

FOR OFFICE USE ONLY

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 3 pages
(3) Property Identifier(s)	Block 11076-0001 to 11076-1420	Property Additional: See Schedule <input type="checkbox"/>
(4) Nature of Document By-law No. 12		
(5) Consideration TWO----- Dollars \$ 2.00		
(6) Description All units and common elements comprising the property included in York Condominium Plan No. 76, in the City of Toronto, Land Titles Division of the Toronto Registry Office (No. 66)		
New Property Identifiers Additional: See Schedule <input type="checkbox"/>		
Executions Additional: See Schedule <input type="checkbox"/>		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>

(8) This Document provides as follows:
See attached Schedule

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
York Condominium Corporation No. 76	per: Name: Title:	
York Condominium Corporation No. 76	per: Name: Title: We have authority to bind the corporation	

(11) Address for Service: c/o Management Office, 5 Massey Square, East York, Ontario, M4C 5L6

(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 Multiple	(15) Document Prepared by: Fine & Deo 3100 Steeles Avenue West Suite 300 Vaughan, Ontario L4K 3R1	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Fees and Tax</th> </tr> </thead> <tbody> <tr> <td>Registration Fee</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </tbody> </table>	Fees and Tax		Registration Fee						Total	
Fees and Tax												
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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


York Condominium Corporation No. 76 (known as the "**Corporation**") certifies that:

1. The copy of by-law number 12, 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 12th day of November, 2020.

YORK CONDOMINIUM CORPORATION NO. 76

Per: 
Name: _____
Title:

Per: 
Name: Secretary
Title:

We have authority to bind the corporation.

SCHEDULE "A"

YORK CONDOMINIUM CORPORATION NO. 76

BY-LAW NO. 12

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 York Condominium Corporation No. 76 (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 *Regulation* in this by-law 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. 12 of York Condominium Corporation No. 76, said by-law having been passed by the board of directors on the 26TH day of AUGUST, 2020, and duly approved by the majority of the owners present or represented by proxy at a meeting of owners confirming it on the 17TH day of OCTOBER, 2020, pursuant to the provisions of the *Condominium Act, 1998* S.O. 1998 c.19.

DATED this 12th day of November, 2020.

YORK CONDOMINIUM CORPORATION NO. 76

Per: 
Name: _____

Title: _____

Per: 
Name: _____

Title: Secretary

We have authority to bind the corporation.