

Document General

Form 4 — Land Registration Reform Act

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<p style="font-size: 2em; font-weight: bold;">HE 643227</p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="font-size: 0.8em; margin: 0;">CERTIFICATE OF RECEIPT HALTON NO. 20 MILTON</p> <p style="font-size: 0.8em; margin: 0;"><i>[Signature]</i> LAND REGISTRAR</p> </div> <p style="font-size: 1.5em; font-weight: bold; margin-top: 20px;">Feb 21, 2008 9:21.</p> <p style="font-size: 0.8em;">New Property Identifiers</p> <p style="font-size: 0.8em; margin-top: 10px;">Additional: See Schedule <input type="checkbox"/></p> <p style="font-size: 0.8em;">Executions</p> <p style="font-size: 0.8em; margin-top: 10px;">Additional: See Schedule <input type="checkbox"/></p>	(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of	pages	
	(3) Property Identifier(s)	Block 25806-0001 - 25806-0522 inc.	Property -	FILE COPY	
	(4) Nature of Document BY-LAW NO. 7 (The Condominium Act, 1998)				
	(5) Consideration Dollars \$				
(6) Description All units and common elements comprising the property included in Halton Standard Condominium Corporation No. 504, in the City of Burlington, in the Regional Municipality of Halton, Land Titles Division of Halton (No. 20), being all of the PINs.					
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		

(8) This Document provides as follows:

See attached Certificate and By-Law No. 7.

Continued on Schedule

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

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
HALTON STANDARD CONDOMINIUM CORPORATION NO. 504		
By it's solicitors: SIMPSON WIGLE LLP	<i>[Signature]</i>	2008 02 19
Per: Ronald S. Danks		

(11) Address for Service: c/o Summerhill Property Management, Suite 112, 100 Prudential Drive, Toronto, ON M1P 4V4

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

(13) Address for Service

<p>(14) Municipal Address of Property 399 Elizabeth Street Burlington, ON</p>	<p>(15) Document Prepared by: Ronald S. Danks SIMPSON WIGLE LLP Barristers & Solicitors 400-21 King Street West P.O. Box 990 Hamilton, ON L8N 3R1</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="font-size: 0.8em;">Fees and Tax</th> </tr> <tr> <td style="font-size: 0.8em;">Registration Fee</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Fees and Tax		Registration Fee							
Fees and Tax												
Registration Fee												

CERTIFICATE


HALTON STANDARD CONDOMINIUM CORPORATION NO. 504

(known as the "Corporation") hereby certifies that :

1. The copy of By-law Number 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, and any amendments thereto, and the Declaration and the By-laws of the Corporation, and the said By-law No. 7 has not been amended and is in full force and effect.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

Dated at Burlington, Ontario, this 18th day of January, 2008.

HALTON STANDARD CONOMINIUM CORPORATION NO. 504

Per: 
Name: Dennis R. Roy
Title: Treasurer

I have authority to bind the Corporation.

HALTON STANDARD CONDOMINIUM CORPORATION NO. 504

BY-LAW NO. 7

A By-law respecting the description of a Standard Condominium Unit.

BE IT ENACTED as a By-law of Halton Standard Condominium Corporation No. 504 (the "Corporation" as follows:

Pursuant to Part IV, clause 56 (1)(h) of the Condominium Act, 1998, Province of Ontario, the Board of Directors of the Corporation does establish what constitutes a Standard Condominium Unit for each class of Unit located within Halton Standard Condominium #504, known as the Baxter. The Condominium Act, 1998 requires that the determination of what constitutes an "improvement" to a condominium unit shall be determined by reference to a Standard Unit description/definition.

Insofar as the condominium corporation's insurance obligation excludes improvements made to a unit, the following articles will describe/define the standards, which constitute a Standard Condominium Unit as it pertains to the Baxter.

Each Unit owner is responsible to insure the "improvements" to his/her Unit.

Any component of a Unit over and above the described/defined Standard Unit is considered to be an "improvement" to the Unit.

NOW THEREFORE BE IT ENACTED as a By-law of HALTON STANDARD CONDOMINIUM CORPORATION #504 (hereinafter referred to as the "Corporation") as follows:

1. It is understood that the following description/definition of the standard "Unit" does not include the common elements of the Corporation as described in its Declaration, which shall be insured by the Corporation.
2. The Standard Unit shall be described/defined as all those components of the Unit contained within its boundaries, as defined in the Declaration of the Corporation, and for each class of Unit, and shall include only:

Article 1 - General Standards

Ceilings and Bulkheads	<ul style="list-style-type: none">• Fine textured stippled ceilings throughout except for entryway, bathrooms, walk-in closets and laundry rooms;• Bulkheads as required by plans to accommodate services (ducts, pipes, wiring).
Baseboards	<ul style="list-style-type: none">• MDF paint grade, colonial style, 5 1/2"
Casing on all windows and doors	<ul style="list-style-type: none">• MDF paint grade, colonial style, 3/4" x 2 3/4"
Paint grade on doors, walls and trim	<ul style="list-style-type: none">• Quality flat finish latex on all walls, except semi-gloss finish in bathrooms and laundry room. Two coats - 1 primer and 1 finish. White or off-white throughout. Trim paint throughout, to be semi-gloss.
Floors	<ul style="list-style-type: none">• Upper surface of concrete throughout.
Interior Doors	<ul style="list-style-type: none">• Raised panel closet doors or mirror sliding doors as per floor plan;• Raised panel doors with colonial trim and brass finished lever hardware;• Solid core entry door with brass finished lever, dead bolt and back plate (with unit number) hardware and privacy viewer.

Closets	<ul style="list-style-type: none"> • Plastic coated wire shelving in all closets.
Electrical	<ul style="list-style-type: none"> • Décor style white rocker switches throughout; • Suite entry security system (without monitoring); • Pre-wired for future common satellite dish; • Pre-wired for cable TV in all bedrooms, living room and/or den, as per plan; • Pre-wired for 3 dedicated telephone lines designed to accommodate a telephone, facsimile machine and computer in kitchen, master bedroom, family room/den, as per plan; • Carbon monoxide, smoke and heat detectors.
Heating/Air Conditioning	<ul style="list-style-type: none"> • Vertical Fan Coil system providing controlled heating and cooling.

Article 2 - Floors 2 to 8 inclusive

Section 1 - Kitchen

Cabinetry	<ul style="list-style-type: none"> • Standard cabinets, as per plans.
Counter Top	<ul style="list-style-type: none"> • Post form plastic laminate counter top.
Backsplash	<ul style="list-style-type: none"> • Choice of ceramic tile backsplash.
Sink and Faucet	<ul style="list-style-type: none"> • Double stainless steel sink with single lever faucet with vegetable spray.
Oven exhaust fan	<ul style="list-style-type: none"> • Exterior vented exhaust fan.
Other	<ul style="list-style-type: none"> • Eat-in kitchen, breakfast bar or serving pass-through, as per plan in selected units.

Section 2 - Master Ensuite Bathroom

Cabinets	<ul style="list-style-type: none"> • Standard vanity cabinets, as per plans.
Counter Top	<ul style="list-style-type: none"> • Post form plastic laminate counter top.
Sink and Faucets	<ul style="list-style-type: none"> • Single white vitreous china sink; • Chrome finished faucets and accessories.
Shower and Tub	<ul style="list-style-type: none"> • Separate shower with glass door, as per plan in selected units; • White tub, as per plans; • Pressure balanced shower control.
Lights	<ul style="list-style-type: none"> • Pot lights over vanity; • Vapour-proof pot light in separate showers, as per plan.
Fan	<ul style="list-style-type: none"> • Exterior vented exhaust fan.
Toilet	<ul style="list-style-type: none"> • White low-flush toilet with insulated tank.
Other	<ul style="list-style-type: none"> • Full width mirror over vanity.

Section 3 - Main Bathroom

Cabinets	<ul style="list-style-type: none"> • Standard vanity cabinets, as per plans.
Counter Top	<ul style="list-style-type: none"> • Post form plastic laminate counter top.
Sink and Faucets	<ul style="list-style-type: none"> • Single white vitreous china sink; • Chrome finished faucets and accessories.
Shower/Tub	<ul style="list-style-type: none"> • Tub/shower combination with full height ceramic tile surround, as per plan <u>or</u> a separate shower with glass door and a choice of ceramic tile, as per plan; • Pressure balanced shower control.
Lights	<ul style="list-style-type: none"> • Pot lights over vanity; • Vapour-proof pot light in separate showers, as per plan.
Fan	<ul style="list-style-type: none"> • Exterior vented exhaust fan.
Toilet	<ul style="list-style-type: none"> • White low-flush toilet with insulated tank.

Other	<ul style="list-style-type: none"> • Full width mirror over vanity.
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Article 3 - Floors 9 to 12 inclusive

Section 1 - Kitchen

Cabinetry	<ul style="list-style-type: none"> • Standard cabinets, as per plans; • Deep fridge cabinet and light valance to match cabinetry; • Pots and pans drawer, as per plans.
Counter Top	<ul style="list-style-type: none"> • Granite counter top.
Backsplash	<ul style="list-style-type: none"> • Choice of ceramic tile backsplash.
Sink and Faucet	<ul style="list-style-type: none"> • Under-mounted double stainless steel sink with single lever faucet with vegetable spray.
Oven exhaust fan	<ul style="list-style-type: none"> • Exterior vented exhaust fan.
Other	<ul style="list-style-type: none"> • Eat-in kitchen, breakfast bar or serving pass-through, as per plan in selected units; • Crown molding and light valance to match cabinetry.

Section 2 - Master Ensuite Bathroom

Cabinets	<ul style="list-style-type: none"> • Standard vanity cabinets, as per plans.
Counter Top	<ul style="list-style-type: none"> • Granite counter top.
Sink and Faucets	<ul style="list-style-type: none"> • Single white vitreous china sink; • Chrome finished faucets and accessories.
Shower and Tub	<ul style="list-style-type: none"> • Separate shower with glass door, as per plan in selected units; • White tub, as per plans; • Pressure balanced shower control.
Lights	<ul style="list-style-type: none"> • Pot lights over vanity; • Vapour-proof pot light in separate showers, as per plan.
Fan	<ul style="list-style-type: none"> • Exterior vented exhaust fan.
Toilet	<ul style="list-style-type: none"> • White low-flush toilet with insulated tank.
Other	<ul style="list-style-type: none"> • Full width mirror over vanity.

Section 3 - Main Bathroom

Cabinets	<ul style="list-style-type: none"> • Standard vanity cabinets, as per plans.
Counter Top	<ul style="list-style-type: none"> • Granite counter top.
Sink and Faucets	<ul style="list-style-type: none"> • Single white vitreous china sink; • Chrome finished faucets and accessories.
Shower/Tub	<ul style="list-style-type: none"> • Tub/shower combination with full height ceramic tile surround, as per plan <u>or</u> a separate shower with glass door and a choice of ceramic tile, as per plan; • Pressure balanced shower control.
Lights	<ul style="list-style-type: none"> • Pot lights over vanity; • Vapour-proof pot light in separate showers, as per plan.
Fan	<ul style="list-style-type: none"> • Exterior vented exhaust fan.
Toilet	<ul style="list-style-type: none"> • White low-flush toilet with insulated tank.
Other	<ul style="list-style-type: none"> • Full width mirror over vanity.

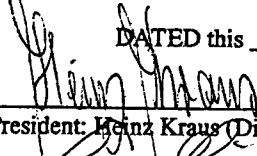
3. Anything within the boundaries of a Unit, which is not described in the definition of a Standard Unit set out above, shall be considered an "improvement" to the Unit. For

greater certainty and without limiting the generality of the foregoing, the Standard Unit shall NOT include:

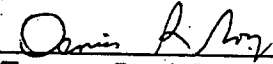
- a) All floor coverings;
 - b) Wall coverings other than paint as described above, including paneling, other wood treatments, tiles, textured paint and/or wall paper;
 - c) Window coverings, drapery hardware, or blinds;
 - d) Any addition, alteration, or improvement to the Unit made by an Owner either before or after the proclamation of the Act and regardless of whether an agreement under Section 98, of the Act has or has not been entered into between the Owner and the Corporation for such addition, alteration or improvement.
4. For clarification, the consequence of such description/definition of Standard Unit is to cause all components of each Unit, that are not specifically stated to be part of the Standard Unit to be classified, considered and defined as an "improvement", thereby making the Owner(s) of such Unit completely responsible for all insurance and maintenance relating thereto and relieving the Corporation from being required to provide or maintain any insurance on account thereof.
 5. If any component of the Standard Unit must be "upgraded" or changed in order to comply with any applicable governmental by-law, regulation or code while being repaired or replaced on account of insurable damage or destruction, the said upgrade or change shall be considered part of the Standard Unit despite not clearly defined herein as being part of the Standard Unit.
 6. Nothing in this By-law shall relieve an Owner of any obligation to maintain, repair and, when necessary, replace any component of his/her Unit as may be set out in the Act and the Corporation's Declaration, By-laws and Rules.
 7. In the event that a fixture or construction feature is no longer available and there is a dispute as to what may constitute a "Builder's Standard", a comparison shall be made to similar products being offered by builders of new construction at the time of damage of similar value to the Unit in which or to which the damage has occurred. If there is a disagreement as to what constitutes a "Builder's Standard", the issue shall be exclusively and conclusively determined by the insurance adjuster(s) retained by and acting on behalf of the Corporation's insurer and the decision shall be binding on the Corporation and all its owners and mortgagees.

The foregoing By-law is hereby passed by the Directors of the Corporation pursuant to The Condominium Act, 1998 as evidenced by the respective signatures hereto of a majority of all of the Directors

DATED this 30th day of October, 2007



President: Heinz Kraus (Director)



Secretary/Treasurer: Dennis Roy (Director)



Director: Lois Zurini (Director)

