

METRO TORONTO CONDOMINIUM CORPORATION NO. 1341

BY-LAW NO. 3

CONDOMINIUM ACT, 1998

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

METRO TORONTO CONDOMINIUM CORPORATION NO. 1341, (known as the
"Corporation") certifies that:

1. The copy of By-law Number 3, 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 30th day of March, 2011.

METRO TORONTO CONDOMINIUM
CORPORATION NO. 1341

Per:

President:

Name:

Vice President:

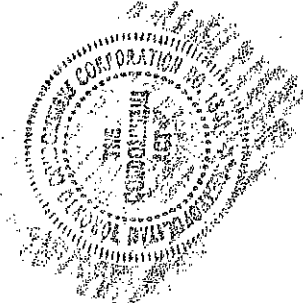
Name:

Robert Townsend

Gary Mandziuk

We have authority to bind the Corporation.

(Seal)



SCHEDULE "A"

METRO TORONTO CONDOMINIUM CORPORATION NO. 1341

BY-LAW NO. 3

STANDARD CONDOMINIUM UNIT DEFINITION

WHEREAS:

1. The *Condominium Act, 1998* (the "Act") requires that the determination of what constitutes an "improvement" to a condominium unit shall be determined by reference to a standard unit definition;
2. The Corporation is responsible to insure the condominium units exclusive of the "improvements" to the units;
3. Each unit owner is responsible to insure the improvements to his or her unit;
4. Any component of a unit over and above the defined "standard unit" is considered to be an "improvement" to the unit.

NOW THEREFORE be it enacted as a By-Law of CONDOMINIUM CORPORATION NO. (hereinafter referred to as the "Corporation") as follows:

1. It is understood that the following description of the standard "unit" does not include the common elements of the Corporation as described in its Declaration and Description which shall be insured by the Corporation. The standard unit shall be defined as all of those components of the unit contained within its boundaries, as defined in the Declaration and Description of the Corporation, including:
 - a. the ceilings completed to the drywall (*any reference to drywall in this by-law shall mean drywall that is 5/8" in thickness or such greater thickness as the Building Code may require*) or plaster (including taping, sanding, one coat of primer paint and one coat of white finish paint);
 - b. all floor assemblies constructed to the sub-floor and stairway assemblies and landings and drywall, (including taping, sanding, one coat of primer paint and one coat of white finish paint);
 - c. all installations with respect to the provision of water and sewage services for the unit;
 - d. all installations with respect to the provision of heat, air-conditioning, and ventilation;
 - e. all installations with respect to the provision of electricity, telephone cable and rough ins, cable television cable and rough ins, all requisite smoke detectors as required by applicable regulation hard wired into the electrical system, one standard dryer electrical outlet, one standard stove electrical outlet, rough in for dishwasher, and a laundry tub;
 - f. Builder's Standard floor coverings including vinyl or equivalent in kitchen, ceramic in bathrooms, including carpeting with underpad in all other rooms except the basement area;

- g. Builder's Standard kitchen cabinets, countertops, sink, faucets, exhaust fans, and bathroom and powder room cabinets, counter tops, sinks, faucets, and bathroom fixtures and exhaust fans;
 - h. Builder's Standard light fixtures throughout all rooms;
 - i. Interior partitions and walls completed to the drywall or plaster including taping, sanding, one coat of primer paint and one coat of white finish paint);
 - j. partitions and walls between units completed to the drywall or plaster including taping, sanding, one coat of primer paint and one coat of white finish paint);
 - k. Builder's Standard interior doors, door and window trim and floor/wall trim;
 - l. partitions and walls between units and common elements, including insulation and vapor barrier, completed to the drywall or plaster, (including taping, sanding, one coat of primer paint and one coat of white finish paint);
 - m. In the garage areas of the units the walls and ceilings completed to the drywall or plaster including taping, sanding and one coat of primer paint);
 - n. such other components of the unit which the declarant of the condominium would have been required to construct by the then current regulations (as at the time of the damage or repair) in order to achieve registration of the condominium plan;
 - o. in respect of Unit 12, such unit shall include the structure of the unit to and including the exterior aluminum fascia, the exterior copper flashing; the asphalt roof, all as more particularly described in the Description Plans for the Corporation;
 - p. Attached hereto as Schedule "A" is a list of the appointments and features included in the original Agreements of Purchase and Sale for the units at the time they were being sold by the Declarant. In making a determination for the replacement of lost, damaged or destroyed items within the standard unit, reference shall be made to this list where applicable and/or available, the items listed therein form part of the standard unit.
2. Anything within the boundaries of a unit which is not described in the definition of a standard unit set out above shall be considered an improvement to the unit. For greater certainty and without limiting the generality of the foregoing, the unit shall not include:
- a. all up-graded floor coverings (including underpad);
 - b. wall coverings, (including paneling, other wood treatments, paint and/or wall paper);
 - c. window coverings, drapery hardware, or blinds;
 - d. In respect of basements, any drywall, insulation, ceiling systems, interior partitions, (other than structural or load bearing walls), electrical, plumbing, heating, or ventilation fixtures or systems, telephone or cable television cables or rough ins, that service the basement area, floor coverings and other finishes that did not form part of the original specifications for the construction of the units as described in the architectural and mechanical drawings contained within the Corporation's Description and are not required by the Ontario Building Code at the time of reconstruction; and

- e. any addition, alteration, or improvement to the common elements made by an owner 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 and the Corporation for such addition, alteration or improvement.
- 3. For clarification, the consequence of such definition of "standard unit" is to cause all components of each and any and every building or structure that is not specifically stated to be part of the standard unit to be classified considered and defined as an "improvement" thereby making the owner(s) of such unit completely responsible for all insurance and maintenance relating thereto and relieving the Corporation from being required to provide or maintain any insurance on account thereof.
- 4. If any component of the standard unit must be "upgraded" or changed in order to comply with any applicable governmental or authority regulation or code while being repaired or replaced on account of insurable 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.
- 5. Nothing in this By-Law shall relieve an owner of any obligation to maintain, repair and, when necessary, replace any component of his or her unit as may be set out in the Act and the Corporation's Declaration, By-laws and Rules.
- 6. In the event that a fixture or construction feature is no longer available and there is a dispute as to what then may constitute a "Builder's Standard" a comparison shall be had to similar products being offered by builders of new construction at the time of damage of similar value to the unit in which or to which the damage has occurred. If there is a disagreement as to what constitutes a "Builder's Standard", the issue shall be exclusively and conclusively determined by the Insurance adjuster(s) retained by and acting on behalf of the condominium's insurer and the decision of such adjuster(s) shall be binding on the condominium and all its owners and mortgagees.

The foregoing By-Law No. is hereby passed by the Directors of the Corporation pursuant to *The Condominium Act 1998* as evidenced by the respective signatures hereto of a majority of the Directors.

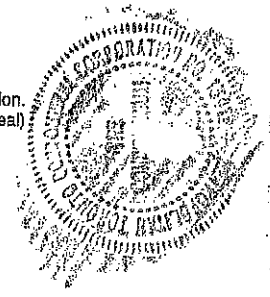
Dated this 30th Day of March, 2011.

Robert Townsend
 President:

Dennis Suteland
 Treasurer:

Secretary: _____
 Director: _____
 Director: _____

We have authority to bind the Corporation.
(Seal)



SCHEDULE "A"**METRO TORONTO CONDOMINIUM CORPORATION NO. 1341****BY-LAW NO. 3****ADDITIONAL FEATURES****Milwork Features:**

- Coffered ceiling as per plan.
- Gold Series Colonial baseboard and casing.
- Classic style interior doors with polished brass lever handles.
- Closet sliders with mirrors in white pre-finished hardboard with white metal frames, if shown on plan.
- Doors, windows and archways trimmed with casing.
- Oak handrail, 1-1/2" picket stringers on main staircase.
- Oak stringers, treads and risers on lower level stairs.
- Paint grade stringers, treads and risers on service stairs from laundry room to lower level if shown on plan.
- Paint grade quarter round in tiled areas.
- Crown moulding on the main floor.

Window and Door Features:

- Brass front door gripset, dead bolt, house number, kick plate and front coach lamp(s) as per elevation.
- Mail box.
- French and Juliet Decorative wrought iron railings.

Kitchen:

- Custom designed kitchen: Regal Plus or Ultra Series cabinets.
- Double stainless steel sink with level faucet.
- White hood exhaust fan over the stove with light and vented to exterior.
- Plumbing and electrical for dishwasher.
- Heavy-duty wiring and electrical receptacle for stove and dedicated electrical outlet for refrigerator.
- Gas line provided for gas stove (optional) and dryer (optional), fire place (2) and gas to barbeque.
- Post formed laminated counter from builder's standard samples.
- Illuminated drop ceiling.
- 12 x 12 ceramic floors or strip hardwood flooring.

Master Bathroom:

- Ceramic tiles on walls of shower enclosure.
- Light in shower.
- Clear glass shower door, if shown on plan.
- White or bone plumbing fixtures and ceramic accessories.
- Regal Series cabinetry or equivalent with laminated counter tops.
- Full vanity with mirror.
- Single lever faucets and pop-up drains.
- Water saving showerhead.
- Water efficient toilet.
- Raised oval bathtub if shown in plan. Jacuzzi – standard.
- 8 x 12 ceramic tiles on floors.

Secondary Bathrooms:

- White or bone plumbing fixtures with ceramic accessories.
- Single lever faucets and pop-up drains.
- Regal Series Cabinetry or equivalent with laminated counter tops.
- Full vanity with mirror.
- Enameled bathtub.

- Water saving showerhead with temperature balanced control.
- Water efficient toilet.
- Pedestal sink in powder room with mirror.
- 8 x 8 ceramic tiles on floors.

Family Room:

- Three sided gas fireplace as shown on plans.

Laundry Room:

- Fiberglass laundry tub with dual handle faucet.
- Heavy-duty receptacle and exterior vent for dryer.
- Hook-up taps for washing machine.
- Copper water pipe and ABS drain pipes.
- Deep sink set in vanity.

Plumbing:

- Temperature balanced shower and bath controls to prevent scalding.

Flooring:

- 12 x 12 ceramic tiles or hardwood in main entry, kitchen, powder-room and laundry room.
- 8 x 8 ceramic tiles in master and secondary bathrooms.
- Choice of 40 oz. broadloom with 7/16" under pad in designated area on second and top floors.
- Choice of broadloom or natural strip floor throughout the main floor.
- Commercial carpet in Rec. Room.

Electrical:

- White light switches, plugs and plates.
- Exhaust fan with switch in all bathrooms and powder rooms as per plan.
- Automatic light switch in master bedroom walk-in closet.
- Ground fault interrupter protection for all bathrooms and powder rooms.
- Light fixtures in halls, kitchen, bathrooms, powder rooms, laundry room, family room and bedrooms.
- Pot lights as shown on plan.
- Automatic smoke detector on each floor.
- Door chimes, Tele door bell.
- Electrical outlet in garage and exterior waterproof ground fault Interrupter receptacle (GFI).
- Pre-wired telephone service in kitchen, family room and bedrooms.
- Pre-wired cable TV outlets.
- Rough-in security system.
- Rough-in for IBM Smart House system.
- Rough In for central vacuum system.

Heating:

- Gas fired forced air high efficiency furnace with multi-zone system.
- Central air-conditioning system.

Miscellaneous:

- Outdoor exterior Lights. Pot lights in eaves.
- Motion sensor exterior lights.
- Garage Door - Electric door opener.
- Exterior plugs on front, side and back.
- Total of two (2) fireplaces in unit.

Properties**PIN** 12341 - 0001 LT

Description UNIT 1, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address TORONTO**PIN** 12341 - 0002 LT

Description UNIT 2, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address 540B SCARLETT ROAD
TORONTO**PIN** 12341 - 0003 LT

Description UNIT 3, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address C UNIT
540 SCARLETT ROAD
ETOBICOKE**PIN** 12341 - 0004 LT

Description UNIT 4, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address TORONTO**PIN** 12341 - 0005 LT

Description UNIT 5, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address 542 SCARLETT ROAD
TORONTO**PIN** 12341 - 0006 LT

Description UNIT 6, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address B UNIT
542 SCARLETT ROAD
TORONTO**PIN** 12341 - 0007 LT

Description UNIT 7, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address TORONTO

Properties

PIN 12341 - 0008 LT

Description UNIT 8, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address TORONTO

PIN 12341 - 0009 LT

Description UNIT 9, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address TORONTO

PIN 12341 - 0010 LT

Description UNIT 10, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address TORONTO

PIN 12341 - 0011 LT

Description UNIT 11, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address TORONTO

PIN 12341 - 0012 LT

Description UNIT 12, LEVEL 1, METRO TORONTO CONDOMINIUM PLAN NO. 1341 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PART OF LOT 17, CONCESSION D, FRONTING THE HUMBER, DESIGNATED AS PARTS 1 & 3, PLAN 66R-18842, S/T AS SET OUT IN SCHEDULE "A" OF DECLARATION NUMBER D-738219. ETOBICOKE, CITY OF TORONTO ** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT EXCEPT PARAGRAPHS 3 & 14 THEREOF **, CITY OF TORONTO

Address TORONTO

Applicant(s)

Name METRO TORONTO CONDOMINIUM CORPORATION NO. 1341

Address for Service c/o Madeira Property Management
69 Robinglade Drive
Etobicoke, ON
M9B 2R2

METRO TORONTO Condominium Corporation No. 1341 hereby certifies that by-law number 3 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, Robert Townshend, President and Gary Mandziuk, Vice President, have the authority to bind the corporation.

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd

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Signed By

Ronald Stephen Danks

1 Hunter St. E., P.O. Box 990
Hamilton
L8N 3R1acting for
Applicant(s)

Signed

2011 05 02

Tel 9055288411

Fax 9055289008

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

Submitted By

SIMPSON WIGLE LAW LLP

1 Hunter St. E., P.O. Box 990
Hamilton
L8N 3R1

2011 05 02

Tel 9055288411

Fax 9055289008

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number :

95575 - SUB