

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 35 pages

(3) Property Identifier(s)

Block

Property

12551 - 0397 (LT)

Additional: See Schedule ☒

(4) Nature of Document

BY-LAW NO. 1

(5) Consideration

NIL

Dollars \$

(6) Description

All units and common elements in Toronto Standard Condominium Plan No. 1551

City of Toronto

Land Titles Division of Toronto Registry Office (No. 66)

AT 327455
CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

2003 -11- 05

14:56 pm

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(7) This Document Contains:

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☒ Additional Parties ☐ Other ☒

8) This Document provides as follows:

See Schedule for By-Law No. 1 and Certificate

Continued on Schedule ☐

9) This Document relates to instrument number(s)

10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature

Y M D

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551

Per:

Name: Julie DiLorenzo

Title: President

2003 11 4

I have authority to bind the Corporation

11) Address for Service

c/o Management Office, 18 Beverley Street, Toronto, Ontario, M5T 3L2

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

1 Soho Street, 25 Soho Street,
3 Beverley Street, Toronto, Ontario,
M5T 3L2

(15) Document Prepared by:

Richard G. C. Wong/0081
Goodman and Carr LLP
200 King Street West
Suite 2300
Toronto, Ontario
M5H 3W5

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (étage)	PROPERTY ID. (Cote foncière)
1	A	12551-0397
2	A	12551-0398
3	A	12551-0399
4	A	12551-0400
5	A	12551-0401
6	A	12551-0402
7	A	12551-0403
8	A	12551-0404
9	A	12551-0405
10	A	12551-0406
11	A	12551-0407
12	A	12551-0408
13	A	12551-0409
14	A	12551-0410
15	A	12551-0411
16	A	12551-0412
17	A	12551-0413
18	A	12551-0414
19	A	12551-0415
20	A	12551-0416
21	A	12551-0417
22	A	12551-0418
23	A	12551-0419
24	A	12551-0420
25	A	12551-0421
26	A	12551-0422
27	A	12551-0423
28	A	12551-0424
29	A	12551-0425
30	A	12551-0426
31	A	12551-0427
32	A	12551-0428
33	A	12551-0429
34	A	12551-0430
35	A	12551-0431
36	A	12551-0432
37	A	12551-0433
38	A	12551-0434
39	A	12551-0435
40	A	12551-0436
41	A	12551-0437
42	A	12551-0438
43	A	12551-0439
44	A	12551-0440
45	A	12551-0441

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote Foncière)
46	A	12551-0442
47	A	12551-0443
48	A	12551-0444
49	A	12551-0445
50	A	12551-0446
51	A	12551-0447
52	A	12551-0448
53	A	12551-0449
54	A	12551-0450
55	A	12551-0451
56	A	12551-0452
57	A	12551-0453
58	A	12551-0454
59	A	12551-0455
60	A	12551-0456
61	A	12551-0457
62	A	12551-0458
63	A	12551-0459
64	A	12551-0460
65	A	12551-0461
66	A	12551-0462
67	A	12551-0463
68	A	12551-0464
69	A	12551-0465
70	A	12551-0466
71	A	12551-0467
72	A	12551-0468
73	A	12551-0469
74	A	12551-0470
75	A	12551-0471
76	A	12551-0472
77	A	12551-0473
78	A	12551-0474
79	A	12551-0475
80	A	12551-0476
81	A	12551-0477
82	A	12551-0478
83	A	12551-0479
84	A	12551-0480
85	A	12551-0481
86	A	12551-0482
87	A	12551-0483
88	A	12551-0484
89	A	12551-0485
90	A	12551-0486

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (étage)	PROPERTY ID. (Cote foncière)
46	A	12551-0442
47	A	12551-0443
48	A	12551-0444
49	A	12551-0445
50	A	12551-0446
51	A	12551-0447
52	A	12551-0448
53	A	12551-0449
54	A	12551-0450
55	A	12551-0451
56	A	12551-0452
57	A	12551-0453
58	A	12551-0454
59	A	12551-0455
60	A	12551-0456
61	A	12551-0457
62	A	12551-0458
63	A	12551-0459
64	A	12551-0460
65	A	12551-0461
66	A	12551-0462
67	A	12551-0463
68	A	12551-0464
69	A	12551-0465
70	A	12551-0466
71	A	12551-0467
72	A	12551-0468
73	A	12551-0469
74	A	12551-0470
75	A	12551-0471
76	A	12551-0472
77	A	12551-0473
78	A	12551-0474
79	A	12551-0475
80	A	12551-0476
81	A	12551-0477
82	A	12551-0478
83	A	12551-0479
84	A	12551-0480
85	A	12551-0481
86	A	12551-0482
87	A	12551-0483
88	A	12551-0484
89	A	12551-0485
90	A	12551-0486

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
91	A	12551-0487
92	A	12551-0488
93	A	12551-0489
94	A	12551-0490
95	A	12551-0491
96	A	12551-0492
97	A	12551-0493
98	A	12551-0494
99	A	12551-0495
100	A	12551-0496
101	A	12551-0497
102	A	12551-0498
103	A	12551-0499
104	A	12551-0500
105	A	12551-0501
106	A	12551-0502
107	A	12551-0503
108	A	12551-0504
109	A	12551-0505
110	A	12551-0506
111	A	12551-0507
112	A	12551-0508
113	A	12551-0509
114	A	12551-0510
115	A	12551-0511
116	A	12551-0512
117	A	12551-0513
118	A	12551-0514
119	A	12551-0515
120	A	12551-0516
121	A	12551-0517
122	A	12551-0518
123	A	12551-0519
124	A	12551-0520
125	A	12551-0521
126	A	12551-0522
127	A	12551-0523
128	A	12551-0524
129	A	12551-0525
130	A	12551-0526
131	A	12551-0527
132	A	12551-0528
133	A	12551-0529
134	A	12551-0530
135	A	12551-0531

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
136	A	12551-0532
137	A	12551-0533
138	A	12551-0534
139	A	12551-0535
140	A	12551-0536
141	A	12551-0537
142	A	12551-0538
143	A	12551-0539
144	A	12551-0540
145	A	12551-0541
146	A	12551-0542
147	A	12551-0543
148	A	12551-0544
149	A	12551-0545
150	A	12551-0546
151	A	12551-0547
152	A	12551-0548
153	A	12551-0549
154	A	12551-0550
155	A	12551-0551
156	A	12551-0552
157	A	12551-0553
158	A	12551-0554
159	A	12551-0555
160	A	12551-0556
161	A	12551-0557
162	A	12551-0558
163	A	12551-0559
164	A	12551-0560
165	A	12551-0561
166	A	12551-0562
167	A	12551-0563
168	A	12551-0564
169	A	12551-0565
170	A	12551-0566
171	A	12551-0567
172	A	12551-0568
173	A	12551-0569
174	A	12551-0570
175	A	12551-0571
176	A	12551-0572
177	A	12551-0573
178	A	12551-0574
179	A	12551-0575
180	A	12551-0576

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
181	A	12551-0577
182	A	12551-0578
183	A	12551-0579
184	A	12551-0580
185	A	12551-0581
186	A	12551-0582
187	A	12551-0583
188	A	12551-0584
189	A	12551-0585
190	A	12551-0586
191	A	12551-0587
192	A	12551-0588
193	A	12551-0589
194	A	12551-0590
195	A	12551-0591
196	A	12551-0592
197	A	12551-0593
198	A	12551-0594
199	A	12551-0595
200	A	12551-0596
201	A	12551-0597
202	A	12551-0598
203	A	12551-0599
204	A	12551-0600
205	A	12551-0601
206	A	12551-0602
207	A	12551-0603
208	A	12551-0604
209	A	12551-0605
210	A	12551-0606
211	A	12551-0607
212	A	12551-0608
213	A	12551-0609
214	A	12551-0610
215	A	12551-0611
216	A	12551-0612
217	A	12551-0613
218	A	12551-0614
219	A	12551-0615
220	A	12551-0616
221	A	12551-0617
222	A	12551-0618
223	A	12551-0619
224	A	12551-0620
225	A	12551-0621

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (étage)	PROPERTY ID. (Cote foncière)
226	A	12551-0622
227	A	12551-0623
228	A	12551-0624
229	A	12551-0625
230	A	12551-0626
231	A	12551-0627
232	A	12551-0628
233	A	12551-0629
234	A	12551-0630
235	A	12551-0631
236	A	12551-0632
237	A	12551-0633
238	A	12551-0634
239	A	12551-0635
240	A	12551-0636
241	A	12551-0637
242	A	12551-0638
243	A	12551-0639
244	A	12551-0640
245	A	12551-0641
246	A	12551-0642
247	A	12551-0643
248	A	12551-0644
249	A	12551-0645
250	A	12551-0646
251	A	12551-0647
252	A	12551-0648
253	A	12551-0649
254	A	12551-0650
255	A	12551-0651
256	A	12551-0652
257	A	12551-0653
258	A	12551-0654
259	A	12551-0655
260	A	12551-0656
261	A	12551-0657
262	A	12551-0658
263	A	12551-0659
264	A	12551-0660
265	A	12551-0661
266	A	12551-0662
267	A	12551-0663
268	A	12551-0664
269	A	12551-0665
270	A	12551-0666

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
271	A	12551-0667
272	A	12551-0668
273	A	12551-0669
274	A	12551-0670
275	A	12551-0671
276	A	12551-0672
277	A	12551-0673
278	A	12551-0674
279	A	12551-0675
280	A	12551-0676
281	A	12551-0677
282	A	12551-0678
283	A	12551-0679
284	A	12551-0680
285	A	12551-0681
286	A	12551-0682
287	A	12551-0683
288	A	12551-0684
289	A	12551-0685
290	A	12551-0686
291	A	12551-0687
292	A	12551-0688
293	A	12551-0689
294	A	12551-0690
295	A	12551-0691
1	1	12551-0001
2	1	12551-0002
3	1	12551-0003
4	1	12551-0004
5	1	12551-0005
6	1	12551-0006
7	1	12551-0007
8	1	12551-0008
9	1	12551-0009
10	1	12551-0010
11	1	12551-0011
12	1	12551-0012
13	1	12551-0013
14	1	12551-0014
15	1	12551-0015
16	1	12551-0016
17	1	12551-0017
18	1	12551-0018
19	1	12551-0019
20	1	12551-0020

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
21	1	12551-0021
22	1	12551-0022
23	1	12551-0023
24	1	12551-0024
25	1	12551-0025
26	1	12551-0026
27	1	12551-0027
28	1	12551-0028
29	1	12551-0029
30	1	12551-0030
31	1	12551-0031
32	1	12551-0032
33	1	12551-0033
34	1	12551-0034
35	1	12551-0035
36	1	12551-0036
37	1	12551-0037
38	1	12551-0038
39	1	12551-0039
40	1	12551-0040
41	1	12551-0041
42	1	12551-0042
43	1	12551-0043
44	1	12551-0044
45	1	12551-0045
46	1	12551-0046
47	1	12551-0047
48	1	12551-0048
49	1	12551-0049
50	1	12551-0050
51	1	12551-0051
52	1	12551-0052
53	1	12551-0053
54	1	12551-0054
55	1	12551-0055
56	1	12551-0056
57	1	12551-0057
58	1	12551-0058
59	1	12551-0059
60	1	12551-0060
61	1	12551-0061
62	1	12551-0062
63	1	12551-0063
64	1	12551-0064
65	1	12551-0065

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
66	1	12551-0066
67	1	12551-0067
68	1	12551-0068
69	1	12551-0069
70	1	12551-0070
71	1	12551-0071
72	1	12551-0072
73	1	12551-0073
74	1	12551-0074
75	1	12551-0075
76	1	12551-0076
77	1	12551-0077
78	1	12551-0078
79	1	12551-0079
80	1	12551-0080
81	1	12551-0081
82	1	12551-0082
83	1	12551-0083
84	1	12551-0084
85	1	12551-0085
86	1	12551-0086
87	1	12551-0087
88	1	12551-0088
89	1	12551-0089
90	1	12551-0090
91	1	12551-0091
92	1	12551-0092
93	1	12551-0093
94	1	12551-0094
95	1	12551-0095
96	1	12551-0096
97	1	12551-0097
98	1	12551-0098
99	1	12551-0099
100	1	12551-0100
101	1	12551-0101
102	1	12551-0102
103	1	12551-0103
104	1	12551-0104
105	1	12551-0105
106	1	12551-0106
107	1	12551-0107
108	1	12551-0108
109	1	12551-0109
110	1	12551-0110

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
111	1	12551-0111
112	1	12551-0112
113	1	12551-0113
114	1	12551-0114
115	1	12551-0115
116	1	12551-0116
117	1	12551-0117
118	1	12551-0118
119	1	12551-0119
120	1	12551-0120
121	1	12551-0121
122	1	12551-0122
123	1	12551-0123
124	1	12551-0124
125	1	12551-0125
126	1	12551-0126
127	1	12551-0127
128	1	12551-0128
129	1	12551-0129
130	1	12551-0130
131	1	12551-0131
132	1	12551-0132
133	1	12551-0133
134	1	12551-0134
135	1	12551-0135
136	1	12551-0136
137	1	12551-0137
138	1	12551-0138
139	1	12551-0139
140	1	12551-0140
141	1	12551-0141
142	1	12551-0142
143	1	12551-0143
144	1	12551-0144
145	1	12551-0145
146	1	12551-0146
147	1	12551-0147
148	1	12551-0148
149	1	12551-0149
150	1	12551-0150
151	1	12551-0151
152	1	12551-0152
153	1	12551-0153
154	1	12551-0154
155	1	12551-0155

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
156	1	12551-0156
157	1	12551-0157
158	1	12551-0158
159	1	12551-0159
160	1	12551-0160
161	1	12551-0161
162	1	12551-0162
163	1	12551-0163
164	1	12551-0164
165	1	12551-0165
166	1	12551-0166
167	1	12551-0167
168	1	12551-0168
169	1	12551-0169
170	1	12551-0170
171	1	12551-0171
172	1	12551-0172
173	1	12551-0173
174	1	12551-0174
175	1	12551-0175
176	1	12551-0176
177	1	12551-0177
1	2	12551-0178
2	2	12551-0179
3	2	12551-0180
4	2	12551-0181
5	2	12551-0182
6	2	12551-0183
7	2	12551-0184
8	2	12551-0185
9	2	12551-0186
10	2	12551-0187
11	2	12551-0188
12	2	12551-0189
13	2	12551-0190
14	2	12551-0191
15	2	12551-0192
16	2	12551-0193
17	2	12551-0194
18	2	12551-0195
19	2	12551-0196
20	2	12551-0197
21	2	12551-0198
22	2	12551-0199
23	2	12551-0200

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
24	2	12551-0201
25	2	12551-0202
26	2	12551-0203
27	2	12551-0204
28	2	12551-0205
29	2	12551-0206
30	2	12551-0207
31	2	12551-0208
32	2	12551-0209
33	2	12551-0210
34	2	12551-0211
35	2	12551-0212
36	2	12551-0213
37	2	12551-0214
38	2	12551-0215
39	2	12551-0216
40	2	12551-0217
41	2	12551-0218
42	2	12551-0219
43	2	12551-0220
44	2	12551-0221
45	2	12551-0222
46	2	12551-0223
1	3	12551-0224
2	3	12551-0225
3	3	12551-0226
4	3	12551-0227
5	3	12551-0228
6	3	12551-0229
7	3	12551-0230
8	3	12551-0231
9	3	12551-0232
10	3	12551-0233
11	3	12551-0234
12	3	12551-0235
13	3	12551-0236
14	3	12551-0237
15	3	12551-0238
16	3	12551-0239
17	3	12551-0240
18	3	12551-0241
19	3	12551-0242
20	3	12551-0243
21	3	12551-0244
22	3	12551-0245

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
23	3	12551-0246
24	3	12551-0247
25	3	12551-0248
26	3	12551-0249
27	3	12551-0250
28	3	12551-0251
29	3	12551-0252
30	3	12551-0253
31	3	12551-0254
32	3	12551-0255
33	3	12551-0256
34	3	12551-0257
35	3	12551-0258
1	4	12551-0259
2	4	12551-0260
3	4	12551-0261
4	4	12551-0262
5	4	12551-0263
6	4	12551-0264
7	4	12551-0265
8	4	12551-0266
9	4	12551-0267
10	4	12551-0268
11	4	12551-0269
12	4	12551-0270
13	4	12551-0271
14	4	12551-0272
15	4	12551-0273
16	4	12551-0274
17	4	12551-0275
18	4	12551-0276
19	4	12551-0277
20	4	12551-0278
21	4	12551-0279
22	4	12551-0280
23	4	12551-0281
24	4	12551-0282
25	4	12551-0283
26	4	12551-0284
27	4	12551-0285
28	4	12551-0286
29	4	12551-0287
30	4	12551-0288
31	4	12551-0289
32	4	12551-0290

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

15935

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
33	4	12551-0291
34	4	12551-0292
35	4	12551-0293
36	4	12551-0294
37	4	12551-0295
38	4	12551-0296
39	4	12551-0297
40	4	12551-0298
41	4	12551-0299
42	4	12551-0300
43	4	12551-0301
44	4	12551-0302
45	4	12551-0303
46	4	12551-0304
47	4	12551-0305
48	4	12551-0306
49	4	12551-0307
50	4	12551-0308
1	5	12551-0309
2	5	12551-0310
3	5	12551-0311
4	5	12551-0312
5	5	12551-0313
6	5	12551-0314
7	5	12551-0315
8	5	12551-0316
9	5	12551-0317
10	5	12551-0318
11	5	12551-0319
12	5	12551-0320
13	5	12551-0321
14	5	12551-0322
15	5	12551-0323
16	5	12551-0324
17	5	12551-0325
18	5	12551-0326
19	5	12551-0327
20	5	12551-0328
21	5	12551-0329
22	5	12551-0330
23	5	12551-0331
24	5	12551-0332
25	5	12551-0333
26	5	12551-0334
27	5	12551-0335

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- TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
28	5	12551-0336
29	5	12551-0337
30	5	12551-0338
1	6	12551-0339
2	6	12551-0340
3	6	12551-0341
4	6	12551-0342
5	6	12551-0343
6	6	12551-0344
7	6	12551-0345
8	6	12551-0346
9	6	12551-0347
10	6	12551-0348
11	6	12551-0349
12	6	12551-0350
13	6	12551-0351
14	6	12551-0352
15	6	12551-0353
16	6	12551-0354
17	6	12551-0355
18	6	12551-0356
19	6	12551-0357
20	6	12551-0358
21	6	12551-0359
22	6	12551-0360
1	7	12551-0361
2	7	12551-0362
3	7	12551-0363
4	7	12551-0364
5	7	12551-0365
6	7	12551-0366
7	7	12551-0367
8	7	12551-0368
9	7	12551-0369
10	7	12551-0370
11	7	12551-0371
12	7	12551-0372
13	7	12551-0373
14	7	12551-0374
15	7	12551-0375
16	7	12551-0376
17	7	12551-0377
18	7	12551-0378
19	7	12551-0379
1	8	12551-0380

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
2	8	12551-0381
3	8	12551-0382
4	8	12551-0383
5	8	12551-0384
6	8	12551-0385
7	8	12551-0386
8	8	12551-0387
9	8	12551-0388
10	8	12551-0389
11	8	12551-0390
12	8	12551-0391
13	8	12551-0392
14	8	12551-0393
1	9	12551-0394
2	9	12551-0395
3	9	12551-0396

18935

**TORONTO STANDARD
CONDOMINIUM CORPORATION NO. 1551**

BY-LAW NO. 1

19935

THE CONDOMINIUM ACT, 1998

CERTIFICATE

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

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551 (known as the
"Corporation") certifies that:

1. The copy of By-law No. 1, 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 at the City of Toronto this 17th day of October, 2003.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 1551**

Per: _____

Name: Julie DiLorenzo

Title: President

I have authority to bind the Corporation.

SCHEDULE "A"

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551

BY-LAW NO. 1

BE IT ENACTED as a by-law of Toronto Standard Condominium Corporation No. 1551 (hereinafter referred to as the "**Corporation**") as follows:

ARTICLE I - DEFINITIONS

The terms used herein which are defined in the *Condominium Act, 1998, S.O. 1998, C.19* as amended and the regulations made thereunder (hereinafter referred to as the "**Act**"), shall have ascribed to them the meanings set out in the Act.

ARTICLE II - SEAL

The corporate seal of the Corporation shall be in the form impressed hereon. Notwithstanding that the Corporation has a seal, any document that would otherwise require a seal need not be executed under seal, provided the statement "I/We have the authority to bind the Corporation" is noted below the signature(s) and such a document has the same effect for all purposes as if executed under seal.



ARTICLE III - RECORDS

The Corporation shall maintain the following records (hereinafter called the "**Records**"):

3.1 Records and Time Requirements

- (a) the financial records of the Corporation for at least six (6) years from the end of the last fiscal period to which they relate.
- (b) a minute book containing the minutes of owners' meetings and the minutes of board meetings.
- (c) a copy of the registered declaration, registered by-laws and current rules.
- (d) the seal of the Corporation.
- (e) copies of all agreements entered into by the Corporation or the Declarant or the Declarant's representatives on behalf of the Corporation, including management contracts, deeds, leases, licences, easements and any agreements entered into pursuant to Section 98 of the Act.
- (f) copies of all policies of insurance and the related certificates or memoranda of insurance and all insurance trust agreements.
- (g) bills of sale or transfers for all items that are assets of the Corporation but not part of the property.
- (h) the names and addresses for services of each owner and mortgagee that the Corporation receives from owners and mortgagees in writing in accordance with subsection 47(1) of the Act.

- (i) notices received from an owner that his/her unit has been leased together with the lessee's name, the owner's address, a copy of the lease or renewal or a summary of same, pursuant to subsection 83(1) of the Act.
- (j) notice received from an owner that a lease of the owner's unit has terminated and was not renewed pursuant to subsection 83(2) of the Act.
- (k) all records that the Corporation has related to the units or to employees of the Corporation.
- (l) the existing warranties and guarantees for all equipment, fixtures and chattels included in the sale of either the units or common elements that are not protected by warranties and guarantees given directly to a unit purchaser.
- (m) the as-built architectural, structural, engineering, mechanical, electrical and plumbing plans.
- (n) the as-built specifications indicating all substantive changes, if any, from the original specifications.
- (o) all existing plans for underground site services, site grading, drainage and landscaping and television, radio or other communication services.
- (p) all other existing plans and information that are relevant to the repair or maintenance of the property.
- (q) if the property of the Corporation is subject to the *Ontario New Home Warranties Plan Act* an executed copy of Form 3 of Ontario Regulation 49/01 and a copy of all final reports on inspections that the Ontario New Home Warranty Program requires to be carried out on the common elements.
- (r) a table setting out the responsibilities for repair after damage and maintenance and indicating whether the Corporation or the owners are responsible.
- (s) all reserve fund studies and plans to increase the reserve fund.
- (t) a copy of the most current disclosure statement delivered to a purchaser prior the turnover meeting.
- (u) a copy of the written performance audit report received by the Corporation, if applicable.
- (v) any report the Corporation receives from an inspector pursuant to Section 130 of the Act.
- (w) a copy of all status certificates issued within the previous ten (10) years.
- (x) a copy of all notices sent on behalf of the Corporation within the previous ten (10) years.
- (y) proxies, for not more than ninety (90) days from the date of the meeting at which the proxies were utilized.

ARTICLE IV - THE CORPORATION

4.1 Duties of the Corporation

The duties of the Corporation shall include, but shall not be limited to the following:

- (a) the operation, care, upkeep, maintenance and repair of the common elements and repair of units when an owner fails to repair as provided for in the Act and in the Declaration;
- (b) the collection of contributions toward common expenses from the owners;
- (c) the arranging for the supply of all requisite utility services to the common elements and units (unless separately metered or check-metered) except where prevented from carrying out such duty by reason of any event beyond the reasonable control of the Corporation. The Corporation shall not be liable for indirect or consequential damage or for damages for personal discomfort or illness by reason of the breach of such duty;
- (d) obtaining and maintaining insurance for the property as may be required by the Act, the Declaration or the By-laws;
- (e) the retention of legal counsel to prepare, register and discharge, following payment, certificates of lien for arrears of common expenses;
- (f) the preparation and delivery of status certificates as required by the Act;
- (g) the preparation of a yearly budget;
- (h) the supervision of all public or private service companies which enter upon the common elements for the purpose of supplying, installing, replacing and servicing their systems;
- (i) the obtaining and maintaining of fidelity bonds for any person dealing with Corporation monies and in such amounts as the Board may deem reasonable;
- (j) the purchase and maintenance of insurance for the benefit of all directors and officers in respect of anything done or permitted to be done by them in respect of the execution of the duties of their offices except insurance against a liability, cost, charge or expense of such directors or officers incurred as a result of a contravention of any of the duties imposed upon them pursuant to the Act;
- (k) the preparation and maintenance of the records to be kept by the Corporation in accordance with Article III hereof;
- (l) the calling and holding of meetings and the delivery of notices, as required;
- (m) the consistent and timely enforcement of the provisions of the Act, the Declaration, the By-laws and the rules of the Corporation; and
- (n) establishing and maintaining adequate reserve funds for the major repair or replacement of the common elements and of the assets of the Corporation in accordance with the Act.

4.2 Powers of the Corporation

The powers of the Corporation shall include, but shall not be limited to the following:

- (a) the employment and dismissal of personnel necessary for the maintenance and operation of the common elements;
- (b) the investment of reserve monies held by the Corporation in accordance with the Act;
- (c) the settling, adjusting or referring to mediation and/or arbitration of any claim or claims which may be made upon or which may be asserted on behalf of the Corporation;
- (d) entering into the following agreements as required from time to time:
 - (i) a management agreement with an individual or corporation to manage the affairs and assets of the Corporation at such compensation and upon such terms as the Board may determine in its sole discretion;
 - (ii) an insurance trust agreement with an insurance trustee as permitted by the Act at such compensation and upon such terms as the Board may determine in its sole discretion;
 - (iii) a management and/or monitoring agreement required by the supplier or administrator of any utility or service to the Corporation (including without limitation the submetering of electricity within the Condominium) upon such terms as the Board may determine in its sole discretion; and
 - (iv) any other agreements which may be permitted by the Act and the Declaration and which are deemed advisable, desirable or necessary by the Board;
- (e) the authority to object to assessments under the *Assessment Act* on behalf of owners if it gives notice of the objections to the owners and to authorize the defraying of costs of objections out of the common expenses;
- (f) the borrowing of such amounts in any fiscal year as the Board determines are necessary or desirable in order to protect, maintain, preserve or ensure the due and continued operation of the property in accordance with the Act, Declaration and By-laws of the Corporation and the securing of any loan of any amount by mortgage, pledge or charge of any asset (other than the reserve fund) of the Corporation, subject in each case to approval of each such borrowing, loan or security by a majority vote of the owners at a meeting duly called for that purpose or as required by the Act, provided however, the Board may maintain overdraft protection, in its general account, in an amount not exceeding one-twelfth (1/12) of the Corporation's current budget without approval of the owners.

ARTICLE V - MEETINGS OF OWNERS

5.1 Annual Meeting:

The annual meeting of owners shall be held within six (6) months following the Corporation's fiscal year end at such place and on such day and time in each year as the Board may from time to time determine for the purpose of receiving reports and statements required by the Act, the Declaration and By-laws of the Corporation, electing directors, appointing the auditor and fixing or authorizing the Board to fix the auditor's remuneration, and for the transaction of such other business as may be set out in the notice of meeting. No

more than fifteen (15) months shall elapse between the dates of two successive annual general meetings.

5.2 Special Meeting:

The Board shall, upon receipt of a requisition in writing made by owners who together own not less than fifteen (15%) per cent of the units, call and hold a meeting of the owners within thirty-five (35) days of the receipt of the requisition or if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the requisitioned meeting to the agenda for the next annual general meeting. If the meeting is not called and held within thirty-five (35) days of receipt of the requisition, any of the requisitionists may call the meeting, which meeting shall be held within forty-five (45) days of the day on which the meeting is called.

The Board may at any time call a special meeting of the owners for the transaction of any business, the nature of which shall be specified in the notice calling the meeting.

5.3 Notices:

At least fifteen (15) days written notice of every meeting specifying the place, the date, the hour and the nature of the business to be presented shall be given to each owner and mortgagee entitled to vote and entered on the record twenty (20) days before the date of the meeting in accordance with Section 47(7) of the Act. The Corporation shall not be obligated to give notice to any owner who has not notified the Corporation that he/she has become an owner nor give notice to any mortgagee who has not notified the Corporation of his/her entitlement to vote.

5.4 Reports:

A copy of the financial statement and a copy of the auditors report shall be furnished to every owner and mortgagee entered on the record at least twenty (20) days before the date of any annual general meeting of owners. A copy of the minutes of meetings of owners and of the Board, shall be furnished to any owner or mortgagee who has requested same, within thirty (30) days of such request upon payment to the Corporation of a reasonable charge for photocopying.

5.5 Persons Entitled to Be Present:

The only persons entitled to attend a meeting of owners shall be the owners and mortgagees entered on the Record, and any others entitled to vote thereat, the auditor of the Corporation, the directors and officers of the Corporation, a representative of the Manager, and others who, although not entitled to vote, are entitled or required under the provisions of the Act or the Declaration and By-laws of the Corporation to be present at the meeting. Any other person may be admitted only on the invitation of the Chairperson of the meeting or with the consent of the meeting.

5.6 Quorum:

At any meeting of owners, a quorum shall be constituted when persons entitled to vote and owning not less than twenty-five (25%) percent of the units are present in person or represented by proxy. If thirty minutes after the time appointed for the holding of any meeting of owners, a quorum is not present, the meeting shall stand adjourned and if the meeting was an annual general meeting, the Board shall call a further meeting of the owners in accordance with the Act.

5.7 Right to Vote:

Subject to the restrictions in paragraphs 5.10 and 5.12 of this Article V, every owner of a unit that has the right to vote in accordance with the Act shall be entitled to vote who is entered on the Record as an owner or has given notice to the Corporation, in a form satisfactory to the Chairperson of the meeting that he/she is an owner. If a unit has been mortgaged, and the person who mortgaged such unit (or his/her proxy) has expressly authorized or empowered the mortgagee to vote and exercise the right of the owner to vote in respect of such unit and such mortgagee has, at least four (4) days before the date specified in the notice of meeting, notified the owner and the Corporation of his/her intention to exercise such right, such mortgagee shall be entitled to vote upon filing with the Secretary of the meeting sufficient proof of same. Any dispute over the right to vote shall be resolved by the Chairperson of the meeting upon such evidence as the Chairperson may deem sufficient. Each owner or mortgagee shall be entitled to only one (1) vote per unit.

5.8 Conduct of Meetings and Method of Voting:

At any general or special meeting, the president of the Corporation (or to whomever he may delegate the responsibility) or failing him/her, the vice-president, or failing him/her, some other person appointed by the Board or failing such appointment, such other person elected at the meeting shall act as Chairperson of the meeting and the Secretary of the Corporation shall act as Secretary of the meeting or, failing him, the Chairperson shall appoint a Secretary. Any question shall be decided by a show of hands unless a poll is required by the Chairperson or is demanded by an owner or mortgagee present in person or by proxy and entitled to vote, and unless a poll is so required or demanded, a declaration by the Chairperson that the vote upon the question has been carried, or carried by a particular majority, or not carried, is prima facie proof of the fact without proof of the number of votes recorded in favour of or against such question; provided, however, that voting for the election of Directors shall be by ballot only, other than in the case of acclamation. A demand for a poll may be withdrawn. If a poll is so required or demanded and the demand is not withdrawn, a poll upon the question shall be taken in such manner as the Chairperson shall direct.

5.9 Representatives:

An executor, administrator, committee of a mentally incompetent person, guardian or trustee (and where a corporation acts in such capacity any person duly appointed a proxy for such corporation) upon filing with the Secretary sufficient proof of his/her appointment, shall represent the owner or mortgagee at all meetings of the owners, and may vote in the same manner and to the same extent as such owner. If there be more than one executor, administrator, committee, guardian or trustee, the provisions of paragraph 5.10 of this Article V shall apply.

5.10 Co-Owners:

If a unit or a mortgage on a unit is owned by two or more persons, any one of them present or represented by proxy may in the absence of the other or others vote, but if more than one of them are present or represented by proxy, the majority of the owners of the units shall decide how the vote is exercised.

5.11 Votes to Govern:

At all meetings of owners every question shall, unless otherwise required by the Act, Declaration or By-laws be decided by a majority of the votes duly cast on the question.

5.12 Entitlement to Vote:

Unless the requirements in connection with the specific matter upon which the vote is being taken stipulate that the resolution or motion as the case may be must be passed by one hundred (100%) per cent of the unit owners, no owner is entitled to vote at any meeting if any contributions for common expenses payable in respect of his unit are in arrears for more than thirty (30) days prior to the meeting, provided, the Owner's right to vote shall be reinstated if the Corporation receives payment by certified funds of the arrears and all other costs and expenses owing before the meeting is held.

5.13 Proxies:

Every owner or mortgagee entitled to vote at any meeting of the owners may, by instrument in writing, appoint a proxy, who need not be an owner or mortgagee, to attend and act at the meeting, in the same manner, to the same extent and with the same power, as if the owner or mortgagee were present at the meeting. The instrument appointing a proxy shall be in writing signed by the owner or his attorney authorized in writing, and shall be for a particular meeting. The instrument appointing a proxy shall be deposited with the Secretary prior to the start of the meeting.

ARTICLE VI - BOARD OF DIRECTORS

6.1 The Corporation:

The affairs of the Corporation shall be managed by a Board of Directors.

6.2 Number and Qualifications of Directors:

The number of Directors shall be five (5) of whom three (3) shall constitute a quorum for the transaction of business at any meeting of the board.

6.3 Election and Term:

The Directors of the Corporation shall be elected in rotation, and upon the expiration of their respective term of office shall retire, but shall be eligible for re-election. At the turnover meeting held pursuant to Section 43 of the Act, two (2) Directors shall be elected to hold office for a term of one (1) year from the date of their election; two (2) Directors shall be elected to hold office for a term of two (2) years from the date of their election; and one (1) Director shall be elected to hold office for a term of three (3) years from the date of his election. Such Directors may, however, continue to act until their successors are elected. If more than one (1) of such Directors whose terms are not of equal duration shall resign from the board prior to the expiration of their respective terms, and shall be replaced at a meeting of members for that purpose, the Director or Directors receiving the greater votes shall complete the longest remaining terms of the resigning Directors. At each annual meeting thereafter a number of Directors equal to the number of Directors retiring in such year shall be elected for a term of three (3) years.

6.4 Consent:

No election or appointment of a person as a director shall be effective unless:

- (a) he/she consents in writing to act as a director before his/her election or appointment or within ten (10) days thereafter; or
- (b) he/she was present at the meeting when he/she was elected or appointed and did not refuse at that meeting to act as a director.

6.3 Owner-Occupied Representative:

If at least fifteen (15%) percent of the units are owner-occupied (as defined in subsection 51(5) of the Act), no persons other than the owners of owner-occupied units may elect a person to one of the positions on the board. If fifteen (15%) percent of the units are owner-occupied at the turnover meeting, the position on the board to be elected by owners of owner-occupied units shall be the director elected for the one (1) year term and thereafter when that position becomes vacant (either because of resignation or the term has expired) the director for that position shall be voted upon only by the owners of owner-occupied units. If at least fifteen (15%) percent of the units are not owner-occupied at the turnover meeting, but in any subsequent year more than fifteen (15%) percent of the units become owner-occupied, the position of a director whose terms expires in that year shall be designated the director to be elected by owners of owner-occupied units and thereafter when that position becomes vacant (either because of resignation or the term has expired), the director for that position shall be voted upon only by the owners of owner-occupied units.

6.4 Filling of Vacancies and Removal of Directors:

- (a) If a vacancy in the membership of the Board occurs, other than by way of removal by the owners or as a result of the number of directors being increased, subject to subparagraph (c) of this paragraph 6.6, the majority of the remaining members of the Board may appoint any person qualified to be a member of the Board to fill the vacancy until the next annual meeting at which time the vacancy shall be filled by election of the owners.
- (b) Where the number of directors is increased, the vacancies resulting from such increase shall be filled only by election at such meeting of the owners and the director(s) so elected shall not act until the by-law increasing the number of directors is registered.
- (c) When there is not a quorum of directors in office, the director(s) then in office shall forthwith call a meeting of owners to fill the vacancies and, in default or if there are no directors then in office, the meeting may be called by an owner.
- (d) Any director may be removed before the expiration of his term by a vote of owners who together own a majority of the units and the owners may elect, in accordance with the by-laws dealing with the election of directors, any person qualified to be a member of the Board for the remainder of the term of the director removed provided the director elected by owners of owner-occupied units may only be removed by a vote of the owners of owner-occupied units in accordance with the Act.

6.5 Calling of Meetings:

Meetings of the Board shall be held from time to time at such place and at such time and on such day as the President or any two directors may determine, and the Secretary shall call meetings when authorized by them. Notice of any meeting so called shall be delivered personally, by prepaid mail, courier delivery or electronic communication to each director addressed to him at his latest address, entered on the Record of the Corporation not less than forty-eight (48) hours (excluding any part of a Sunday or of a holiday as defined by the Interpretation Act of Canada for the time being in force) before the time when the meeting is to be held save that no notice of a meeting shall be necessary if all the directors are present and consent to the holding of such meeting, or if those absent have waived notice of or otherwise signified in writing their consent to the holding of such meeting.

6.6 Regular Meetings:

The Board may appoint a day or days in any month or months for regular meetings at a place and hour to be named. A copy of any resolution of the Board fixing a place and time of regular meetings of the Board shall be given to each director forthwith after being passed, but no other notice shall be required for any such regular meeting.

6.7 Teleconference:

A meeting of directors may be held by teleconference or another form of communication system that allows the directors to participate concurrently if all directors of the Corporation consent thereto.

6.8 First Meeting of New Board:

The Board may without notice hold its first meeting for the purpose of organization and the election and appointment of officers immediately following the meeting of owners at which the directors of such Board were elected, provided a quorum of directors be present.

6.9 Conflict of Interest:

A director shall not be disqualified by reason of his office from contracting with the Corporation. Subject to the provisions of the Act, a director shall not by reason only of his office be accountable to the Corporation or to its owners for any profit or gain realized from a contract or transaction in which he has an interest, and such contract or transaction shall not be voidable by reason only of such interest, provided that the provisions in the Act relating to a declaration of interest have been followed.

6.10 Protection of Directors and Officers:

No director or officer of the Corporation shall be liable for the acts, neglect or default of any other director or officer or for any loss or expense happening to the Corporation through the insufficiency or deficiency of title to any property acquired by order of the Board for or on behalf of the Corporation, or for the insufficiency or deficiency of any security in or upon which any of the monies of the Corporation shall be invested or for any loss or damage arising from the bankruptcy, insolvency or tortuous act of any person with whom any of the monies, securities or effects of the Corporation shall be deposited or for any loss occasioned by an error of judgment or oversight on his part or for any other loss, damage or misfortune whatsoever which shall happen in the execution of the duties of his/her office or in relation thereto, unless the same shall happen through his/her own dishonest or fraudulent act or acts.

6.11 Indemnity of Directors and Officers:

Subject to the provisions of the Act, every director and officer of the Corporation and their respective heirs, executors, administrators and other legal personal representatives shall at all times be indemnified and saved harmless out of the funds of the Corporation from and against:

- (a) any liability and all costs, charges and expenses whatsoever which such director or officer sustains or incurs in respect of any action, suit or proceeding which is brought, commenced or prosecuted against him/her for or in respect of any act, deed, matter or thing whatsoever made, done, omitted to do, or permitted by him/her in connection with the execution of the duties of his/her office; and
- (b) all other costs, charges and expenses which such director or officer properly sustains or incurs in respect of the affairs of the Corporation, except for dishonest or fraudulent act or acts;

provided that:

- (i) no director or officer of the Corporation shall be indemnified by the Corporation in respect of any liability, costs charges or expenses that he sustains or incurs in or about any action, suit or other proceeding as a result of which he is adjudged to be in breach of the duty to act honestly and in good faith;
- (ii) the Corporation is advised of any such action, suit or other proceeding, or cost, charge or expense, forthwith after the director or officer receives notice thereof; and
- (iii) the Corporation is given the right to join in the defense of the action, suit or proceeding.

6.12 Insurance:

Subject to the limitations contained in the Act, the Corporation shall purchase and maintain such insurance for the benefit of the directors and officers as the Board may from time to time determine.

ARTICLE VII - OFFICERS

7.1 Elected Officers:

At the first meeting of the Board, after each election of directors and whenever a vacancy in the office occurs, the Board shall elect from among its members a President. Until such elections, the then incumbent (if a member of the Board) shall hold office.

7.2 Other Elections and Appointments:

The Board shall appoint or elect a Secretary, a Treasurer and such other officers as the Board may determine, including one or more assistants to any such officers. The officers so elected may, but need not be, members of the Board. One person may hold more than one office.

7.3 Term of Office:

The Board may by resolution remove at its pleasure any officer of the Corporation.

7.4 President:

The President, shall, when present unless he/she has delegated the responsibility, preside at all meetings of the owners and of the Board, and shall be charged with the general supervision of the business and affairs of the Corporation. Except when the Board has appointed a General Manager or Managing Director, the President shall also have the powers and be charged with the duties of that office.

7.5 Vice-President:

During the absence of the President his/her duties may be performed and his/her powers may be exercised by the Vice-President, or if there are more than one, by the Vice-Presidents, in order of seniority as determined by the Board. If a Vice-President exercises any such duty or power the absence of the President shall be presumed with reference thereto. A Vice-President shall also perform such duties and exercise such powers as the Board may prescribe.

7.6 General Manager:

The General Manager, if one be appointed, shall have the general management and direction, subject to the authority of the Board and the supervision of the President, of the Corporation's business and affairs, and the power to appoint and remove any and all employees and agents of the Corporation not elected or appointed directly by the Board, and to settle the terms of their employment and remuneration. The terms of employment and remuneration of the General Manager appointed by the Board shall be settled from time to time by the Board.

7.7 Secretary:

The Secretary shall give or cause to be given all notices required to be given to the owners, directors, auditors, mortgagees and all other entitled thereto; he/she shall attend all meetings of the directors and owners and shall enter or cause to be entered in records kept for that purpose minutes of all proceedings at such meetings; he/she shall be the custodian of all books, paper, records, documents and other instruments belonging to the Corporation, and he/she shall perform such other duties as may from time to time be prescribed by the Board.

7.8 Treasurer:

The Treasurer shall keep or cause to be kept full and accurate books of account in which shall be recorded all receipts and disbursements of the Corporation and under the direction of the Board shall control the deposit of money, the safekeeping of securities and the disbursement of funds of the Corporation; he/she shall render to the Board whenever required of him/her an account of all his/her transactions as Treasurer, and of the financial position of the Corporation; and he shall perform such other duties as may from time to time be prescribed by the Board. The offices of Secretary and Treasurer may be combined.

7.9 Other Officers:

The duties of all other officers of the Corporation shall be as set out in the terms of their employment or as the Board further declares. Any of the powers and duties of an officer to whom an assistant has been appointed may be exercised and performed by such assistant unless the Board otherwise directs.

7.10 Agents and Attorneys:

The Board shall have power from time to time to appoint agents or attorneys for the Corporation with such powers of management or otherwise (including the power to sub-delegate) as may be thought fit.

ARTICLE VIII - BANKING ARRANGEMENTS AND CONTRACTS

8.1 Arrangements:

The banking business of the Corporation or any part thereof shall be transacted with such bank or trust company as the Board may designate or appoint from time to time by resolution, and all such banking business, or any part thereof, shall be transacted on the Corporation's behalf by such one or more officers or other persons as the Board may designate, direct or authorize from time to time by resolution and, to the extent therein provided, including without restricting the generality of the foregoing, the operation of the Corporation's accounts, the making, signing, drawing, accepting, endorsing, negotiating, lodging, depositing or transferring of any cheques, promissory notes, drafts, acceptances, bills of exchange and orders relating to any property of the Corporation; the execution of any agreement relating to any such banking business and defining the rights and powers of the

parties thereto; and the authorizing of any officer of such bank to do any act or thing on the Corporation's behalf to facilitate such banking business.

8.2 Execution of Instruments:

Deeds, transfers, assignments, contracts and obligations on behalf of the Corporation may be signed by any two (2) directors. Any contract or obligation within the scope of any Management Agreement entered into by the Corporation may be executed on behalf of the Corporation in accordance with the provisions of such Management Agreement. Notwithstanding any provisions to the contrary contained in the by-laws of the Corporation, the Board may at any time and from time to time direct the manner in which, and the person or persons by whom, any particular deed, transfer, contract or obligation or any class of deeds, transfer, contracts or obligations of the Corporation may or shall be signed.

8.3 Execution of Status Certificates:

Status certificates may be signed by any officer or any director of the Corporation provided that the Board may by resolution direct the manner in which, and the person by whom, such certificates may or shall be signed from time to time.

ARTICLE IX - FINANCIAL YEAR END

9.1 Financial Year End:

The financial year end of the Corporation shall end on the last day of the month in which the declaration and description creating the Corporation were registered, in each year, or on such other day as the Board by resolution may determine.

ARTICLE X - NOTICE

10.1 Method of Giving Notice by the Corporation:

Subject to the provisions of the Act any notice, communication or other document, including budgets and notices of assessments required to be given or delivered by the Corporation shall be sufficiently given if delivered personally to the person to whom it is to be given, or if delivered to the address noted in the Record, or if mailed by prepaid ordinary mail or air mail in a sealed envelope addressed to such person at such address, or sent by facsimile transmission, electronic mail or any other method of electronic communication if the person agrees in writing that the party giving the notice may give the notice in this manner, or delivered at the person's unit or at the mail box for the unit, unless the person giving the notice has been advised in writing by the person that delivery is not to be effected in this manner or the address for service on the record of the Corporation is not the address of the unit of the person. Such notice, communication or document shall be deemed to have been given when it is delivered personally or delivered to the address aforesaid; provided that a notice, communication or document so mailed shall be deemed to have been given on the day it is deposited in a post office or public letter box in Ontario.

10.2 Notice to the Board or Corporation:

Any notice, communication or other document to be given to the Board or the Corporation shall be sufficiently given if personally delivered or mailed by prepaid ordinary mail or air mail in a sealed envelope addressed to the Corporation or Board at the address for service of the Corporation. Any notice, communication or document so mailed shall be deemed to have been given on the second day after it is deposited in a post office or public letter box in Ontario.

10.3 Omissions and Errors:

The accidental omission to give any notice to anyone entitled thereto or the non-receipt of such notice or any error in any notice not affecting the substance thereof shall not invalidate any action taken at any meeting held pursuant to such notice or otherwise founded thereon.

ARTICLE XI - ASSESSMENT AND COLLECTION OF COMMON EXPENSES

11.1 Duties of the Board:

All expenses, charges and costs of maintenance of the common elements and any other expenses, charges or costs which the Board may incur or expend pursuant hereto shall be assessed by the Board and levied against the owners in the proportions in which they are required to contribute to the common expenses as set forth in the Declaration. The Board shall from time to time, and at least annually, prepare a budget for the property and determine by estimate, the amount of common expenses for the next ensuing fiscal year, or remainder of the current fiscal year, as the case may be, which shall include provision for a reserve fund as required by the Act. The Board shall advise all owners promptly in writing of the amount of common expenses payable by each of them respectively determined as aforesaid, and shall deliver copies of each budget on which common expenses are based to all owners and mortgagees entered in the Record.

11.2 Owner's Obligations:

Each owner shall pay to the Corporation the amount of such assessment in equal monthly payments on the first day of each and every month next following notice of such assessment by way of twelve (12) postdated cheques or execution of pre-authorized payment plan, until such time as a new assessment has been provided to such owner.

11.3 Extraordinary Expenditures:

In addition to the annual assessment, extraordinary expenditures not contemplated in the foregoing budget and for which the Board shall not have sufficient funds, may be assessed at any time during the year by the Board serving notice of such assessment on all owners, as an additional common expense. The notice shall include a written statement setting out the reasons for the assessment. The assessment shall be payable by each owner within ten (10) days after the delivery thereof to him, or within such further period of time or in such instalments as the Board may determine.

11.4 Default in Payment of Assessment:

- (a) Arrears of payments required to be made under the provisions of this article shall bear interest at a rate determined by the Board from time to time and in default of such determination shall bear interest at the rate of four (4) percentage points above the minimum lending rate charged by the Corporation's Bank and shall be compounded monthly until paid.
- (b) In addition to any remedies or liens provided by the Act, if any owner is in default in payment of an assessment levied against him for a period of fifteen (15) days, the Board may retain a solicitor on behalf of the Corporation to enforce collection and there shall be added to any amount due all costs of such solicitor as between a solicitor and his own client and such costs may be collectible against the defaulting owner in the same manner as common expenses.

- (c) The Board when giving notice of default in payment of common expenses or any other default to the owner of the unit, shall concurrently send a copy of such notice to each mortgagee of such unit who has requested that such notices be sent to him.

ARTICLE XII - LIABILITY FOR COSTS

12.1 Abatement and Restraint of Violations by Unit Owners and Liability for Costs:

The owner of a unit is responsible for any cost incurred to repair:

- (a) damage to the common elements or other units that may have been caused by either the owner's use or his/her residents or their visitors use of same; and
- (b) damage to the common elements that has been caused by the deliberate or negligent conduct of any owner, resident or their invited guests.

In those cases where it has been determined that the responsibility for payment of the cost to repair is that of the unit owner, or where an owner requests to repair a common element him/herself, the Board shall approve the selection of the contractor and/or the method of repair. This decision, at the discretion of the Board, shall be based on a minimum of two (2) bids, the method of repair, the meeting of standards of uniformity and consideration of the convenience of the owner(s) involved.

12.2 Additional Rights of Corporation:

The violation of any provisions of the Act, the Declaration, the By-laws, and/or the rules adopted by the Board, shall give the Board the right, in addition to any other rights set forth in these by-laws:

- (a) to enter the unit in which or as to which such violation or breach exists and to summarily abate and remove, at the expense of the defaulting owner, any structure, thing, or condition that may exist therein contrary to the intent and meaning of the provisions hereof, and the Board shall not thereby be deemed guilty in any manner of trespass; or
- (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach, including without limiting the generality of the foregoing, an application for an order for compliance pursuant to Section 134 of the Act.

12.3 Insurance Deductible:

In accordance with subsection 105(3) of the Act, where an owner, a lessee of an owner or a person residing in the owner's unit with the permission or knowledge of the owner, through an act or omission causes damage to the owner's unit and/or to any portion of the common elements or to any other units, then the owner of such unit shall be responsible for the aggregate cost of repairing all of the damage so incurred, up to a maximum of the insurance deductible maintained by the corporation with respect to its insurance policies from time to time and said amount shall be added to the common expenses payable for the owner's unit.

ARTICLE XIII - TELECOM EQUIPMENT

- 13.1 No exterior aerial, antenna, satellite dish, tower, or similar structure (nor any appurtenances thereto) (hereinafter collectively referred to as the "Telecom Equipment") shall be placed on the Property (as defined in the declaration of the Condominium), including the units and any portion of the common elements, and including those portions thereof allocated for the exclusive use of any person in accordance with Schedule F of the declaration.

ARTICLE XIV - MISCELLANEOUS

14.1 Invalidity:

The invalidity of any part of this by-law shall not impair or affect in any manner the validity, enforceability or effect of the balance thereof.

14.2 Gender:

The use of the masculine gender in this by-law shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires, and vice versa.

14.3 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.

14.4 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.

14.5 Alterations:

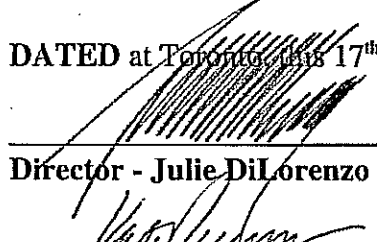
This by-law or any part thereof may be varied, altered or repealed by a by-law passed in accordance with the provisions of the Act, and the Declaration.

14.6 Conflicts:

In the case of a conflict between the provisions of the Act and any provision in the Declaration, By-laws or rules, the Act shall prevail. In the case of a conflict between the provisions in the Declaration and any provision in the By-laws or rules, the Declaration shall prevail. In the event the provisions of the Act or in the Declaration are silent the provisions of the By-laws shall prevail.

The foregoing By-law is hereby enacted and passed by the directors of the Corporation as evidenced by the respective signatures hereto of all the directors.

DATED at Toronto, this 17th day of October, 2003.


Director - Julie Di Lorenzo


Director - Loretto Circosta


Director - Kate Prevedello

350/35

The undersigned, which owns 100% of the units, hereby confirms, pursuant to the provisions of the Condominium Act, 1998, S.O. 1998 c. 19, the foregoing By-Law 1 of the said Corporation signed by all the directors of the said Corporation as By-Law 1 thereof pursuant to the provisions of the Condominium Act, 1998, on the 17th day of October, 2003.

DATED this 17th day of October, 2003.

ONE PHOEBE LIMITED

Per: 

Name: Julie DiLorenzo

Title: President

I have authority to bind the Corporation.