Province of Ontario

Document General

Form 4 — Land Registration Reform Act

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CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

SEP 01 2020 10:34

LAND REGISTRAR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 3 pages

(3) Property Identifier(s) Block Property: 76418-0001 to 76418-0752 (inclusive) — Additional: See Schedule ☐

(4) Nature of Document
By-law No. 5

(5) Consideration
TWO---------- Dollars $ 2.00

(6) Description
All units and common elements comprising the property included in Toronto Standard Condominium Plan No. 2418, in the City of Toronto, Land Titles Division of the Toronto Registry Office (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 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
Toronto Standard Condominium Corporation No. 2418	per: T. Magyarody Name: THOMAS MAGYARODY Title: DIRECTOR	2020 08 25
Toronto Standard Condominium Corporation No. 2418	per: Name: Klaus M. Buechner Title: Director We have authority to bind the corporation	2020 08 27

(11) Address for Service c/o Management Office
1 Old Mill Drive, Toronto, ON M6S 0A1

(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	
Total	

Document prepared using *The Conveyancer*

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

Toronto Standard Condominium Corporation No. 2418 (known as the "**Corporation**") certifies that:

1. The copy of by-law number 5, 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 28 day of July, 2020

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418

Per: T. Magy
Name: THOMAS MAGYARODY
Title: DIRECTOR

Per:
Name: Klaus M. Bruechner
Title: Director

We have authority to bind the corporation.

Schedule "A"

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418

BY-LAW NO. 5

ELECTRONIC VOTING BY-LAW

WHEREAS a condominium corporation may make, amend or repeal by-laws in accordance with 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;

THEREFORE BE IT ENACTED as a by-law of Toronto Standard Condominium Corporation No. 2418 (the "**Corporation**") as follows:

1. **Electronic Voting at Owners' 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.

2. **Electronic Voting Is Discretionary:** The authority established by this by-law is discretionary, and the board of directors 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. Where the board of directors implements recorded votes or the deposit of instruments appointing a proxy by telephonic or electronic means for any meeting of owners, the owners will not be obligated to cast a vote or deposit an instrument of proxy by such means, and any owner shall have the option of casting a vote by ballot and the option of depositing an instrument of proxy in writing.

3. **Manner of Attending Owners' Meetings:** An owner or a mortgagee will be considered to be present at a meeting of owners if the owner or mortgagee attends personally, by instrument appointing a proxy, or by casting a vote or depositing an instrument of proxy by telephonic or electronic means.

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 gender and the use of the singular shall be deemed to include plural wherever the context so requires.

6. **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.

7. **Statutory References**: Any references to a section or sections of the *Act* or the Regulations 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 and regulations to the *Act* .

The foregoing by-law is hereby enacted as By-law No. 5 of Toronto Standard Condominium Corporation No. 2418, said by-law having been passed by the board of directors on the 5 day of June, 2020, and duly approved by the owners of a majority of the units of the Corporation voting in favour of confirming it on the 28 day of July, 2020, pursuant to the provisions of the *Condominium Act, 1998* S.O. 1998 c.19.

DATED this 25 day of August, 2020

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418

Per: T. Mag
Name: THOMAS MAGYARODY
Title: DIRECTOR

Per:
Name: Klaus M. Buechner
Title: Director

We have authority to bind the corporation.