Province of Ontario

Document General

Form 4 — Land Registration Reform Act

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AT 4324598
CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

AUG 29 2016 11:58

LAND REGISTRAR

New Property Identifiers — Additional See Schedule ☐

Executions — Additional See Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 5 pages

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

(4) Nature of Document
Condominium By-Law No. 4
(under subsection 56 (9) of the Condominium Act, 1998)

(5) Consideration
TWO Dollars $ 2.00

(6) Description
All units and common elements comprising the property included in Toronto Standard Condominium ~~Corporation~~ 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 By its solicitors, Fine & Deo	per: Mario D. Deo I have authority to bind the corporation	2016 08 23

(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

136

SCHEDULE

Form 11
Condominium Act, 1998

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

Toronto Standard Condominium Corporation No. 2418 (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 30th day of June, 2016.

Toronto Standard Condominium Corporation No. 2418

By: _____
Name: Klaus M. Buechner
Title: President

I have authority to bind the Corporation.

By: _____
Name: Dale Yurka
Title: Secretary

I have authority to bind the Corporation.

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137

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418
BY-LAW NUMBER 4

WHEREAS a condominium corporation may make, amend or repeal by-laws in accordance with section 56 of the *Act*;

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

1. Article V, paragraph 5.03 of the Corporation's By-Law No. 1, registered as Instrument No. AT3788979, is hereby amended by deleting paragraph 5.03 and replacing it with the following:

   5.03 Qualifications:

   a) To qualify as a director of the Corporation, one must:

      (i) be eighteen (18) years of age or older;

      (ii) not be an undischarged bankrupt;

      (iii) not be incapable of managing property within the meaning of the Substitute Decisions Act, 1992;

      (iv) not be in arrears of common expenses for sixty (60) days or more;

      (v) be the only representative from a unit in the Corporation (in the event that two or more persons residing in the same unit are nominated (and subsequently elected) at the same meeting, then the person(s) receiving the lesser amount of votes shall resign immediately);

      (vi) execute a "Directors' Code of Ethics" within ten (10) days of this by-law coming into force and, for directors elected after this by-law comes into force, within ten (10) days following election, in the form attached hereto as Appendix 1, as may be amended from time to time by Board resolution;

      (vii) not have resigned or been removed from the Board and one (1) year has not passed from the date that said director's term would have expired. The Board may, by resolution, if it deems appropriate, provided a quorum is still present, resolve that this specific section does not apply to an individual that resigned from the Board due to unforeseen circumstances;

      (viii) not have been convicted of a criminal offence in Canada or any other jurisdiction in the past ten (10) years; and,

      (ix) not be, directly or indirectly, or have a parent, spouse, or child who is, a party in any legal proceeding which involves the Corporation, where such party's interest is adverse to the Corporation's interests. Such proceeding shall include, but not be limited to, a court action or application, mediation, arbitration, human rights complaint, labour relations complaint, privacy complaint or any other judicial or quasi-judicial process.

2. Article V, paragraph 5.04 of the Corporation's By-Law No. 1, registered as Instrument No. AT3788979, is hereby amended by deleting paragraph 5.04 and replacing it with the following:

   5.04 Disqualifications:

   a) A director shall cease to be qualified to be a director of the Corporation and/or shall be deemed to have resigned from the Board, if the director:

      (i) ceases to comply with any of the requirements of Section 5.03 above;

      (ii) is absent from three (3) consecutive duly called Board meetings, such Board meetings to be at least twenty-one (21) days apart, unless the

138

remaining Board members, provided a quorum is still present, pass a resolution to excuse such absence;

(iii) resigns orally at a meeting of directors, or resigns in writing, in which case such resignation shall be irrevocable; or,

(iv) violates the "Directors' Code of Ethics" on two (2) occasions over the course of the director's term. For the purposes of this section, a violation of the Directors' Code of Ethics will be established if:

(a) another director on the Board notifies the Corporation, in writing, of the violation (the **"Code of Ethics Violation"**), upon which the matter shall be added as the first agenda item to the very next meeting of the Board and shall be identified in the agenda as the **"Ethics Review"**. The procedure to be used for the Ethics Review shall be the same procedure used by the Board to decide all Corporation matters except, to ensure fairness, the director named in the Code of Ethics Violation shall be allowed to address the Board at the meeting, but shall not vote nor be present when the Board votes on the matter; and,

(b) the majority of the remaining directors on the Board, present at the meeting during the Ethics Review, determine that a Code of Ethics Violation has occurred. The decision rendered at the conclusion of the Ethics Review shall be duly minuted in the Corporation's records. If it is determined at the end of the Ethics Review that a Code of Ethics Violation has occurred and constitutes the subject director's second (2nd) violation, then upon notice of same being given to the subject director prior to concluding the Ethics Review, he or she shall provide, in writing, his or her immediate resignation from the Board, failing which it shall be deemed to have been provided and duly noted within the minutes as such.

3. **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.

The foregoing by-law is hereby enacted as By-law No. 4 of Toronto Standard Condominium Corporation No. 2418, said by-law having been passed by the board of directors on the 25 day of April, 2016, and duly approved by the owners of a majority of the units of the Corporation voting in favour of confirming it on the 30th day of June, 2016, without variation, pursuant to the provisions of the *Act*.

DATED this 30th day of June, 2016.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418

Per: Klaus M. Buechner
Name: KLAUS M. BUECHNER
Title: President

Per: D Hurka
Name: Dale Hurka
Title: Secretary

We have the authority to bind the Corporation.

139

APPENDIX 1
"Directors' Code of Ethics"

I, the undersigned, have consented to act as a director of Toronto Standard Condominium Corporation No. 2418 (the "Corporation") and I agree to comply fully with the following Directors' Code of Ethics throughout my term(s) as a director:

Neutrality, Honesty and Good Faith: I will act honestly and in good faith. I will not promote my own interests or those of any owner, resident, family member, friend or contractor to the detriment of the Corporation. I will act only in the best interests of the Corporation. I will not favour the interests of any individual or group of owners or residents. I will not willingly nor knowingly involve myself with gamering support or pre-determining outcomes of decisions to be made by the board outside of the boardroom.

Care, Diligence and Skill: I will exercise the degree of care, diligence and skill of a reasonably prudent person in comparable circumstances. I will make a concerted effort to attend all board and owners' meetings. I will act responsibly and with the due diligence to become familiar with the affairs of the Corporation and to uphold the provisions of the *Condominium Act, 1998* (the "*Act*"), along with the Corporation's declaration, by-laws, rules, policies and agreements.

Conflict of Interest: I am not currently aware of any actual or potential conflict of interest, be it material or otherwise, with respect to any matter including but not limited to any contract, transaction, legal action, proceedings or any matter detrimental to the Corporation. If I become aware of any conflict, I will immediately disclose the nature and extent of the interest to the board in writing. I will also fully comply with the requirements of the *Act* and the Corporation's governing documents, along with all policies passed and adopted by the board. I will not, under any circumstances, promote my own interests to the detriment of the Corporation.

Confidentiality: I covenant and agree not to discuss with or disclose to any person (including but not limited to my spouse, family members and friends, persons residing within my unit, unit owners or residents etc.), any information obtained by me in my capacity as a director that relates to or that deals with, any affairs of the Corporation (including but not limited to information relating to board decisions, unit owners, residents, contracts or employees or agents of the Corporation etc.), unless specifically determined otherwise by the board. Any confidential or privileged information, or information which reasonably ought to be deemed confidential, will be held in strictest confidence. I will endeavour to fully comply with the requirements of section 55 of the *Act*, along with the requirements of the *Personal Information Protection and Electronic Documents Act*. If I am not absolutely certain that a certain issue or information may be discussed or disclosed, I will err on the side of caution and not disclose same unless and until the board confirms otherwise, by resolution.

Good Conduct: At all times, I will conduct myself in a professional and businesslike manner at meetings of directors or owners. I will approach all board issues with an open mind, preparing to make the best decisions on behalf of the Corporation and ensure that my standard of care and the provisions of this document are exercised in each instance. I will act ethically with integrity and in accordance with legal criteria. I will comply with rules of good conduct and will deal with others in a respectful manner and act in a civil manner at all times. I will comply with principles of good governance and procedural rules of order and covenant to not be a disruptive force on the board.

Support: I will abide by decisions of the majority of the directors even though I may disagree. Any views contrary to a decision of the majority of board members will be kept to myself but I reserve the right to express my own views only to other board members during the course of a board meeting. I acknowledge that decisions are to be made democratically and I will provide ongoing support for the partnership between the board, management and owners.

Preparedness: I will prepare for each board meeting by reading all relevant materials prior to the meeting and be prepared to discuss and, if necessary, vote upon all issues that may come before the meeting. I will provide advance notice of any issue, which I may wish to have included on the agenda for discussion.

Defamation: I will not make erroneous or defamatory statements about the Corporation, or any owner, resident, director, officer, manager, staff, contractor or any other agent of the Corporation.

Minimize Conflict: I will attempt to prevent or minimize conflict and disruption and will promote good relations amongst persons involved in our condominium community and board members. I will not instigate or support conflict within the condominium community for the purposes of political gain, personal satisfaction or to oppose decisions made by the board. I will promote a first class image of professionalism and businesslike conduct for our Corporation, its unit owners and residents.

Criminal Offences: I understand that, in order to be qualified to act as a director of the Corporation, I could not have been convicted of a criminal offence in Canada or any other jurisdiction within the past ten years. By executing this Directors' Code of Ethics, I hereby confirm, and the Corporation may rely upon same, that I am not in contravention of this qualification provision. I also understand that the board by resolution, if it deems necessary, may request a Criminal Reference Check in this regard and I further agree to comply with such a request, if made.

Acknowledgement & Direction: I, the undersigned, understand that, in addition to satisfying my standard of care as prescribed by the *Act*, as a director I must always act in the best interests of the Corporation. In this regard, I acknowledge that the provisions within this Directors' Code of Ethics forms an important and integral part of establishing the care and responsibility that I as a director of the Corporation am entrusted to fulfill. Accordingly if it is determined that I have violated the provisions of the Directors' Code of Ethics on two (2) occasions over the course of my term, in accordance with section 2 of the Corporation's By-law No. 4, then I understand that I will cease being qualified to be a director of the Corporation and accordingly forthwith tender my resignation, failing which it shall be deemed to have been given. I understand that this requirement is applicable to all directors of the Corporation and hereby agree to same.

Dated at _____ this _____day of _____, 201___

WITNESS:_____ DIRECTOR:_____

NAME: NAME: UNIT:

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