

Carleton Condominium Corporation No. 15

BY-LAW NO. 8

Whereas the Condominium Corporation is desirous of ensuring compliance by unit owners with the requirements of the Condominium's Declarations, and the provisions of the *Condominium Act* (1998) – hereinafter referred to as the Act).

And whereas Regulations under the *Building Code Act of Ontario* 1992 (hereinafter referred to as *the Code*) requires (a) the installation, and, (b) the maintenance of, inter alia, fire alarm systems and fire detector so that such fire prevention methods are complete, operational and inspected.

Now therefore, the Board of the Condominium hereby enacts and adopts the following, to be included and forming part of the Corporation's By-Laws, as By-Law No. 8.

1. Definitions

- (1) Fire protection system, means an automated water sprinkling system, and fire prevention devices installed throughout all of the condominium property; as referred to in Section 44(5)(a) of the *Act*.
- (2) Performance audit means all of the duties and responsibilities imposed by Section 44 of the said *Act*.

- (3) Alarm signal means an audible signal transmitted throughout a zone or zones or throughout a building to advise occupants that a fire emergency exists.
 - (4) Alert signal means an audible signal to advise designated persons of a fire emergency.
 - (5) Smoke detector means a fire detector designed to operate when the concentration of airborne combustion products exceeds a pre-determined level.
2. (i) Each unit owner shall install and maintain in proper working order:
- (a) automatic door closing devices (“door closers”)
 - (b) smoke detection systems
- within their respective units.
- (ii) The failure to install and properly maintain automatic door closing devices and smoke/fire detection systems shall entitle the Condominium Corporation to, *inter alia*, (a) cause such device or system to be installed, and the cost for doing so levied against the unit owner and enforced as a lien against the unit; and, (b) add the amount of the insurance deductible (among other costs) resulting from a loss caused by, or attributable to, the unit owner’s failure to comply with the provisions of this by-law.

This By-law is hereby duly made by Carleton Condominium Corporation No. 15.

DATED this ~~Wednesday~~ day of 17th April, 2004.

CARLETON CONDOMINIUM CORPORATION NO. 15

Per: Nancy EBurnie
President

Per: M.d. Monique Delisle
Secretary-Treasurer

Properties

<i>PIN</i>	15015 - 0153 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 7, LEVEL 18, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER		
<i>Address</i>	1807 UNIT 00158 B MCARTHUR AVE VANIER		
<i>PIN</i>	15015 - 0154 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 8, LEVEL 18, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER		
<i>Address</i>	1808 NUMBER 00158 B MCARTHUR AVENUE OTTAWA		
<i>PIN</i>	15015 - 0155 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 9, LEVEL 18, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER		
<i>Address</i>	1809 NUMBER 00158 B MCARTHUR AVENUE OTTAWA		
<i>PIN</i>	15015 - 0156 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 1, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER		
<i>Address</i>	1901 NUMBER 00158 B MCARTHUR AVENUE VANIER		
<i>PIN</i>	15015 - 0157 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 2, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER		
<i>Address</i>	1902 UNIT 00158 B MCARTHUR AVENUE OTTAWA		
<i>PIN</i>	15015 - 0158 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 3, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER		
<i>Address</i>	1903 UNIT 00158 B MCARTHUR AVE VANIER		
<i>PIN</i>	15015 - 0159 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 4, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER		
<i>Address</i>	1904 UNIT 00158 B MCARTHUR AVENUE VANIER		
<i>PIN</i>	15015 - 0160 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 5, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER		
<i>Address</i>	1905 UNIT 00158 B MCARTHUR AVE VANIER		
<i>PIN</i>	15015 - 0161 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 6, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 015 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER ; S/T, IF ENFORCEABLE, EXECUTION 3469(S) ;		
<i>Address</i>	1906 UNIT 00158 B MCARTHUR AVENUE VANIER		
<i>PIN</i>	15015 - 0162 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<i>Description</i>	UNIT 7, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1, 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY		

Properties

LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER
Address 1907 UNIT
 00158 B MCARTHUR AVE
 VANIER

PIN 15015 - 0163 LT *Estate/Qualifier* Fee Simple Absolute
Description UNIT 8, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1,
 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY
 LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER

Address 1908 NUMBER
 00158 B MCARTHUR AVENUE
 VANIER

PIN 15015 - 0164 LT *Estate/Qualifier* Fee Simple Absolute
Description UNIT 9, LEVEL 19, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1,
 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY
 LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER

Address 1909 UNIT
 00158 B MCARTHUR AVE
 VANIER

PIN 15015 - 0165 LT *Estate/Qualifier* Fee Simple Absolute
Description UNIT 1, LEVEL 20, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1,
 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY
 LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER

Address 1 PENTHOUSE
 00158 B MCARTHUR AVE
 VANIER

PIN 15015 - 0166 LT *Estate/Qualifier* Fee Simple Absolute
Description UNIT 2, LEVEL 20, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1,
 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY
 LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER

Address 2 PENTHOUSE
 00158 B MCARTHUR AVE
 VANIER

PIN 15015 - 0167 LT *Estate/Qualifier* Fee Simple Absolute
Description UNIT 3, LEVEL 20, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1,
 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY
 LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER

Address 3 PENTHOUSE
 00158 B MCARTHUR AVE
 VANIER

PIN 15015 - 0168 LT *Estate/Qualifier* Fee Simple Absolute
Description UNIT 4, LEVEL 20, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1,
 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY
 LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER

Address 4 PENTHOUSE
 00158 B MCARTHUR AVE
 VANIER

PIN 15015 - 0169 LT *Estate/Qualifier* Fee Simple Absolute
Description UNIT 5, LEVEL 20, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1,
 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY
 LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER

Address 5 PENTHOUSE
 00158 B MCARTHUR AVE
 VANIER

PIN 15015 - 0170 LT *Estate/Qualifier* Fee Simple Absolute
Description UNIT 6, LEVEL 20, CARLETON CONDOMINIUM PLAN NO. 15 ; PT LT 1, PL 90, PTS 1,
 3 & 4 4R396, AS IN SCHEDULE 'A' OF DECLARATION LT92254, AMENDED BY
 LT176409, AS IN LT95611, LT193924 & LT193925 ; VANIER

Address 6 PENTHOUSE
 00158 B MCARTHUR AVE
 VANIER

Applicant(s)

Name CARLETON CONDOMINIUM CORPORATION NO. 15

Applicant(s)

Address for Service Carleton Condominium Corporation No.
15
c/o Chateau Vanier Board of Governors
158A McArthur Road
Vanier, ON K1L 7E7

Carleton Condominium Corporation No. 15 hereby certifies that by-law number 8 attached hereto as a Schedule 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, H. W. Jamieson, have the authority to bind the corporation.

Statements

Schedule: See Schedules

Signed By

Nancy Bartlett Jane Johnson	70 Gloucester St. Ottawa K2P 0A2	acting for Applicant(s)	Signed	2004 11 17
Tel	613-236-9665			
Fax	6132334195			

Submitted By

BURKE - ROBERTSON (1)	70 Gloucester St. Ottawa K2P 0A2			2004 11 19
Tel	613-236-9665			
Fax	6132334195			

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$60.00
<i>Total Paid</i>	\$60.00

File Number

Applicant Client File Number : 11023-0024