

Properties

PIN 57817 - 0001 LT Redescription

Description ALL UNITS AND COMMON ELEMENTS COMPRISING THE PROPERTY INCLUDED IN RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND UNIT 1, LEVEL 1, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0002 LT

Description UNIT 2, LEVEL 1, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0003 LT

Description UNIT 3, LEVEL 1, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0004 LT

Description UNIT 4, LEVEL 1, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0005 LT

Description UNIT 5, LEVEL 1, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0006 LT

Description UNIT 6, LEVEL 1, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0007 LT

Description UNIT 1, LEVEL 2, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0008 LT

Description UNIT 2, LEVEL 2, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0009 LT

Description UNIT 3, LEVEL 2, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

PIN 57817 - 0010 LT

Description UNIT 4, LEVEL 2, RENFREW STANDARD CONDOMINIUM PLAN NO. 17 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN RE257276; TOWNSHIP OF GREATER MADAWASKA

Address CALABOGIE

Applicant(s)

Name RENFREW STANDARD CONDOMINIUM PLAN NO. 17

Address for Service 30 Barrett Chute Road
Calabogie, Ontario K0J 1H0

Renfrew Standard Condominium Corporation number 17 hereby certifies that by-law number 2 attached hereto See Schedules is a true copy of the by-law. The by-law was made in accordance with the Condominium Act. The owners of a majority of the units of the corporation have voted in favour of confirming the by-law.

I, PAUL MURPHY, PRESIDENT AND SECRETARY-TREASURER, have the authority to bind the corporation.

Signed By

Cindy Kerry Morin 1770 Woodward Drive, Suite 200 acting for Signed 2020 04 16
Ottawa Applicant(s)
K2C 0P8

Tel 613-722-0015

Fax 613-722-5932

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MARTIN Z BLACK LAW OFFICE 1770 Woodward Drive, Suite 200 2020 04 16
Ottawa
K2C 0P8

Tel 613-722-0015

Fax 613-722-5932

Fees/Taxes/Payment

Statutory Registration Fee \$65.05
Total Paid \$65.05

File Number

Applicant Client File Number : CALP012

RENFREW STANDARD CONDOMINIUM CORPORATION NO. 17

BY-LAW NO. 2

BE IT ENACTED as a By-Law of Renfrew Standard Condominium Corporation No. 17 (the "Corporation") as follows:

1. Pursuant to section 56(1)(h) of the *Condominium Act, 1998*, the Corporation hereby establishes and defines the standard unit as set out herein and in Schedule "A" hereto.
2. The standard unit shall be defined in accordance with the original construction of the units, excluding improvements, extras or change orders arranged by the original purchasers. The as-built architectural plans filed as part of the description shall form the basis of the description for of the Standard Units as originally constructed, provided that improvements or change orders made on behalf of the purchaser/owner prior to occupancy, and shown on the architectural plans, shall be excluded from the standard unit.
3. Where the materials or specifications set out in the as-built architectural plans are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction, as set out on Schedule "A" hereto. In the case of any dispute as to what constitutes "Builder's Standard", a comparison shall be made to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
4. The standard units do not include features that are part of the common elements. The Corporation's Declaration determines which features form part of the common elements and which features form part of the units. To the extent that the unit specifications, attached, include features that are part of the common elements, they are included for reference and information purposes and are not intended to be part of the standard unit.
5. Except as otherwise indicated in this By-law, the standard unit shall include all features of the units mentioned in the Declaration or shown in the description of the condominium. In the case of any inconsistency between the Declaration or description and this By-law, this By-law shall prevail.
6. All materials and construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal Regulations and By-laws, and all applicable bulletins in force. Where conflicting requirements exist, the most stringent shall apply. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.

Renfrew Standard Condominium Corporation No. 17 hereby enacts the foregoing by-law, having been duly approved by the directors of the Corporation, this 10th day of March, 2020.

RENFREW STANDARD CONDOMINIUM CORPORATION NO. 17

Per: Paul Murphy
Paul Murphy, President and Secretary-Treasurer
I have authority to bind the Corporation

CALABOGIE PEAKS ULC, being the owner of all the units described in the Description registered together with the Declaration as Instrument No. RE257276, and the sole member of Renfrew Standard Condominium Corporation No. 17, hereby confirms the foregoing by-law this 10th day of March, 2020.

CALABOGIE PEAKS ULC

Per: Paul Murphy
Paul Murphy, President
I have authority to bind the Corporation

SCHEDULE "A"

Programmable digital thermostat.

Individual 100 amp. service panel with circuit breakers.

Laminate flooring on main living areas. Ceramic floor tiles in bathrooms areas.

Suite entry doors are composite wood doors with metal finish, and lever style handles with integral RFID lock and self-closing feature. Interior doors are smooth paint finish interior doors with brushed metal hardware.

Contemporary styled 3" wood baseboards, paint finish, with matching 3" door casing.

White painted smooth ceiling finish to all living areas.

All balconies and terraces equipped with a receptacle and lighting fixture.

Lighting receptacles and switches throughout.

Contemporary kitchen cabinetry including full-depth fridge.

Kitchen ceiling light fixture and capped ceiling outlet over dining room.

1 1/4" granite kitchen countertop with stainless steel undermount single sink and stainless steel, single lever kitchen faucet.

Dishwasher included.

1 1/4" granite bathroom vanity countertops.

Vanity mirror, with make-up bar lighting over mirror in bathroom with vanity.

Shower base is acrylic, with ceramic tile wall surround and pot light above, shower door is tempered glass with chrome hardware/fittings. Pressure-balanced and temperature-controlled shower faucet, with high pressure, low-flow, shower head.

Low-consumption, dual flush bowl toilet(s).

White porcelain toilet paper holder, towel bar and surface-mounted soap dish in bathtub enclosure.