



Document General

Form 4 - Land Registration Reform Act

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CERTIFICATE OF RECEIPT
RÉCEPISSE
TORONTO (66)

'02 06 25 15 58

John Deo
LAND REGISTRAR/REGISTRAR

New Property Identifiers

Additional:
See
Schedule

Executions

Additional:
See
Schedule

(1) Registry Land Titles (2) Page 1 of 6 pages *OK*

(3) Property Identifier(s) 11076-0001 to 11076-1420 inclusive Block Property Additional: See Schedule

(4) Nature of Document
By-law No. 9
(Under the Condominium Act, 1998)

(5) Consideration
TWO Dollars \$ 2.00

(6) Description
All Units and Common Elements comprising the property included in York Condominium Plan No. 76
City of Toronto
Land Registry Office for the Land Titles Division of Toronto (No. 66)

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:
See by-law attached

Continued on Schedule

(9) This Document relates to Instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s)

York Condominium Corporation No. 76
By its solicitors, FINE & DEO

Signature(s)

Per: *[Signature]*
Name: Mario D. Deo

Date of Signature

Y M D
2002 06 25

(11) Address for Service

c/o Management Office, 5 Massey Square, Toronto, 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

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Fees and Tax

Registration Fee

X

Total

[Signature]

Form 11
Condominium Act, 1998

CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 56 (9) of the *Condominium Act, 1998*)

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

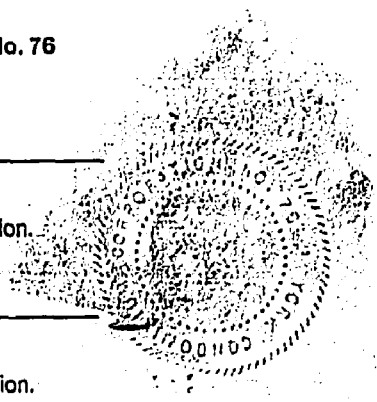
1. The copy of By-law Number 9, attached as Schedule A, is a true copy of the By-law.
2. The By-law was made in accordance with the *Condominium Act, 1998*.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

Dated this 18 day of JUNE, 2002.

York Condominium Corporation No. 76

By: Barbara Saad
Name: Barbara Saad
Title: President
I have authority to bind the Corporation.

By: John Hynes
Name: John Hynes
Title: Secretary
I have authority to bind the Corporation.



YORK CONDOMINIUM CORPORATION NO. 76

BY-LAW NO. 9

A by-law that identifies the standard unit in order to determine what constitutes an improvement for the purposes of sections 89 and 99 of the *Condominium Act, 1998 S.O.*

WHEREAS the board of directors may by by-law determine what constitutes a standard unit, for each class of unit within the corporation, for the purpose of determining the responsibility for repairing improvements after damage and insuring same;

Be it enacted as a by-law of York Condominium Corporation No. 76, (hereinafter referred to as "Corporation") as follows:

1. **Purpose:** The purpose of this by-law is only for the determination of what constitutes an improvement to a unit, with respect to subsections 89(2)(3) and 99(2)(3) the *Condominium Act, 1998 S.O.* (the "Act"). This by-law in no way purports to amend or affect the definition of a "unit" as prescribed by Article IV of the Corporation's declaration, or any obligations/responsibilities prescribed therein.
2. **High-rise Residential Units:** For the purposes of this by-law the standard unit for all high-rise units, being those units in building 1 (municipally known as 1 Massey Square), building 3 (municipally known as 3 Massey Square) and building 5 (municipally known as 5 Massey Square), as defined within Schedule "C" of the Corporation's declaration, registered as Instrument Number B339024, shall consist of those items as listed in Schedule "A" attached hereto (the "High-rise Residential Unit Class - Standard Unit") subject to the following provisions:
 - (i) any of the materials listed in 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;
 - (ii) should a dispute/disagreement arise over the quality and/or finish of any item listed in Schedule "A", for the purposes of this by-law, the final and unfettered determination of same shall be reserved to the board of directors; and,
 - (iii) notwithstanding anything listed in Schedule "A", the High-rise Residential Unit Class - Standard Unit shall not include any flooring material of any sort (i.e. without limiting the generality of the foregoing, carpet, wood floor and/or tiles, and any underlaying and adhesive of any sort) and/or any light fixtures of any sort.
3. **Townhouse Residential Units:** For the purposes of this by-law the standard unit for all townhouse units, being those units in building 2 (municipally known as 2-4 Crescent Town Rd.), building 4 (municipally known as 6-8 Crescent Town Rd.) and building 6 (municipally known as 10-12 Crescent Town Rd.), as defined within Schedule "C" of the Corporation's declaration, registered as Instrument Number B339024, shall consist of those items as listed in Schedule "B" attached hereto (the "Townhouse Residential Unit Class - Standard Unit") subject to the following provisions:
 - (i) any of the materials listed in Schedule "B", 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;
 - (ii) should a dispute/disagreement arise over the quality and/or finish of any item listed in Schedule "B", for the purposes of this by-law, the final and unfettered determination of same shall be reserved to the board of directors; and,
 - (iii) notwithstanding anything listed in Schedule "B", the Townhouse Residential Unit Class - Standard Unit shall not include any flooring material of any sort (i.e. without limiting the generality of the foregoing, carpet, wood floor and/or tiles, and any underlaying and adhesive of any sort) and/or any light fixtures of any sort.

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. **Gender:** The use of the masculine gender in this by-law shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires.
6. **Waiver:** No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce same irrespective of the number of violations or breaches thereof which may occur.
7. **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.
8. **Statutory References:** Any references to a section or sections of the Act 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 to the Act.

The foregoing by-law is hereby enacted as By-law No. 9 of York Condominium Corporation No. 76, said by-law having been passed by the board of directors on the 7th day of May, 2002, and duly approved by the owners of a majority of the units of the Corporation voting in favour of confirming it on the 15th day of June, 2002, without variation, pursuant to the provisions of the *Condominium Act, 1998, S.O.*

DATED this 18 day of JUNE, 2002

York Condominium Corporation No. 76

By: Barbara Saad
Name: Barbara Saad
Title: President
I have authority to bind the Corporation

By: John Hynes
Name: John Hynes
Title: Secretary
I have authority to bind the Corporation

SCHEDULE "A"

HIGH-RISE RESIDENTIAL UNIT CLASS - STANDARD UNIT

Building 1 (municipally known as 1 Massey Square), Building 3 (municipally known as 3 Massey Square) and Building 5 (municipally known as 5 Massey Square)

KITCHEN	<ul style="list-style-type: none"> • Basic laminate cabinets. • Basic laminate counter top. • Basic stainless steel sink. • Basic two handle chrome faucet.
BATHROOM(S)	<ul style="list-style-type: none"> • Basic laminate vanity cabinet. • Basic laminate counter top. • Basic white enamel sink. • Basic two handle chrome faucet. • Basic standard white enamel 5' bathtub with surround in 4" x 4" plain white ceramic tiles. • Basic two handle chrome bathtub faucet. • Walls finished in semi gloss white or off-white paint. • Basic standard white two piece toilet with unlined tank. • Hardboard hollow-core door, excluding locking devices, painted in white or off-white semi-gloss paint.
LIVING AREAS AND BEDROOM(S)	<ul style="list-style-type: none"> • Plaster and white or off-white flat latex paint finish on interior walls. • Basic standard colonial style two inch baseboards painted in white or off-white latex semi-gloss paint. • All suite door(s) except for locking devices. Suite doors are paintable fire rated doors, finished in white or off-white latex semi-gloss paint. • All partition door(s) except for locking devices. Partition doors are hardboard hollow-core paintable doors, finished in a white or off-white latex semi-gloss paint. • All windows and balcony door(s) except for locking devices and screens. • All load-bearing structural concrete column, floor and partition within a unit. • All pipes, wires, cables, conduits, ducts, shafts, power, water and drainage lines within walls and floors of the unit. • Basic standard white or ivory receptacles, switches, TV outlets, phone outlets, thermostats, baseboard heaters, fire alarm devices and electrical panel.

In accordance with paragraph 2 of this by-law:

- 1) Any of the aforementioned materials may be replaced with a material that is of similar or better quality and finish, should the original material 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.
- 2) Should a dispute/disagreement arise over the quality and/or finish of any item listed above, the final and unfettered determination of the same shall be reserved to the board of directors.
- 3) Notwithstanding anything noted above, the High-rise Residential Unit Class - Standard Unit shall not include any flooring material of any sort (i.e. without limiting the generality of the foregoing, carpet, wood floor and/or tiles, and any underlaying and adhesive of any sort) and/or any light fixtures of any sort.

SCHEDULE "B"

TOWNHOUSE RESIDENTIAL UNIT CLASS - STANDARD UNIT

Building 2 (municipally known as 2-4 Crescent Town Rd.), Building 4 (municipally known as 6-8 Crescent Town Rd.) and Building 6 (municipally known as 10-12 Crescent Town Rd.)

KITCHEN	<ul style="list-style-type: none"> • Basic laminate cabinets. • Basic laminate counter top. • Basic stainless steel sink. • Basic two handle chrome faucet.
BATHROOM(S)	<ul style="list-style-type: none"> • Basic laminate vanity cabinet. • Basic laminate counter top. • Basic white enamel sink. • Basic two handle chrome faucet. • Basic standard white enamel 5' bathtub with surround in 4" x 4" plain white ceramic tiles. • Basic two handle chrome bathtub faucet. • Walls finished in semi gloss white or off-white paint. • Basic standard white two piece toilet with unlined tank. • Hardboard hollow-core door, excluding locking devices, painted in white or off-white semi-gloss paint.
LIVING AREAS AND BEDROOM(S)	<ul style="list-style-type: none"> • Plaster and white or off-white flat latex paint finish on interior walls. • Basic standard colonial style two inch baseboards painted in white or off-white latex semi-gloss paint. • All suite door(s) except for locking devices. Suite doors are paintable fire rated doors, finished in white or off-white latex semi-gloss paint. • All partition door(s) except for locking devices. Partition doors are hardboard hollow-core paintable doors, finished in a white or off-white latex semi-gloss paint. • Stairs and railing between first and second floor, first and basement floor. Metal pickets and handrail, finished in black latex semi-gloss paint. Stringers are painted or solid oak finish natural. • All windows and balcony door(s) except for locking devices and screens. • All load-bearing structural concrete column, floor and partition within a unit. • All pipes, wires, cables, conduits, ducts, shafts, power, water and drainage lines within walls and floors of the unit. • Basic standard white or ivory receptacles, switches, TV outlets, phone outlets, thermostats, baseboard heaters, fire alarm devices and electrical panel.
BASEMENT	<ul style="list-style-type: none"> • Except as set out in this schedule, no part of the basement area forms part of the standard unit.

In accordance with paragraph 3 of this by-law:

- 1) Any of the aforementioned materials may be replaced with a material that is of similar or better quality and finish, should the original material 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.
- 2) Should a dispute/disagreement arise over the quality and/or finish of any item listed above, the final and unfettered determination of the same shall be reserved to the board of directors.
- 3) Notwithstanding anything noted above, the Townhouse Residential Unit Class - Standard Unit shall not include any flooring material of any sort (i.e. without limiting the generality of the foregoing, carpet, wood floor and/or tiles, and any underlaying and adhesive of any sort) and/or any light fixtures of any sort.