

SCHEDULE

CERTIFICATE IN RESPECT OF A BY-LAW

(under subsection 14(1) of Ontario Regulation 48/01 and subsection 56(9) of the *Condominium Act, 1998*, and referred to in subsection 38(1) of Ontario Regulation 49/01)

*Condominium Act, 1998*


Simcoe Standard Condominium Corporation No. 259 (known as the "**Corporation**") certifies that:

1. The copy of by-law number 15, 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 majority of the owners present or represented by proxy at a meeting of owners have voted in favour of confirming the by-law with or without amendment (if clause 56(10)(a) of the *Condominium Act, 1998* and subsection 14(2) of Ontario Regulation 48/01 apply).

Dated this 8 day of JULY, 2020.

**SIMCOE STANDARD CONDOMINIUM  
CORPORATION NO. 259**

Per:   
Name: Susan Bracken  
Title: Secretary

Per:   
Name: Leslie Hart  
Title: President  
We have authority to bind the corporation.

**SIMCOE STANDARD CONDOMINIUM CORPORATION NO. 259****BY-LAW NO. 15****e-MEETINGS AND e-VOTING BY-LAW**

**WHEREAS** a condominium corporation may make, amend or repeal by-laws in accordance with: (A) section 56(1)(c.1) of the *Condominium Act, 1998*, as amended (the "**Act**") to govern the method(s) permitted for holding a recorded vote of owners by telephonic or electronic means; and, (B) subsection 14(0.1)(p) of Ontario Regulation 48/01, as amended (the "**Regulation**"), made pursuant to the Act to govern the manner in which an owner or a mortgagee may be present at a meeting of owners or represented by proxy;

**THEREFORE BE IT ENACTED** as a by-law of Simcoe Standard Condominium Corporation No. 259 (the "**Corporation**") as follows:

1. **e-Meetings:** For the purposes of subsection 14(0.1)(p) of the *Regulation*, an owner or a mortgagee may be present at a meeting of owners or may be represented by proxy at a meeting of owners by such telephonic or electronic means, as that term is defined in subsection 52(1.1) of the Act, that the board of directors may from time to time establish in advance of any meeting of owners.
2. **e-Voting at Meetings:** For the purposes of subsection 52(1)(b)(iii) of the Act, a recorded vote may be indicated by such telephonic or electronic means, as that term is defined in subsection 52(1.1) of the Act, that the board of directors may from time to time establish in advance of any meeting of owners. Instruments appointing a proxy may be deposited by such telephonic or electronic means that the board of directors may from time to time establish in advance of any meeting of owners.
3. **e-Meetings and e-Voting Is Discretionary:** The authority established by this by-law is discretionary, and the board of directors will not be obligated to implement attendance, and will not be obligated to implement recorded votes or the deposit of instruments appointing a proxy by telephonic or electronic means for any meeting of owners.
4. **Severability:** Each of the provisions of this by-law shall be deemed to be independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity or enforceability of the remainder of this by-law.
5. **Headings:** The headings in the body of this by-law form no part hereof, but shall be deemed to be inserted for convenience of reference only.
6. **Statutory References:** Any references to a section or sections of the Act or the Regulations in this by-law (or in any by-laws or rules hereafter enacted by the Corporation) shall be read and construed as a reference to the identical or similarly appropriate section or sections (as the case may be) of any successor legislation and regulations to the Act.

The foregoing by-law is hereby enacted as By-law No. 15 of Simcoe Standard Condominium Corporation No. 259, said by-law having been passed by the board of directors on the 13 day of MAY, 2020, and duly approved by the owners of a majority of the units of the Corporation voting in favour of confirming it on the 8<sup>th</sup> day of JULY, 2020, pursuant to the provisions of the *Condominium Act, 1998* S.O. 1998 c.19.

DATED this 8<sup>th</sup> day of July, 2020.

**SIMCOE STANDARD CONDOMINIUM  
CORPORATION NO. 259**

Per:   
Name: Susan Bracken  
Title: Secretary

Per:   
Name: Leslie Hart  
Title: President

We have authority to bind the corporation.