

The applicant(s) hereby applies to the Land Registrar.

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Applicant(s)

Name SIMCOE STANDARD CONDOMINIUM CORPORATION NO 259
Address for Service c/o Hassey Management Corp.
17 Poyntz Street
Barrie, ON L4M 3N6

SIMCOE Condominium Corporation No. 259 hereby certifies that by-law number 9 attached hereto See Schedules 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, S. Biemiller and I, F. Tavares, have the authority to bind the corporation.

Signed By

Milton Wedman Zwicker 93 Coldwater St. E., P.O. Box 310 acting for Applicant(s) Signed 2006 11 02
Orillia L3V 6J7
Tel 7053256146
Fax 7053250044

Submitted By

ZWICKER EVANS LEWIS LLP 93 Coldwater St. E., P.O. Box 310 2006 11 02
Orillia L3V 6J7
Tel 7053256146
Fax 7053250044

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : 20-2066-004

S.S.C.C. #259 - By-Law No. 9, being a by-law to establish a standard unit definition

Simcoe Standard Condominium Corporation No. 259 hereby adopts the following Standard Unit definition pursuant to the provisions of S. 56(1) (h) of the Condominium Act, 1998.

STANDARD UNIT DEFINITION

1. The Standard Unit shall include:

- (a) All internal structures including partition walls, closets, bulkheads, ceilings and colonial 800 doors with lever handles;
- (b) Ceilings and walls completed to the drywall, including taping, plaster, sanding and priming;
- (c) All installations with respect to the provision of:
 - i) electricity - including white décor switches and outlets throughout with one switched outlet in living room and master bedroom, and wiring for ceiling lights in entrance way, hall, dining room, den, bedrooms, ensuite and walkin closet, and for wall lights in bathrooms;
 - ii) safety - including heat, smoke and CO detectors, fire alarms and intercoms;
 - iii) water - including plumbing rough ins for clothes washer, and dishwasher;
 - iv) heat, ventilation, and airconditioning (HVAC)
 - v) venting - including exhaust fans in each bathroom and for the clothes dryer, and venting for a microwave;
 - vi) communications including telephone and cables for cable/satellite T.V., and computer;
- (d) Natural gas fireplaces if originally installed, but not including mantel, trim, or hearth;
- (e) Interior trim including baseboards, door trim, window trim and sills;
- (f) Kitchen to include breakfast bar, laminate countertops, quality cabinets with solid wood doors and drawer fronts, under cabinet valence lighting, stainless steel double bowl sink with a single lever faucet, and ceiling pot lights;
- (g) Ensuite to include quality cabinetry with solid wood doors and drawer fronts, laminate countertops, white spa tub, custom built glass enclosed shower with pressure balanced mixing valve, white toilet and white sink, and a ceiling pot light;
- (h) Guest washroom to include quality cabinetry with solid wood doors and drawer fronts, laminate counter tops, white shower/tub with pressure balanced mixing valve, white toilet and white sink; or powder room to include white toilet and pedestal sink;

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2. Anything within the unit boundaries which is over and above such minimum requirements set out above shall be considered an improvement to the unit and the responsibility of the unit owner to insure. For greater certainty and without limiting the generality of the foregoing, the following would be considered improvements to the unit:-
- (a) All floor coverings, including underpad and carpeting, tile and hardwood;
 - (b) All wall coverings, including bathroom mirrors, and tiling;
 - (c) All appliances;
 - (d) All ceiling lights;
 - (e) All shelving including closet shelving and rods;
 - (f) All window coverings;
 - (g) All furniture;
 - (h) All personal items including clothes, books, art, jewelry, collectables, televisions, computers, cameras, telephones, radios, clocks, etc.
3. For clarification, the consequence of such definition of "standard unit" is to cause all components of a 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 relating thereto and relieving the Corporation from being required to provide or maintain any insurance on account thereof.
4. If any component of the standard unit must be "upgraded" or changed in order to comply with any applicable governmental or authority 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 being clearly defined herein as being part of the standard unit.
5. **Enforcement:** No restriction, condition, obligation or provision contained in this By-Law shall be deemed to have been abrogated or waived because of any failure to enforce the same, irrespective of the number of violations or breaches that may occur.

ENACTED AND PASSED by the Board of Directors the 28th day of July, 2006 and confirmed without amendment by the owners of a majority of the units on the 19th day of SEPTEMBER 2006.

WITNESS the seal and the signatures of the signing officers of the Corporation this 27th day of SEPTEMBER, 2006.

Simcoe Standard Condominium Corporation No. 259

Per: Laurin Bionelle
President

Per: Frances Tava
Secretary