes only, no chimney)

Dining Room

- wall to wall luxury carpeting - extra thick 35 oz nylon
- waffle design sound absorbing rubber carpet underpad
- drywall walls painted with 1 coat of semi-gloss
- 8' ceilings - stipple on drywall
- wood economy grade trim painted with 1 coat of semi-gloss
- Class C has 2 double windows with screen (As shown on original as-built drawings which are included within the Corporation's records in accordance with the Act.)
- Class B has a thermo break patio door with insulated tempered glass with screens and extruded vinyl
- standard lighting

Kitchens

- drywall walls painted with 1 coat of semi-gloss
- 8' ceilings - drywall
- wood economy grade trim painted with 1 coat of semi-gloss
- Class A, D1 and D2 have one double window with screen (As shown on original as-built drawings which are included within the Corporation's records in accordance with the Act.)
- Class A, D1 and D2 have a thermo break patio door with insulated tempered glass with screens and extruded vinyl
- standard centre ceiling lighting

- melamine kitchen cupboards
- cupboard handles and accessories are brown porcelain
- removable unit for dishwasher with roughed in wiring
- rolled-edge arborite countertops
- double bowl stainless steel sink with standard faucet
- range exhaust hood fan vented to exterior - standard
- easy care vinyl sheet goods flooring
- sound absorbing underlay materials under vinyl floors on 2nd floor kitchens

Bathrooms

- easy care vinyl sheet goods flooring in main bathroom
- wall to wall luxury carpeting - extra thick 35 oz nylon in master suite bathroom
- waffle design sound absorbing rubber carpet underpad in master suite bathroom
- drywall walls painted with 1 coat of semi-gloss
- 8' drywall ceilings
- economy grade wood painted with 1 coat of semi-gloss
- standard lighting - hanging fixture
- standard grade toilet
- 57" x 32" standard bathtub with shower curtain rod
- standard ceramic wall tiles to ceiling in tub enclosure
- ceramic sink
- chrome accessories
- king-sized mirrors
- medicine cabinets in full bathrooms
- 1 melamine bathroom cabinet with brown wood handle and accessories
- single lever mixer faucets in tubs and showers
- bathroom vanities and rolled-edge arborite countertops

Laundry and Storage

- ensuite utility room with vinyl asbestos tile flooring
- taps installed for automatic washer
- vibration pan built in for each washer
- dryer exhaust vents to exterior
- single fiberglass laundry tub
- copper plumbing water supply
- drywall walls and ceiling painted with 1 coat of semi-gloss
- wood economy grade trim painted with 1 coat of semi-gloss
- one standard light
- standard hot water tank

Interior Features

- all interior trim and walls decorated in paint of one colour throughout
- interior economy grade hollow wood doors
- premium quality hardware with brass finish
- front entrance door has keyless lock on one side
- vinyl windows (originally wood framed windows, but owners have been replacing with vinyl)
- front entrance closet with sliding doors, no knobs, one shelf and steel rod

Plumbing and Mechanical Systems

- individual room controlled electric baseboard heating
- copper wiring throughout
- floor drain in utility room
- prewired telephone and cablevision outlets
- 100 amp electrical service with circuit breaker panel
- heavy duty cable and outlets for stove and dryer

- Ai Phone Intercom #AJ4C4M (1 lobby panel, 1 power supply, 1 relay adaptor, 1 apartment phone)

Standard Features

Unless otherwise indicated herein, the following items shall simply be of standard quality and installation in accordance with all relevant 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)

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