

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 12  
BY-LAW NO. 14**

BE IT ENACTED as By-law No.14 (being a By-law to define standard units) of Carleton Condominium Corporation No.12 (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 parts 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 the description and the schedules to this By-law, the schedules to this By-law shall prevail.
- (5) Unless otherwise indicated herein, the following items **as shown in the condominium description** shall form part of the standard unit and shall simply be of standard quality and installation and in accordance with all relevant or applicable codes and regulations:

- light switches and cover plates
- electrical outlets and cover plates
- plumbing
- drains
- insulation
- ducting, venting and associated fans
- smoke detectors, heat detectors and carbon monoxide detectors
- vapour barrier
- drywall, taped and sanded, with one coat of primer and one coat of white latex paint
- electrical wiring
- cable and phone connections
- trim, with one coat of primer and one coat of white latex paint
- interior door hardware
- cabinet hardware (bathroom(s) and kitchen)

- (6) 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.
- (7) Where the schedules to this By-law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (8) In this condominium, there is just one class of standard units. The standard unit is defined and described further in the specifications contained in Schedule "1". Within the class there are various models which are further depicted in Part 4, Sheets 1 to 35 of the structural drawings registered at the Land Registry Office.

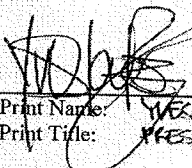
### ARTICLE III MISCELLANEOUS

- (1) The standard unit description(s) in this by-law replace(s) any previous standard unit description(s) (for the same classes of unit), including any such description(s) provided by the declarant pursuant to Section 43 (5) (h) of the Act. Any such previous description(s) no longer apply.
- (2) 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.
- (3) 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.
- (4) 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.
- (5) 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.
- (6) Preparation: This document was prepared in the year 2015 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 9 day of September, 2015.

#### CARLETON CONDOMINIUM CORPORATION NO. 12

  
 \_\_\_\_\_  
 Print Name: W. LA ROSE  
 Print Title: PRESIDENT C.C.C. 12

I have authority to bind the Corporation.

**Schedule "1"**  
**Carleton Condominium Corporation No. 12**  
**Unit Specifications**

All items are of standard builder's quality, unless otherwise stated.

**SECTION ONE: GENERAL SPECIFICATIONS**

- Hollow wood composite interior doors with metal doorknob
- Finger jointed wood trim with two coats of semi-gloss latex paint

**Electrical, Plumbing and Mechanical Systems:**

- Electrical outlets have plastic cover plates with plastic casing
- Electric baseboard heaters
- Copper pipes, ventilation duct is galvanized sheet metal
- XFR commercial or brass drainage pipes
- 100 amp electrical panel
- Intercom for emergency announcements/entry via enter-phone systems
- One cable & two phone jack outlets
- Electric hard wired smoke detector with battery backup

**Structural Features**

- Reinforced concrete floors, in-unit walls are metal stud construction with drywall

**SECTION TWO: INDIVIDUAL AREAS**

**Foyers**

- Laminate flooring
- Drywall, primed and painted with two coats of latex semi-gloss paint
- 8' stipple ceiling on concrete
- All penthouse units have vaulted ceilings except Unit 3, Level 19 & Unit 6, Level 19 which are partially vaulted
- Closet with double sliding doors, one top shelf and metal doorknob
- Glass ceiling light fixture

**Hallway**

- Laminate flooring
- Drywall, primed and painted with two coats of latex semi-gloss paint
- 8' stipple ceiling on concrete
- Linen closet - one door, hollow core wood composite with metal handle
- Glass ceiling fixture

**Living/Dining Room**

- Laminate flooring
- Drywall, primed and painted with two coats of latex semi-gloss paint
- 8' stipple ceiling on concrete – vaulted ceilings on Level 19
- Pendant light

**Kitchen**

- Ceramic flooring
- Drywall primed and painted with two coats of latex semi-gloss paint
- 8' stipple ceiling on concrete – vaulted ceilings on Level 19 except Unit 3, Level 19 & Unit 6, Level 19 which are partially vaulted
- Pendant light

- Exhaust fan vented outside or to building HVAC
- Wood composite cabinets with metal handles
- Arborite countertops
- Integrated back splash
- Double metal sink
- Standard single head with separate hot and cold faucet

#### **Bathrooms**

- Ceramic flooring
- Drywall moisture resistant greenboard
- Primed and painted with 2 coats of semi-gloss non-bacterial paint
- 7' drywall moisture resistant greenboard ceiling
- Door is keyless on one side
- Wall mounted lighting
- Pot lights at penthouse level (Level 19)
- Exhaust vent but no fan
- Low flush toilets
- Ceramic standard size bathtub with shower curtain rod
- Ceramic sink (except dual sink in Unit 6, Level 19)
- Standard single head faucet
- Standard size mirror
- Wood composite, with melamine finish and metal handle
- Arborite countertops with integrated back splash

#### **Master Bedroom**

- Laminate flooring
- Drywall primed and painted with two coats of semi-gloss latex paint
- 8' stipple ceiling on concrete – vaulted ceilings on Level 19
- Closet with double sliding doors, one shelf and metal door knob

#### **Ensuite bathroom (for Units 1, 2, 4 & 5, Level 19 only)**

- Low flush toilets
- Ceramic standard size bathtub with shower curtain rod
- Ceramic sink
- Standard faucet
- One metal medicine cabinet
- Standard cabinets with metal handles
- Arborite countertop

#### **Secondary Bedrooms**

- Laminate flooring
- Drywall primed and painted with two coats of semi-gloss latex paint
- 8' stipple ceiling on concrete – vaulted ceilings on Level 19
- Closet with single bi-fold door, one shelf and metal door knob

#### **En-suite Storage Room (for all units except Units 1, 2, 3, 4, 5 & 6, Level 19)**

- Ceramic flooring
- Drywall primed and painted with two coats of semi-gloss latex paint
- Four shelves (wall length)
- 8' stipple ceiling on concrete
- Ceiling – light-bulb socket only, standard light fixture