

CARLETON CONDOMINIUM CORPORATION NO. 486

BY-LAW NO. 4

BE IT ENACTED as By-Law No. 4 (being a By-Law respecting a Standard Unit) of Carleton Condominium Corporation No. 486 (hereinafter referred to as the "Corporation") as follows:

ARTICLE I DEFINITIONS

All words used herein which are defined in the *Condominium Act, 1998*, S.O. 1998, Chapter 19, as amended (the "Act") or the Declaration and Bylaws of the Corporation shall have ascribed to them the meanings set out in the Act, the Declaration or the By-Laws respectively. In addition to the foregoing, the following definitions shall apply:

1. "Declaration" shall mean the Declaration of the Corporation registered in the Office of Land Titles at Ottawa.
2. "Improvement" shall mean any improvement, alteration, addition, deletion or other modification to a Unit at any time since the Corporation was registered.
3. "Standard Unit" shall mean a Unit without any Improvement and shall include the features set out in Schedule B of this By-Law.
4. "Unit" shall have the same meaning as set out in the Act, shall be as described or defined in Schedule C of the Declaration and shall include the features set out in Schedule B of this By-Law but shall exclude all appliances within the Unit.

ARTICLE II STANDARD UNIT

1. For the purposes of the Act including Section 56(1)(h) thereof, a Standard Unit shall be as defined in Article I herein.

ARTICLE III MISCELLANEOUS

1. The invalidity of any part of this By-Law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof;

2. No restrictions, conditions, obligations or provisions 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. The use of the masculine gender in this By-Law shall be deemed to include the feminine and the use of the singular shall be deemed to include plural where the context so requires and vice-versa.
4. The headings in the body of this Bylaw form no part thereof but shall be deemed to be inserted for convenience of reference only.

The foregoing By-Law No. 4 is hereby passed by the Directors and confirmed by the unit owners pursuant to *The Condominium Act of Ontario*.

DATED this day of , 2007.

CARLETON CONDOMINIUM CORPORATION NO. 486

Per: _____
SECRETARY
I have authority to bind the Corporation

CONDOMINIUM ACT, 1998

CERTIFICATE IN RESPECT OF A BY-LAW

CARLETON CONDOMINIUM CORPORATION NO. 486 (known as the "Corporation") certifies that:

1. The copy of By-Law Number 4 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 this Day of 2007.

CARLETON CONDOMINIUM CORPORATION NO. 486

Per: _____

Name:

Position: Secretary

I have authority to bind the Corporation

Schedule B

Standard Unit Description

Refer to attached drawings for layout and dimensions

Unit	Location	Surface	Description
all	Unit	Cooling	Fan coil unit
	Entry	Floors	Ceramic tile with sound dampening rubber underlay
		Walls	Painted gypsum board
		Ceiling	Gypsum board with stippled finish
		Ceiling Light	One bulb pot light
	Hallway	Floors	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Walls	Painted gypsum board
		Ceiling	Gypsum board with stippled finish
		Ceiling Light	one to two recessed pot lights
	Kitchen	Floors	Resilient flooring - sheet vinyl
		Walls	Painted gypsum board
		Ceiling	Painted gypsum board
		Ceiling Light	2 - 1200mm flourescent light fixture (recessed)
		Ceiling Light	24" flourescent light over sink
		Cabinets	Stained wood
		Sink	One and a half capacity stainless steel
		Counter	Moulded plastic laminate - arebright
		Backsplash	150 x 150 x 7 mm plain ceramic tile
		Range Hood	Metal with fan and duct
	Dining Room	Floors	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Walls	Painted gypsum board
		Ceiling	Gypsum board with stippled finish
		Ceiling Light	Hanging light fixture - chandelier type
		Heating/Cooling	Electrical base board heater where applicable
		Baseboard	5" Colonial baseboard
	Living Room	Floors	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Walls	Painted gypsum board
		Ceiling	Concrete with stippled finish
		Ceiling Light	None
		Heating/Cooling	Electrical base board heater
	Bedrooms / Den	Floor	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Walls	Painted gypsum board
		Ceiling	Gypsum board with stippled finish
		Ceiling Light	None
		Bedroom Doors	Colonial hollow core wood door
		Closet Doors	Sliding door, champagne metal with off white vinyl covering
		Heating/Cooling	Electrical base board heater
	Walkin Closet	Light	Wall mounted incandescent light fixture
		Floors	Carpet - 36 oz polyester broadloom with 12 mm foam underlay
		Shelving	Free standing metal storage shelving unit

Bathroom (General)	Floors	Ceramic tile with sound dampening rubber underlay	
	Walls	Painted gypsum board	
	Ceiling	Painted gypsum board	
	Ceiling	Fan and duct	
	Light	Incandescent strip lighting over mirror	
	Door	Colonial hollow core wood door	
	Cabinet	Partical board with laminate surface below sink and above toilet	
	Sink	White porcelain with three drawer vanity unit	
	Toilet	White porcelain	
	Backsplash	150 x 150 x 7 mm plain ceramic tile	
	Ventilation	Fan and duct	
	Cabinet	Wall mounted stained wood	
Towel Rack	White porcelain		
Bathroom 1	Shower	Ceramic tile with pot light	
Bathroom 2	Tub	Painted enamel	
	Walls	150 x 150 x 7 mm plain ceramic tile at Tub (elsewhere painted gypsum board)	
Laundry Room	Floors	Resilient sheet vinyl flooring	
	Walls	Painted gypsum board	
	Ceiling	Hung gypsum board	
	Ceiling Light	Wall mounted incandescent light fixture	
nook	Hot water tank	Rental	
	Walls	Painted gypsum board	
	Ceiling	Concrete with stippled finish	
	Ceiling Light	Hanging light fixture	
	Heating/Cooling	Electrical base board heater	
	Cabinet	Stained wood built in cabinet	
Gardenia/ Jasmine	nook	Floors	Carpet - 36 Oz polyester broadloom with 12 mm foam underlay
all others	nook	Floors	Resilient sheet vinyl flooring