Condominium Act, 1998

CERTIFICATE IN RESPECT OF A BY-LAW

(under subsection 56(9) of the *Condominium Act, 1998*)

Peel Condominium Corporation No. 45 (known as the "Corporation") certifies that:

1. The copy of By-law No. 8 attached hereto 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. *(Please check the statement that applies)*

☒ The owners of a majority of the units in the Corporation have voted in favour of confirming the by-law with or without amendment (if clause 56 (10)(a) of the *Condominium Act, 1998* applies but subsection 14 (2) of Ontario Regulation 48/01 does not apply).

☐ 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 applies).

☐ The by-law is a joint by-law made under section 59 of the *Condominium Act, 1998* and is not effective until the corporations that made it, being _____, have each registered a copy of the joint by-law in accordance with subsection 56 (9) of the *Condominium Act, 1998*.

Dated this 4th day of Nov., 2020.

PEEL CONDOMINIUM CORPORATION NO. 45

Per: _____

Name: AMIRALI NATHOO
Title: President

Per: _____

Name: RAIS MEHDI
Title: Vice President
(I/We have authority to bind the Corporation)

BY-LAW NO. 8

PEEL CONDOMINIUM CORPORATION NO. 45

BE IT ENACTED as a By-law of Peel Condominium Corporation No. 45 (the "Corporation") as follows:

The schedule appended hereto as Schedule "A" shall constitute the standard unit(s) for dwelling unit(s) for purposes of *the Condominium Act, 1998*.

WITNESS the corporate seal of the Corporation this 4th day of Nov., 2020.

PEEL CONDOMINIUM CORPORATION NO. 45

Per: _____
Name: AMIRALI NATHOO
Title: President

Per: _____
Name: RAIS MEHDI
Title: Vice President
(I/We have authority to bind the Corporation)

SCHEDULE "A"

1. Unless otherwise specifically provided for in this Schedule "A", the "Standard Unit" shall not include any flooring material, countertops, appliances, light fixtures of any sort.

2. Any of the materials set out in this Schedule "A", may be replaced with a material that is of similar or better quality and finish, should the original materials not be available for any reason. Should a dispute arise with respect to same, the final and unfettered determination shall be that of the board of directors.

3. All materials set out in this Schedule "A" are standard builder's grade in quality and shall be of medium grade or quality, unless specifically stated otherwise.

4. Save for those parts of the "Standard Unit" described herein, the Corporation's insurance coverage is limited to the common elements and does not include anything in the unit.

5. The "Standard Unit" shall not include any addition, alteration, or improvement to the common elements made by an owner(s) either before or after the date of proclamation of the Act and regardless of whether an agreement under section 98 of the Act has or has not been entered into between the owner(s) and the Corporation for such addition, alteration or improvement.

6. As a result, owners are advised to obtain and maintain adequate insurance to cover all of the items within the unit, except those noted below, including but not limited to all wall finishes, cupboards, vanities, cabinets, countertops, heating, ventilation and air conditioning equipment, fixtures and flooring, which do not form part of the "Standard Unit" and are deemed to be improvements for which the owners are responsible.

7. For the purpose of the *Condominium Act, 1998*, the "Standard Unit" shall include the following:

   a) Walls, as shown on the architectural plans contained in the Description registered in the Land Registry Office and/or the plans as amended, if applicable, which were filed with the local municipality or region for the construction of the condominium, consisting of drywall, mudded and taped, and ready for priming and painting but not primed or painted;
   b) Ceilings consisting of drywall, mudded and taped, and ready for priming and painting but not primed or painted;
   c) A 60 amp electrical panel with breakers;
   d) Water shut-off valve from the common element pipes servicing the unit; and,
   e) All pipes, wires, cables, shut-off valves, conduits, ducts, flues, vents (excluding kitchen hood vents), shafts or public utility lines used for power, telephone and/or television cable, water, gas, electric baseboard heating, and drainage serving the unit, installed by or on behalf of the declarant or the Corporation.

8. For greater certainty, the "Standard Unit" shall include all pipes, cables and wires for electrical, water, cable, telephone, if applicable, originally installed within the unit by the declarant, located behind the walls and ceilings in the unit, including any required caps for plumbing lines, receptacles and switches, including basic fixtures as further described below.

9. For greater certainty, the "Standard Unit" shall also include the following:

General

Walls	Drywall, mudded and taped, and ready for priming and painting but not primed or painted.
Ceilings	Drywall, mudded and taped, and ready for priming and

	painting but not primed or painted.
Interior Doors	Hollow wood.
Closets	Drywall, mudded and taped, and ready for priming and painting but not primed or painted. The closets shall include one (1) bar and one (1) wooden shelf.
Baseboards	Electrical baseboard heaters 240v, ranging from 2ft to 5ft with 750 watts to 1500 watts.
Windows	Vinyl sliding windows with double glazed sealed glass units.
Window casing	No casing – half inch (½") trim.
Floor Covering	20 oz. carpet in bedrooms, living room and stairs, vinyl tiles in kitchen, bathroom, closets, and hallway.
Exterior Doors	45-minute fire-rated metal slab.
Staircase	Wooden handrail.
Basement	Unfinished.
Garage	Unfinished with uninsulated Aluminum Garage Door.

Kitchen

Cabinets	Pressboard with imitation wood finish, one (1) bank, twelve inches (12") deep,
Counter Tops	Plastic laminate.
Sink	Double stainless steel.
Faucets	Standard separate hot and cold faucets in standard grade chrome finish.
Oven exhaust fan	None.

Bathrooms

Medicine Cabinet	Metal with mirror door.
Vanity	Pressboard in main bathroom and powder room.
Counter Top	Plastic laminate.
Sink	One (1) porcelain sink in main bathroom and one (1) porcelain sink in powder room.
Faucets	Standard separate hot and cold faucets in standard grade chrome finish.
Toilets	White porcelain.
Bath tub	White standard.
Wall tiles	Standard white builder's grade ceramic surrounding bath tub.
Accessories	Standard metal toilet paper holder and towel bar.

Laundry Room

Cabinetry	None.
Faucet	Standard separate hot and cold faucets in standard grade chrome finish.
Venting	Exterior vented.
Laundry Tub	Plastic.
Light Fixtures	Standard grade basic ceiling fixtures in Laundry Room, Foyer, Dining Room and Master Bedroom, Bathrooms, two (2) bulb light fixture strip over vanity in the Main Bathroom.
Telephone Outlets	As in builder's plan.
Cable T.V. Outlets	One (1) outlet.
Smoke Detectors/Heat Sensors	None

Plumbing

Plumbing	Hot and cold water piping connections and drains.