

VICTORIA CONDOMINIUM CORPORATION NO. 15
BY-LAW NO. 4

BE IT ENACTED as By-law No. 4 (being a By-law to define standard units) of Victoria Standard Condominium Corporation No. 15 (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 meaning 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 unit in this condominium in accordance with the requirements of the Act.
- (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 that are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features form part of the units. To the extent that the attached schedule includes 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 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 description and the schedule to this By-law, the schedule 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. 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.
- (6) Where the schedule to this By-law refers to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) See Schedule "A" for standard unit description. Unit boundaries are shown in declaration and description.

**ARTICLE III
MISCELLANEOUS**

(1) Invalidity: The invalidity of any pan of this By-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.

(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 parts thereof may be varied, altered or repealed by a By-law passed in accordance with the provisions of the Act, and the Declaration.

(5) Preparation: This document was prepared in the year 2011.

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 20 day of SEPT, 2011

VICTORIA CONDOMINIUM CORPORATION NO. 15

Per.  President

I have authority to bind the corporation

Schedule "A"
Residential Unit Class - Standard unit
The Edgewater Condominium
VCC 15

1. GENERAL

A) Ceilings &. Bulkheads

8ft. ceilings on Main Floor (Knockdown ceilings MF except bathroom & laundry)
Textured ceilings throughout except Kitchen, bathrooms and Utility Room
Bulkheads in Kitchen over cabinets
Kitchen drop ceiling with lights

B) Baseboards

5" Wood paint grade Colonial style

C) Casings on all windows and interior doors

3" Colonial style trim

D) Staircase, Handrails, Stringers

Not Applicable

E) Paint Grade On Doors and Walls

One (1) coat of primer and One (1) coat of finish paint

F) Sub flooring

Cement

H) Threshold

Not Applicable

I) Interior Doors

900 Series, painted including closets
Molded doors with Provincial handles

J) Exterior Door

Carved wood atrium front entry door with two glass panels
Sliding glass patio doors (Two (2) in Penthouse Units
Insulated metal entry door to Patio with single glass window with mullens

K) Windows

Double glazed, low E vinyl thermo pane windows
One operating window in Kitchen with screen per model design
Caulking around all windows
"Repla windows, brown aluminum clad exterior

Redwood liner with vinyl glass stop insert screens & brown integral Colonial grills

L) Closets

All closets include one wood shelf
Metal clothes pole
Mirrored sliding doors

M) Hardware

Brass finish deadbolt and grip set handle on front entry door
Brass finish interior hardware, knob style on all interior (non sliding) doors, including closets

N) Carpet

40 oz Nylon Carpeting Cut Pile Texture in Bedrooms, and Living/Dining Room

2. KITCHEN

A) Cabinetry

Standard traditional or contemporary melamine FVC white or wood
Range hood fan vented to interior
Formica standard countertops as per samples supplied by developer

B) Backsplash

Not Applicable

C) Faucets

Chrome single level faucets

D) Sink

Double stainless steel sink

E) Floor

Quarry Tile

3. BATHROOMS

A) Cabinetry

Standard or contemporary melamine FVC bone colour

B) Countertops

Formica standard countertops

C) Sinks/Toilets

Bone plumbing fixtures

D) Tubs

Enameled 5' steel tub with ceramic tile with 3 rows walls of ceramic tile surround

E) Shower Stalls

Floor-to-ceiling ceramic tiles, floor tiled in Penthouse units

F) Mirrors

Not Applicable

G) Faucets

Chrome single lever faucets with pop-up drain on sink/tub
Shower head over tub

H) Bathroom Accessories

Bone vitreous china towel bars, soap caddies, toilet paper holders

I) Exhaust Fan

Installed in all bathrooms

J) Medicine Cabinets

Mirrored per each bathroom

K) Floor

Quarry tile

4. UTILITY ROOM

A) Plumbing

Venting for dryer to exterior/plumbing for washing machine

B) Floor

Sheet Vinyl

5. ELECTRICAL AND LIGHTING

A) Outlets

Number to conform to O.B.C.

Bone plastic electrical switch plates, receptacles and covers throughout

Heavy duty outlets for stove and dryer

Standard outlet for washer

Switch controlled outlets in Den and Bedrooms room in Penthouse units

One (1) electrical exterior outlet

B) Wiring

All electrical to Ontario Hydro standards

Copper electrical wiring throughout unit

100 AMP electrical service

Pre-wired for telephone and cable television (Cable TV outlets in living room and each bed room,
Telephone outlets in Living room, kitchen and each bedroom)

C) Fixtures

Developer's standard brass finish chandelier in Dining room

Standard Hight fixtures in remaining areas

Exterior light fixtures located at all exterior doors

D) Door Chimes

Front Entry only Door Knocker

E) Smoke Detectors

One electrical powered unit

F) Exterior Faucets

One (1) on Patio

6. HEATING

A) Furnace

Forced air electric furnace

B) Hot Water Tank

Glass lined electric hot water heater

40 gal. tank

C) Plumbing Pipes

Copper and plastic plumbing pipes throughout unit

D) Insulation

Conforms to Ontario Building Code