

Form 11  
Condominium Act, 1998

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

Middlesex Condominium Corporation No. 83 (known as the "Corporation") certifies that:

1. The copy of By-Law Number 4, 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 9<sup>TH</sup> day of DECEMBER, 2002.

Middlesex Condominium Corporation No.83

Per: 

Name: WILF MICKS

Position: PRESIDENT

(signature and name in print)

Per: 

Name: SHIRLEY HARRISON

Position: SECRETARY TREASURER

(signature and name in print)

MIDDLESEX CONDOMINIUM CORPORATION NO.83

BY-LAW NO. 4

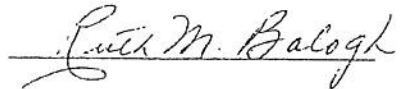
WHEREAS Section 56 (1) (h) of the *Condominium Act, 1998* authorizes the passage of a By-Law to establish what constitutes a Standard Unit for the purpose of the said Act;

Be it enacted as a By-Law of MIDDLESEX CONDOMINIUM CORPORATION NO.83 (the "Corporation"), as follows:

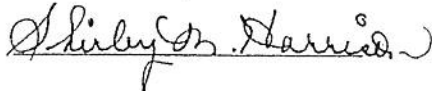
1. All words used herein which are defined in the *Condominium Act, 1998*, (the "Act") shall have ascribed to them the meaning set out in the Act as amended from time to time.
2. For the purposes of Section 56 (1) (h) of the *Condominium Act, 1998*, the Corporation shall have one class of Unit.
3. The specifications for the Standard Unit for the one class of Unit within the Corporation shall be the specifications attached hereto as Schedule "A".
4. For greater clarity, and with the qualification that no provision set out in this paragraph shall modify, alter or take precedence over any provision set out on Schedule "A" hereto, in the event that there should be a question regarding any component of a Unit that is not sufficiently specified on Schedule "A", it is the intention that, with respect to such component, the Standard Unit shall represent the basic or standard level of Unit finishes, both as to extent and quality. This basic or standard level of finishes will represent the level of finishes in the Units as first offered for occupancy and/or sale by the Declarant. In all cases, the level of finishes shall be determined without regard to upgrades or extras, over and above such basic or standard level, added to a particular Unit or Units before or after registration of the declaration; before or after such first occupation and/or sale; or before or after the transfer to a third party by the Declarant.

The foregoing By-law No. 4 was duly passed by the Directors of the Corporation at a meeting of the Board of Directors held on the 24 day of OCTOBER, 2002, as evidenced by the respective signatures hereto of all the Directors.

  
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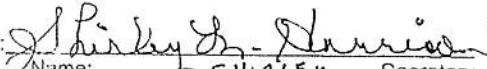
  
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The Owners of a majority of the Units of the Corporation have voted in favour of confirming the foregoing By-Law No. 4 at a meeting duly called for that purpose on the 9TH day of DECEMBER, 2002.

MIDDLESEX CONDOMINIUM CORPORATION NO.83

PER:   
Name: WILF MICKS President  
(Please Print)

PER:   
Name: SHIRLEY D. HARRISON Secretary  
(Please Print)

SCHEDULE "A"

The following are the standard specifications for the components of the improvements on the property, including those components which form part of the Units. Nothing in this Schedule shall alter the boundaries between the Units and the Common Elements as established in the Declaration and Description, nor the respective obligations of the Owners and the Corporation with respect to maintenance and repair, save that all components for which a Unit Owner is responsible must be maintained and repaired to the specifications set out herein. To determine whether a given component falls within a Unit, and to determine whether responsibility for maintenance and repair of a given component is the Unit Owner's or the Corporation's, the provisions of the *Condominium Act, 1998* and of the Corporation's Declaration must be reviewed.

STANDARD UNIT - 440 CENTRAL AVE. - M.C.C. No. 83	
<b>Entrance</b>	
walls	painted semi gloss or wallpaer
ceilings	decorator stippled
floors	"Caprice" 100% nylon Broadloom
light fixtures	single ceiling fixture to match Dining room chandelier
<b>Kitchen</b>	
walls	Painted semi gloss or wall paper
ceilings	Painted semi gloss
floors	embossed vinyl sheet goods/ no wax crystalflor by Domco
sink	double stainless steel sink 1 large 1 small
counters	post formed plastic laminate/choice wood laminate or American Style
cupboards	quality kitchen cabinets with mar-resistant furniture finish laminate
light fixtures	choice of 2 or 3 triple light
taps	Moen Swivel
sink	190' Boiling water separate tap
	hooded exhaust fan over stove
<b>Diningroom</b>	
walls	latex or wallpaper
ceilings	decorator stippled
floors	"Caprice" 100% nylon Broadloom
lights fixtures	choice of 3 or 4 different chandeliers
<b>Livingroom</b>	
walls	painted (trim and doors semi gloss) or wallpaper
ceilings	decorator stippled
floors	"Caprice" 100% nylon Broadloom
light fixtures	none
<b>Bedroom 1</b>	
walls	painted (trim and doors semi gloss) or wallpaper
ceilings	decorator stippled
floors	"Caprice" 100% nylon Broadloom
light fixtures	choice of light & ceiling fan
closet	mirrored sliding doors
<b>Bedroom 2</b>	
walls	painted (trim and doors semi gloss) or wallpaper
ceilings	decorator stippled
floors	"Caprice" 100% nylon Broadloom
light fixtures	choice of light & ceiling fan
Closet	mirrored sliding doors
<b>Bedroom 3</b>	
	Only 1 3 bedroom in building 403-402
walls	painted (trim and doors semi gloss) or wallpaper
ceilings	decorator stippled
floors	"Caprice" 100% nylon Broadloom
light fixtures	choice of light & ceiling fan
closet	mirrored sliding doors
<b>Main Bath</b>	
walls	semi gloss paint or wallpaper
floors	embossed vinyl sheet goods
toilet	porcelin bone white
sink	porcelin bone white or cream colour or conimarble
tub	porcelin bone white - glazed ceramic tiles to ceiling
taps	Moen
other	Engraved mirror 24" x 36"
light fixtures	choice of strip of 4 small lights
counter	porcelin bone white or cream colour or conimarble
cupboards	vanity
Hall closets	sliding doors & mirror
Window Sills	marble
Interior Doors	
Colonial Baseboard	