



FirstService Residential Ontario
2645 Skymark Avenue, Suite 101
Mississauga, ON L4W 4H2
(905) 201-9895 • Fax: (905) 201-1424



Memorandum

October 29, 2021

Dear Greg Park:

Your Status Certificate is now available for:

Condominium Corporation Number: York Region Standard Condominium Corporation 1217
Condominium Address: Blue Heron Beach Way / Oasis Way
City: Markham
Unit: 351
Level: 1
Suite Number: 0080W

The following forms (which form part of the attachments to the Status Certificate) **must be completed by the unit purchaser and returned to FirstService Residential prior to final closing.** Please submit the forms directly to our fax (416) 293-5904 or email to reception.on@fsresidential.com. Unless the Corporation receives these forms or notification of ownership change, the unit's records will remain in the name of the present owner.

- Owner/Resident Information Form
- Summary of Lease or Renewal Form (if the purchaser intends to rent/lease the unit)
- Preauthorized Payment Agreement Form
- Agreement to Receive Notices Electronically

To ensure the records of the Corporation are accurate and current, we require the purchaser's lawyer to provide FirstService Residential with a copy of the registered Transfer Deed immediately after closing.

If you did not provide a closing date during the ordering process, or the closing date provided has changed, please email FirstService Ontario at reception.on@fsresidential.com so that the accounting department may adjust pre-authorized payments, as necessary.

The link to the Status Certificate and Attachments will be available for 60 days.

Thank you.

Sincerely,

FirstService Residential Ontario



FirstService Residential Ontario
 2645 Skymark Avenue, Suite 101
 Mississauga, ON L4W 4H2
 (905) 201-9895 • Fax: (905) 201-1424



Status Certificate

ON-A28559

Status Certificate

(under subsection 76 (1) of the *Condominium Act, 1998*)
Condominium Act, 1998

York Region Standard Condominium Corporation 1217 (known as the "Corporation") certifies that as of the date of this certificate:

GENERAL INFORMATION CONCERNING THE CORPORATION

- Mailing Address:** 2645 Skymark Avenue, Suite 101
Mississauga, ON L4W 4H2
- Address for Service:** C/O FirstService Residential Ontario
- Property Manager:** FirstService Residential Ontario
Address: 2645 Skymark Avenue, Suite 101
Mississauga, ON L4W 4H2
Telephone: (416) 293-5900
- The Directors and Officers of the Corporation are:**

NAME	POSITION	ADDRESS FOR SERVICE	TELEPHONE
George Visintin	Treasurer	2645 Skymark Avenue, Suite 101	(905) 201-9895
Beverley Stewart	Director	2645 Skymark Avenue, Suite 101	(905) 201-9895
Bill Dewberry	Director	2645 Skymark Avenue, Suite 101	(905) 201-9895
Emiliana Seguin	Director	2645 Skymark Avenue, Suite 101	(905) 201-9895
Harold Cipin	Director	2645 Skymark Avenue, Suite 101	(905) 201-9895
Jacqueline Stein	Director	2645 Skymark Avenue, Suite 101	(905) 201-9895
Marjolyn Pritchard	Director	2645 Skymark Avenue, Suite 101	(905) 201-9895
Mark Petit	Director	2645 Skymark Avenue, Suite 101	(905) 201-9895
Doug Fleming	President	2645 Skymark Avenue, Suite 101	(905) 201-9895

COMMON EXPENSES

- The Owner of Unit 351 Level 1 (Suite No. 0080W) @ 8 Oasis Way, Markham, ON of York Region Standard Condominium Corporation 1217, registered in the Land Registry Office for the Land Titles Division of York Region (No. 65) **is in default** in the payment of common expenses in the amount of \$837.70. **The information contained herein is subject to the common expense payments being received and clearing the bank.**
- A payment on account of common expenses for the unit in the amount of **\$837.70** is due on **11/01/2021 for the period 11/01/2021 to 11/30/2021, as follows:**

Unit 351 Level 1	\$629.57
Reserve Fund 1217	\$208.13
TOTAL AMOUNT DUE	\$837.70

This amount includes the amount of any increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10.

Status Certificate (continued)

ON-A28559

In addition to the above, the unit owner is responsible for the cost of hydro and gas which is billed directly to the owner. The owner and purchaser are responsible for contacting the provider to change ownership detail. Any unpaid utilities are deemed to be in arrears and shall be collectable as common expenses against the purchaser.

7. The Corporation has the amount of **\$NIL** in prepaid common expenses for the unit.
8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit.
The basis and underlying facts for a chargeback can happen without warning and do not always come to the attention of the Corporation or the management company immediately. The occurrence of an event precipitating a chargeback and/or the amount of the charge are subject to change; and it is the responsibility of the purchaser to seek an update and confirmation of any outstanding amounts prior to closing.

BUDGET

9. The budget of the Corporation for the current fiscal year is accurate and may result in a surplus of **\$NIL**, provided that it is possible that unforeseen expenses or expenses beyond the control of the Corporation may require adjustments to the budget before year end.
10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been increased.
11. Since the date of the budget of the Corporation for the current fiscal year, the Board has not levied any assessments against the unit to increase the contribution to the Reserve Fund or the Corporation's operating fund or for any other purpose.
12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit.

Notwithstanding the above, the recent increases to minimum wage laws in Ontario may materially impact common element fees this year and into the future.

RESERVE FUND

The Unit which is the subject of this Status Certificate was formerly a unit within YRSCC No. 1101. YRSCC No. 1101 amalgamated with eight other condominiums to become York Region Standard Condominium Corporation 1217. YRSCC 1217 - Swan Lake Village Amalgamation has nine reserve funds for major repair and replacement of its common elements/assets based on each of the nine former amalgamating condominium corporations. These reserve funds are maintained separately and owners contribute to a particular reserve fund based on the former common elements/assets of the condominium in which their unit was originally constructed, as more particularly set out in Schedules D2 through D10 of the YRSCC 1217 - Swan Lake Village Amalgamation Declaration. The reserve fund to which the Unit, which is the subject of this status certificate, contributes to, is Reserve Fund D7.

13.
 - a) Reserve Fund D2 regarding the common elements/assets of former YRCC 885 amounts to **\$1,193,515.88** as of **08/31/2021**
 - b) Reserve Fund D3 regarding the common elements/assets of former YRCC 906 amounts to **\$624,924.61** as of **08/31/2021**
 - c) Reserve Fund D4 regarding the common elements/assets of former YRCC 932 amounts to **\$659,341.54** as of **08/31/2021**
 - d) Reserve Fund D5 regarding the common elements/assets of former YRSCC 980 amounts to **\$574,280.30** as of **08/31/2021**

Status Certificate (continued)

ON-A28559

- e) Reserve Fund D6 regarding the common elements/assets of former YRSCC 1060 amounts to **\$171,182.95** as of **08/31/2021**
- f) Reserve Fund D7 regarding the common elements/assets of former YRSCC 1101 amounts to **\$302,912.06** as of **08/31/2021**
- g) Reserve Fund D8 regarding the common elements/assets of former YRSCC 1125 amounts to **\$312,607.31** as of **08/31/2021**
- h) Reserve Fund D9 regarding the common elements/assets of former YRSCC 1156 amounts to **\$237,110.84** as of **08/31/2021**
- i) Reserve Fund D10 regarding the common elements/assets of former YRSCC 1164 amounts to **\$236,055.10** as of **08/31/2021**
14. a) The most recent reserve fund study in respect of Reserve Fund D2 regarding the common elements/assets of former YRCC 885 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
- b) The most recent reserve fund study in respect of Reserve Fund D3 regarding the common elements/assets of former YRCC 906 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
- c) The most recent reserve fund study in respect of Reserve Fund D4 regarding the common elements/assets of former YRCC 932 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
- d) The most recent reserve fund study in respect of Reserve Fund D5 regarding the common elements/assets of former YRSCC 980 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
- e) The most recent reserve fund study in respect of Reserve Fund D6 regarding the common elements/assets of former YRSCC 1060 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
- f) The most recent reserve fund study in respect of Reserve Fund D7 regarding the common elements/assets of former YRSCC 1101 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
- g) The most recent reserve fund study in respect of Reserve Fund D8 regarding the common elements/assets of former YRSCC 1125 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
- h) The most recent reserve fund study in respect of Reserve Fund D9 regarding the common elements/assets of former YRSCC 1156 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
- i) The most recent reserve fund study in respect of Reserve Fund D10 regarding the common elements/assets of former YRSCC 1164 was a Class 3 Reserve Fund study dated 03/26/2019 and was prepared by Enerplan Building Consultants. The next Reserve Fund Study will be conducted before April 2022.
15. N/A

Status Certificate (continued)

ON-A28559

16. a) The Board of former YRCC 885 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.
- b) The Board of former YRCC 906 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.
- c) The Board of former YRCC 932 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.
- d) The Board of former YRSCC 980 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.
- e) The Board of former YRSCC 1060 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.
- f) The Board of former YRSCC 1101 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.
- g) The Board of former YRSCC 1125 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.
- h) The Board of former YRSCC 1156 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.
- i) The Board of former YRSCC 1164 sent to the owners a notice dated 05/31/2019 containing a summary of the Reserve Fund Study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice.

Status Certificate (continued)

ON-A28559

17. There are no plans to increase the Reserve fund under a plan proposed by the Board under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of the Reserve Fund except Phase 5C which is outlined in this status certificate.

LEGAL PROCEEDINGS, CLAIMS

18. There are no outstanding judgments against the Corporation.
19. The Corporation is not a party to any proceeding before a court of law, an arbitrator, or an administrative tribunal.
20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998* to the Superior Court of Justice for an order to amend the declaration and description, where the court has not made the order.
21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*.
22. There is currently no order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*.

AGREEMENTS WITH OWNERS RELATING TO CHANGES TO THE COMMON ELEMENTS

23. The unit is not subject to any agreement under clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner, except changes have been made to the unit (please see attached copies). These Agreements have not been registered on title. Please be advised that alterations completed in the unit shall be registered on title via a lawyer at the owner's expense. The unit might have other alterations done that was not acknowledged by Management. All improvements are the sole responsibility of the unit owner (both present and future).

The person requesting the Status Certificate must assume responsibility to inspect the premises and confirm that any alteration complies with provisions contained in Clause 98(1)(b) of the *Condominium Act, 1998*.

LEASING OF UNITS

24. The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that 10 units were leased during the fiscal year preceding the date of this status certificate. We understand there may have been more units leased; however, the Corporation has not received any notification.

SUBSTANTIAL CHANGES TO THE COMMON ELEMENTS, ASSETS OR SERVICES

25. There are no additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in a service of the Corporation that are substantial and that the Board has proposed but has not implemented, and there are no proposed installations of an electric vehicle charging system to be carried out in accordance with subsection 24.3 (5) of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998*.

Status Certificate (continued)

ON-A28559

INSURANCE

26. The Corporation has secured all policies of insurance that are required under the *Condominium Act, 1998*.

Phased Condominium Corporations

27. N/A - Phased

28. N/A - Phased

Vacant Land Condominium Corporations

29. N/A - Vacant Land

Leasehold Condominium Corporations

30. N/A - Leasehold

31. N/A - Leasehold

32. N/A - Leasehold

ATTACHMENTS

33. The following documents are attached to this status certificate and form part of it:

- (a). a copy of the current declaration, by-laws and rules, which include an occupancy standards by-law;
- (b). a copy of the budget of the Corporation for the current fiscal year, its last annual audited financial statements and the auditor's report on the statements. Note: audited financials are not available within the Corporation's first year;
- (c). a list of all current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation or between the Corporation and the owner of the unit: Alteration Agreements;
- (d). a certificate or memorandum of insurance for each of the current insurance policies;
- (e). Not Applicable - a copy of all applications made under section 109 of the *Condominium Act, 1998* to amend the declaration or description for which the court has not made an order;
- (f). Not Applicable - a copy of the schedule that the declarant has delivered to the board setting out what constitutes a standard unit, if there is no by-law of the Corporation establishing what constitutes a standard unit;
- (g). Not Applicable - a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* that bind the unit;
- (h). a copy of a notice dated 05/31/2019 containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study;
- (i). Not Applicable - a copy of an order appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*;

Status Certificate (continued)

ON-A28559

- (j). Not Applicable - a copy of the disclosure statement that the Corporation has received from the declarant under subsection 147 (5) of the *Condominium Act, 1998* with respect to the phase that contains the unit unless the declarant has completed all phases described in the disclosure statement and the declarant does not own any of the units in the phases except for the part of the property designed to control, facilitate or provide telecommunications to, from or within the property;
- (k). Not Applicable - a copy of an application by the lessor for a termination order under section 173 of the *Condominium Act, 1998*;
- (l). Not Applicable - if the leasehold interests in the units of the Corporation have been renewed and an amendment to the declaration has not yet been registered under subsection 174 (8) of the *Condominium Act, 1998*, a copy of the provisions that apply upon renewal.

RIGHTS OF PERSON REQUESTING CERTIFICATE

- 34. The person requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:
 - 1. Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements listed in subparagraph 33 (c) at a reasonable time and at a reasonable location.
 - 2. The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.
 - 3. Anyone seeking to rely upon this Status Certificate should make himself/herself familiar with the Corporation's Declaration, By-laws and Rules.
- 35. **Unit Owner Identification:** Upon ownership of a unit being transferred, it is the responsibility of the purchaser to advise the Corporation, in writing, of the purchaser's name and address for service. It is preferable that this information be provided to the Corporation immediately following the transfer of ownership of the unit. Until this notice is received in writing by the Corporation, the Corporation cannot recognize the purchaser as the owner of the unit in the records of the Corporation. The Corporation will not be responsible for any compromise of the purchaser's rights vis-à-vis the Corporation, or for any costs, losses or damages incurred by the purchaser as a result of any delay in providing this information.



FirstService Residential Ontario
 2645 Skymark Avenue, Suite 101
 Mississauga, ON L4W 4H2
 (905) 201-9895 • Fax: (905) 201-1424



Status Certificate (continued)

ON-A28559

Dated at Toronto this 29th Day of October, 2021

York Region Standard Condominium Corporation 1217

* 

SIGNATURE

Robert Arthurs
 PRINT NAME

Authorized Signing Officer
 I have the authority to bind the Corporation

** Executed pursuant to the Electronic Commerce Act*

* 

John Damaren

Authorized Signing Officer
 I have the authority to bind the Corporation

**Agreement to Receive Notices
Electronically**Agreement by owner or mortgagee to
receive notices from the corporation by
electronic deliveryOwner's or mortgagee's name (**Optional:** You may, but are not required to, include information with respect to the unit(s) or parcel(s) of tied land, related to this owner or mortgagee.)

NAME: _____

UNIT: _____

Condominium corporation's name

In order for your condominium corporation to enter into this agreement, the board of your corporation must have passed a resolution to determine the methods of electronic communication that it will use for serving notices on owners or mortgagees. Before filling out this form, you should consider contacting the corporation to find out what those methods are.

Method the corporation will use to deliver notices to me:

 Email

My email address is _____

 Facsimile

My fax number is _____

 Other _____ I agree that I am sufficiently served, as described in section 54 of the *Condominium Act, 1998*, if the corporation uses the method of delivering notices identified in this agreement._____
Signature of owner or mortgagee_____
Date (yyyy/mm/dd)_____
Signature of individual on behalf of the
condominium corporation_____
Date (yyyy/mm/dd)_____
Signature of individual on behalf of the
condominium corporation_____
Date (yyyy/mm/dd)

Please affix the corporate seal or add a statement below that the person signing has the authority to bind the corporation.

Dated this _____ day of _____, _____
day of month month year



OWNER/RESIDENT INFORMATION FORM

The following information is required by the Corporation for the purpose of carrying out the objects and duties of the Corporation in managing the assets on behalf of the owners and shall be used for that purpose only. Please state **NOT APPLICABLE** where necessary.

BUILDING NAME/ CORPORATION NUMBER:							
BUILDING ADDRESS:							
Unit/Suite Number:		Parking Level & Number:		Locker Number:			
OWNER INFORMATION (Please Print Clearly)							
1. Owner's Name:							
	First Name				Last Name		
2. Owner's Name:							
	First Name				Last Name		
Address (if different from above):							
Home Phone:		Cell:		Email Address:			
<p>We are required to obtain your consent to send electronic messages to you concerning your ownership of or tenancy in your unit, or that may contain commercial content. To provide us with consent to send you electronic messages, please check "Yes" in the box below. By checking "Yes" in the box below you also agree that you have been sufficiently served in accordance with Section 54 of the Ontario Condo Act of 1998, and provide us with consent to send you electronic messages as required under the act. If you check the "No" box below, you will only receive electronic messages of an emergency nature. You may unsubscribe from receipt of non-emergency electronic messages at any time. YES <input type="checkbox"/> NO <input type="checkbox"/></p>							
ENTER-PHONE SYSTEM (Please print clearly)							
1. Enter-phone Name: (16 characters max)							
Enter-phone Number:							
2. Enter-phone Name: (16 characters max)							
Enter-phone Number:							
OCCUPANT / TENANT INFORMATION (Please print clearly)							
Occupant Names:	1.		Phone:		Email:		
	2.		Phone:		Email:		
	3.		Phone:		Email:		
VEHICLE / BICYCLE / PET INFORMATION (Please print clearly)							
1. Vehicle Make:		Plate:		Year:		Colour:	
2. Vehicle Make:		Plate:		Year:		Colour:	
Bicycle Make:				Colour:	Bicycle Rack Number:		
Pets:	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Type/Description:			Weight Full Grown:	
ALARM INFORMATION (Please print clearly)							
In-Suite Alarm:	YES	NO	Service Provider:				
Access Card/Fob:		Suite Key:		Garage Remote Number:			
EMERGENCY INFORMATION (Please print clearly)							
Do you require assistance in an emergency			YES	NO			
Please list the names and any limiting conditions for residents of your unit who, because of a medical, physical or emotional condition, might require special assistance in an emergency or evacuation situation.							
Name:			Assistance Required:				
Name:			Assistance Required:				
In case of Emergency Contact:		Name:			Relationship:		
		Home:			Cell:		
<i>If Unit (suite, parking, and/or locker) has been leased/rented, you are required to complete the Summary of Lease or Renewal</i>							
Dated this:		day of					
I,				, certify that all the information above is correct.			
		Print Name					

PERSONS REQUIRING SPECIAL ASSISTANCE INFORMATION FORM

*Please Complete and Return this Form to Property Management as soon as possible.
Please print clearly*

Name:		Telephone:	
Address:			
Unit/Suite Number:			

As required in the condominium corporation's Fire Safety Plan and as per the Ontario Fire Code Section 2.8 subsection 2.8.2.1, in order to ensure the safety of all residents during any emergency in the Building or at this Site, we ask for your co-operation.

If you have any person residing in your unit/suite who would require special assistance during evacuation or any emergency, this includes temporary or permanent disabilities, please fill in the information on this form below.

All information received is kept in strict confidence and used only by authorized persons in case of an emergency.

Brief description (i.e. difficulty walking, special breathing apparatus, bedridden, sprains/fractures, hearing/visually impaired). **Please type below.**

Date:		

EMERGENCY INFORMATION		
In case of Emergency Contact:	Name:	Relationship:
	Home:	Cell:



3

Condominium Act, 1998 - O. Reg. 49.01
SUMMARY OF LEASE OR RENEWAL
(Clause 83 (1) (b) of the Condominium Act, 1998)

BUILDING NAME/ CORPORATION NUMBER:			
BUILDING ADDRESS:			
UNIT/SUITE NUMBER:			
LEASE / SUBLEASE / RENEWAL (Please print clearly)			
This is to notify you that an original lease, sublease or lease renewal (select one)			
Original Lease:	<input type="checkbox"/>	Sublease:	<input type="checkbox"/>
		Renewal:	<input type="checkbox"/>
Entered into for the following:			
Dwelling	Unit(s):	Level:	
Parking	Unit(s):	Level:	
Locker	Unit(s):	Level:	
TERMS			
Name of individual Lessee(s) or Sub lessee(s)	1.		
	2.		
	3.		
Telephone:		Cell:	
Email:			
COMMENCEMENT DATE (MMM / DD / YYYY):			
EXPIRY DATE (MMM / DD / YYYY):			
RENTAL PAYMENT AMOUNT (MMM / DD / YYYY):	\$	DUE DATE (MMM / DD / YYYY):	
Other Information:			

1. I (We) have provided the above-designated lessee(s)/sub lessee(s) with a copy of the declaration, by-laws and rules of the Condominium Corporation.
2. I (We) acknowledge that, as required by subsection 83 (2) of the *Condominium Act, 1998*, I (We) will advise you in writing if the above-designated lease/sublease/assignment of lease is terminated.
3. I (We) hereby certify that all information given above is correct.

Dated this:		day of		,	
Print Name of Owner					
Print Name of Owner					
<i>(In the case of a corporation, affix corporate seal or add a statement that the persons signing have the authority to bind the corporation)</i>					
Address:					
Telephone:					



FOR OFFICE USE ONLY

CORP _____ UNIT _____

START DATE: _____

PRE-AUTHORIZED DEBIT (PAD) PLAN AGREEMENT

Unit Holder ("Payor") name and account number

First and last name(s) of Unit Holder(s)		Telephone No.	Mobile No.
Unit Address (street, city, province, postal code)			Email Address(es):
Mailing Address (street, city, province)			
Financial Institution / Bank where account is located	Institution / Bank No.	Transit No.	Account No.

Condominium Corporation ("Payee") – Contact Information

Name of Condominium Corporation	c/o FirstService Residential Ontario 2645 Skymark Avenue, Suite 101, Mississauga, Ontario, Canada L4W 4H2 Attn: Accounts Receivable Associate			Tel: 416.293.5900 Fax: 416.293.5904 Email: reception.on@fsresidential.com
---------------------------------	---	--	--	---

Withdrawal Authorization

I/we (if a legal person, herein represented by its duly authorized representative(s)), the undersigned, hereby authorize the Payee, _____, and the financial institution designated, to make pre-authorized debits (PAD) from my/our account with the aforementioned financial institution, on a monthly basis.

Each withdrawal will correspond to a fixed amount of CAD\$ _____, in payment of monthly common expense payments, which may be increased without any further authorization on my part, provided that the Payee (or its authorized representatives) notifies me/us in writing at least 10 days before the due date of the payment as modified for payments relating to Special Assessments and any other payments for the Unit number indicated above which are payable to the Payee, which together constitutes a personal / individual PAD **OR** business PAD (please check the appropriate box).

Waiver:

- I/we hereby waive the aforementioned written notice of 10 days.
- I/we have received a copy of this Agreement and waive all other confirmation before the first payment.

Change or Cancellation:

I/we undertake to inform the Payee in writing of any changes to this Agreement (including any change in the account information provided) at least 30 calendar days prior to the next due date of the PAD. I/we retain the right to revoke my/our authorization at any time, with a pre-notification of 30 calendar days to the Payee. To obtain a sample of the cancellation form or for more information on my/our right to cancel a PAD agreement, I/we may contact my financial institution or visit the Canadian Payments Association Web site at www.payments.ca.

Reimbursement

I/we have certain rights of recourse if a debit does not comply with the terms of this Agreement. For example, I/we have the right to receive reimbursement for any PAD that is not authorized or that is not compatible with the terms of this PAD Agreement. For more information on my/our rights of recourse, I/we may contact my financial institution or visit www.payments.ca.

Other Terms and Conditions:

I/we acknowledge that the terms and conditions set forth in Schedule A to this Pre-Authorized Debit (PAD) Agreement shall be construed with, and as an integral part of, this Agreement to the same extent as if they were set forth verbatim herein.

PLEASE MAIL, FAX OR EMAIL THIS FORM TO FIRSTSERVICE RESIDENTIAL ONTARIO:

2645 Skymark Avenue, Suite 101
Mississauga, Ontario, Canada
L4W 4H2
FAX: 416.293.5904
EMAIL: reception.on@fsresidential.com
ATTENTION: ACCOUNTS RECEIVABLE

IMPORTANT: PLEASE ATTACH A PERSONAL CHEQUE MARKED "VOID" OR DIRECT DEPOSIT FORM FROM THE FINANCIAL INSTITUTION TO AVOID ERRORS IN TRANSCRIPTION.

Signature of account holder(s)

Signature of account holder

Date (dd/mm/yyyy)

Signature of a second account holder
(only if two signatures are required)

Date (dd/mm/yyyy)



PRE-AUTHORIZED DEBIT (PAD) PLAN AGREEMENT

SCHEDULE A

TERMS & CONDITIONS

Authorization

I/we acknowledge that this Authorization is provided for the benefit of the Payee and financial institutions in consideration of financial institution agreeing to process debits against my/our account in accordance with the rules of the Canadian Payments Association. I/we warrant and guarantee that all persons whose signatures are required for the operation of the aforementioned account and to sign on this account have signed this agreement and authorization.

Consent to Disclosure of Information

I hereby consent to the disclosure of the information contained in this pre-authorized debt (PAD) agreement to the financial institution, provided such information is directly related to and required for the smooth application of the rules governing pre-authorized debits.

Validation by Financial Institution

I/we agree that the financial institution at which I/we maintain the account is not required to verify that any pre-authorized payment has been issued/debited in accordance with the particulars of my/our authorization including, but not limited to the amount. I/we acknowledge that the delivery of this authorization to the Payee constitutes delivery by me to the aforementioned financial institution.

Consequences of Revocation

Revocation of this authorization does not terminate any contract for goods or services that exists between myself/us and the Payee. This Authorization applies only to the method of payment and does not otherwise have any bearing on the contract for goods or services exchanged.

Disputes to Pre-Authorized Debit Payment

A pre-authorized debit payment may be disputed by a Payor under the following conditions:

- 1) The payment was not drawn in accordance with the Payor's Authorization;
- 2) The authorization was revoked; or
- 3) Pre-notification was not received.

The Payor, in order to be reimbursed, acknowledges that a declaration to the effect that any one or more of (1), (2) or (3) took place, must be completed and presented to the branch of the financial institution holding the Payor's account up to and including 90 calendar days in the case of a personal /individual PAD (or up to and including 10 business days in the case of a business PAD), after the date on which the PAD in dispute was posted to the Payor's account.

The Payor acknowledges that a claim on the basis that the Payor's Authorization was revoked, or any other reason, is a matter to be resolved solely between the Payee and the Payor when disputing any PAD after (90 calendar days in the case of a personal / individual PAD or 10 business days in the case of a business PAD).



WELCOME TO SWAN LAKE VILLAGE

Information for New Residents

Welcoming Committee

Prepared for

I am the Welcoming Committee's representative for your

Corporation No. _____

Your Phase No. is: _____

Name _____

Address _____

Phone _____

Contents

Introduction	4
A Brief History of Our Village.....	4
Facilities.....	4
Swan Club and Satellite Community Centres	4
Swimming Pools	5
Libraries and Archives	5
Communication	5
Community Channel.....	6
Website	6
E-mail Broadcasts	6
Lakeview Magazine	7
Directory of Residents	7
Site Property Management Office.....	7
First Service Residential.....	7
Problem in your Unit.....	8
Security.....	8
Parking.....	9
Rules and Regulations	9
Village Amenities Committee	9
Information Markham	9

Introduction

Along with this document, you should also receive:

- *List of the Board of Directors*
- *Map of the Village*
- *Rules for Community Living*
- *Lists of Activities and Committees*

These can also be found on our website.

There is a wonderful spirit of sharing and caring in our village that makes living in Swan Lake unique. Participation in our social programmes and activities is well attended. To become involved you need only to call the contact person listed in the documents titled Activities or Committees.

A Brief History of Our Village

Construction of housing units in the first phase, located along 16th Avenue, began in the spring of 1996, and residents began moving into their homes in January 1997. As each phase was completed it was registered as a separate Corporation. By the time all phases were completed and registered in September 2009 there were 649 housing units and 12 corporations. The largest corporation had 108 units, and the smallest 14. It was not long before it was reasoned that the village could operate more efficiently and economically if all or some of the corporations could amalgamate

And so the process began, that would involve municipal and regional governments, engineers, surveyors, legal and financial experts, managerial input, a governance committee, and many volunteer hours of planning and participation by a dedicated group of our residents. It might be interesting to note that our amalgamation process was the largest one ever undertaken to date in the province of Ontario. Articles have been written about us in business condo magazines!

One of the corporations, wishing to remain autonomous, declined to join, and the two Boardwalk corporations also declined because of different construction, mechanical and engineering components of their four buildings.

In December 2012, 9 corporations consisting of 425 units were amalgamated into YRSCC 1217. The remaining three are: The Boardwalks suites, YRCC 921 and YRCC 933, each with 90 units (45 per building), and YRSCC 1032 with 44 units.

Facilities

Swan Club and Satellite Community Centres

There are 4 community centres in the Village; three with outdoor pools. These are: The Beaches, The Gardens and The Greens. The Swan Club has an indoor pool and a gym.

The satellite community centres also each have a tennis court. There is a pickle ball court at the Greens Community Centre.

These are open daily for the use of residents and their guests. They are busy places for meetings, sports, fitness, games and a variety of social functions. Their locations may be found on the map and addresses, and phone numbers may be found on page 3 in the *Directory of Residents*. Rules governing their use, including the pools and tennis courts, are found in the “*Rules for Community Living*”.

Information on how to book/reserve one of these facilities for group or private functions is posted on our website or may be obtained by contacting the management office.

Swimming Pools

Schedules outlining the various timetables of use for our four pools are included. It is important that for everyone’s comfort, consideration, safety and security our pool rules are fully understood and obeyed. The Rules and the timetable schedules are also posted at each pool.

cThe schedules can also be found on the Website at <https://swanlakevillage.ca/pool-schedule/>

Libraries and Archives

Libraries are located at the Swan Club, the Greens Community Centre and the lounges of 50, 80, 55 & 85 The Boardwalk offering an excellent and varied selection of books and DVDs. Books and DVDs may be borrowed for as long as you require them, with no penalties or fines. Large print books are available. Back issues of *Lakeview* magazines are available in the Swan Club library. These may be borrowed for your reading pleasure so that you may learn of the history and growth of this unique community. A Home Reader Service is offered to residents unable to visit a library. A library representative will visit, discuss your choices and favourites and deliver a bundle for your perusal

The Archives committee is dedicated to collecting, documenting and preserving materials that represent the many facets of village life from the very earliest days of the planning and building of Swan Lake Village. Survey maps, development concepts, construction data, photographs, entertainment, social & sporting events and copies of some VAC documents are all preserved. Original, minutes, confidential and legal documents are stored elsewhere under the care of Management and are not part of our Archives. For research purposes the archives may be examined by residents upon request to the contact person listed in *Activities & Committees*.

Communication

We have several ways of keeping our residents informed about what is happening in the village. These are

- Bulletin Boards
- Community T.V. channel Website
- E-mail broadcasts
- Lakeview Magazine

There is a bulletin board in every community centre where information about upcoming events is posted. A bulletin board located at the foot of the stairs in the lower level of the Swan Club has a special feature for residents. The left section shows the listed units for sale in the village, and on the right, residents may post personal notices such as buy & sell, items wanted, companion wanted for travel, looking for a handyman or cleaning person, looking for a house sitter, lost and found on a 4"x 6" index sized card

It is then also your responsibility to remove the card when it is no longer required.

Be sure to check the bulletin board at the community centre for upcoming events regularly. Bulletin boards for the four Boardwalk buildings are located on the lower level by the elevator.

Community Channel

There is a closed-circuit television system in the Village, on channel 988. Information about events is posted there by the Property Management Office.

Website

Our website is www.swanlakevillage.ca

This is a password protected site and credentials for access can be obtained by contacting the webmaster at webmaster@swanlakevillage.ca or filling out the form on the Welcome page.

E-mail Broadcasts

Information about upcoming events and messages from your Board and the VAC are distributed regularly by e-mail from info@swanlakevillage.ca Note that this is a generic e-mail address that does not accept replies.

Your email address on the directory form you completed will be used to subscribe you or you can subscribe by visiting the website at www.swanlakevillage.ca.

To ensure delivery, please add info@swanlakevillage.ca to your safe senders list.

The FSR Property Management Office also issues e-mail broadcasts occasionally. These are sent out using the employee's FSR's (First Service Residential, e-mail address and 'reply to' is recognised).

Occasionally, info@swanlakevillage.ca will also send messages on behalf of FSR.

Lakeview Magazine

An award-winning magazine by and for our residents is published five times a year and distributed free of charge to all residents. The *Lakeview* committee also produces a monthly calendar of social events and activities. We ask that you support our advertisers whenever possible.

Directory of Residents

A phone directory, for residents' use only, is produced by the VAC every two or three years, with annual updated supplements. One copy is delivered to each household free of charge when it is published. You will receive one copy. Extra copies may be purchased at cost. To comply with the PIPEDA, it is necessary to complete an application form so that your information can be included. Your information does not have to appear in the Directory, but we need all units to complete the form.

As well as the subscribers' name, address, phone number and emails there is a helpful list of Markham and area services available on the back two pages.

Site Property Management Office

First Service Residential for Condominium Corporations YRSCC 921, 933, 1217 and VAC is located at 75 Augusta Drive Way. Wilson Blanchard, for Condominium Corporation YRSCC 1032, does not maintain an on-site office.

Wilson Blanchard is the Property Management company for YRSCC and maintains an office at 50 The Boardwalk Way, Wednesdays and Fridays.

The address, phone number, email address and fax may be found on at the front of the Directory.

First Service Residential

The office is staffed weekdays from 8:00 a.m. to 4:00 p.m. Walk-in hours are from 8:00 to 11:30 a.m.; at other times, by appointment.

If you get the answering machine – leave your name, address, phone number and a brief message describing the reason for your call. Your call will be returned. The office is a busy hub of activity, and sometimes the personnel are not able to respond immediately, so your patience would be appreciated.

If your call is an emergency, it should be stated so that immediate help is forthcoming.

If the office is not open, emergencies should be reported to the gatehouse security, and they will forward your call.

If you communicate by email, it is best to start with one of the site managers. Add a 'copy to' to the other two staff members as well. In this way you will know that your message has been received should one of the three not be at their desk. Leave your

name, address, phone number and a brief message. You should receive an acknowledgement within 2 business days or less.

Problem in your Unit

If the problem is on the outside of your unit you should contact the Management Office and if it is in the inside it is your responsibility with which to cope.

Our welcome committee's visitors can be very helpful in steering you in the right direction. They are savvy about how things operate and whom you should contact. There is a network of service and repair contractors who are familiar with the village, and your visitor can may assist in locating one for you if the problem is inside your unit.

If you need to contact the Management Office, the personnel there will advise how to proceed. You might want or need to contact one of your board members. Please refer to the list of Boards of Directors .

And lastly, a neighbour can be helpful in many ways.

Emergency Services

Security personnel at the gatehouse are not permitted to be involved in any Emergency Medical Service (EMS), and residents must call 911 directly.

When calling 911, you should first advise where you are calling from, and whether the situation is fire, medical or invasion. The dispatcher then knows immediately which service to contact. You should then call the gatehouse and tell security to expect an arrival of the appropriate vehicle(s) and give him/her your address.

Security

If you observe any suspicious or troublesome activity in the village, report complete details, date and time to the management office or to the gatehouse when the management office is closed. They will investigate.

It is important that you alert the gatehouse when you are expecting friends, a contractor, delivery or family member (not registered with an RFID card). State their name or business when calling as well as your own name and address. This saves time and inconvenience both for you and the gatehouse, so security doesn't have to call you when they arrive, thus avoiding lineups at the gate.

It is Security's job to verify and confirm authorization for anyone requesting entry to the village. A resident, when being brought home by a non-resident, taxi, limo etc. should be prepared, if requested, to show his or her identification such as a driver's licence or other government issued photo identification to verify the unit address.

You must have a key to your unit lodged at the gatehouse in the event of an emergency. And we do have them! In the event of an emergency and the responding officers (fire,

police, EMS, Security) haven't got access to a key for your unit in your absence they will break down the door, which will be your responsibility to replace. Keys are kept in a secure safe and can only be accessed by Management or Security. There may already be one there for your unit, placed by a previous owner. To verify, check with the gatehouse staff.

Parking

Residents are reminded that because our roads are narrower than standard road-width, there is no parking on the streets. All roadways are fire routes.

Rules and Regulations

When you purchased your unit you and your lawyer would have received a Status Certificate, possibly on a disc that can be downloaded onto your computer. It contains the Declaration, By-laws, Rules and Policies of your corporation, as well as those of the Shared Facilities. Please refer to *Rules for Community Living* for more information on living in the Village.

Village Amenities Committee

The Village Amenities Committee (VAC), in compliance with the Shared Facilities Agreement is charged with the task of managing the shared facilities on behalf of all corporations. Please see the *Rules for Community Living*.

There are several sub-committees under the umbrella of and accountable to the VAC.

Anyone wishing to read the entire Shared Facilities Agreement document that explains in its many Articles exactly how Swan Lake Village operates may find it in your Status Certificate which you and your lawyer would have received when you purchased your unit.

Information Markham

If you are a new resident to the Markham area you may be interested in knowing that there is a wide variety of pamphlets and brochures, offered free of charge, containing helpful information regarding the many services and features available in Markham, that may be picked up at the information kiosk, main entrance of City Hall, located on Town Centre Blvd. (Hwy. 7 and Warden Ave.)

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

"Swan Lake Village"

BY-LAW NO. 1

CONDOMINIUM ACT, 1998

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

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217, (known as the "Corporation") certifies that:

1. The copy of By-law Number 1, 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 17th day of December, 2012.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO.

Director:

Joseph Bellemare - President

Director:

G D ACKHURST

"We have authority to bind the Corporation"

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

"Swan Lake Village"

BY-LAW NO. 1

Be it enacted as a By-law of YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217, (hereinafter referred to as the "Corporation") as follows:

ARTICLE I DEFINITIONS

1. The following terms used herein and in the By-laws of the Condominium Corporation have the meanings set out below, unless the context otherwise requires:
- (a) "auditor" means a person licensed as a public accountant under The Public Accountancy Act of Ontario;
 - (b) "board" means the Board of Directors of the Corporation;
 - (c) "common elements" means all the property except the units;
 - (d) "common expenses" means the expenses of the performance of the objects and duties of the Corporation and any expenses specified as common expenses in the Act or in the Declaration of the Corporation;
 - (e) "common interest" means the interest in the common elements appurtenant to a unit;
 - (f) "common surplus" means the excess of all receipts of the Corporation over expenses;
 - (g) "Corporation" means the Condominium Corporation created under the Act by registration of the Declaration and the Description;
 - (h) "encumbrance" means a claim that secures the payment of money or the performance of any other obligation and includes a Mortgage and a Lien;
 - (i) "owner" means the owner or owners of the freehold estate or estates in a unit and common interest, but does not include a mortgagee unless in possession;
 - (j) "owner occupant" means the owner of an owner-occupied unit as defined by s. 51 (5) of the Act;
 - (k) "property" means the land and interests appurtenant to the land described in the Description and Schedule "A" of the Declaration, and includes any land and interests appurtenant to lands that are added to the common elements;
 - (l) "records" shall include those items enumerated in Section 55 of the Act and financial records prepared on behalf of the Corporation, Minutes of owners' meetings and Board meetings, as well as any amendments to the Declaration, By-laws and Rules of the Corporation;
 - (m) "reserve fund" means a fund set up by the Corporation in a special account for major repair and replacement of common elements and assets of the

Corporation including, where applicable, without limiting the generality of the foregoing, roads, sidewalks, sewers and parking facilities;

- (n) "resident" means a person who resides in a unit that is owned by him or her or by their spouse and is used as their principal residence;
- (o) "unit" includes dwelling units as referred to herein, and means a part or parts of the land included in the Description and designated as a unit by the Description, and comprises the space enclosed by its boundaries and all the material parts of the land within this space at the time the Declaration and Description are registered;
- (p) Other terms used herein shall have ascribed to them the definitions contained in the Condominium Act 1998, of Ontario as amended from time to time, referred to as the "Act" in this By-law.

ARTICLE II **SEAL**

The Corporate seal of the Corporation shall be in the form impressed herein.

(Seal)



ARTICLE III **REGISTER**

The Corporation shall keep a record (hereinafter called the "register") respecting the property which shall note the name and address of the owner and mortgagee of each unit who have notified the Corporation of an entitlement to vote. The address of each owner shall be the unit address and the address of each mortgagee shall be the address shown on the mortgage or charge registered in the Land Titles Division for the Land Registry Office of York Region (No. 65) at Aurora, Ontario, unless the Corporation is given notice in writing of a different address by such owner or mortgagee.

ARTICLE IV **MEETINGS OF OWNERS**

1. (a) Annual Meeting:
 - (i) The annual meeting of the Owners shall be held at such place within the Regional Municipality of York at such time and on such day in each year as the Board may from time to time determine, for the purpose of hearing and receiving the reports and statements required by the Act, the Declaration and the By-laws of the Corporation, to be read at or laid down before the owners at an annual meeting; electing Directors; appointing the auditor; and for the transaction of such other matters relevant to the affairs and business of the Corporation.
 - (ii) The annual general meeting shall be held within six (6) months of the end of each fiscal year of the Corporation.

- (b) Special Meeting:
- (i) The Board or any mortgagee holding mortgages on not less than fifteen per cent (15%) of the units may at any time call a special meeting of the owners of the Corporation for the transaction of any business, the nature of which shall be specified in the notice calling the meeting.
 - (ii) Such meeting shall be held at such time and at such place within the said Regional Municipality of York as may be determined by the Board.
- (c) Conduct at Meetings :
 Owners, their proxies, or other invitees to an owner's meeting of the Corporation shall, at all times while at the meeting, conduct themselves in a civil and respectful manner and shall refrain from making false, misleading or deceptive statements in respect of other attendees, residents, the Board of Directors, the property manager, or other persons or their firms attending at the meeting. Attendees shall not use foul language or make derogatory comments, or other offensive statements or gestures which, in the opinion of the chairperson are offensive. If, in the opinion of the chairperson of the meeting, an individual is contravening this provision, the chairperson may request that the offending individual leave the meeting, and if such individual does not leave, the chairperson, at his or her discretion, may adjourn the meeting for such length of time as is required to obtain compliance.
- (d) Requisitioned Meeting:
- (i) The Board shall also call and hold a special meeting of the owners upon receipt of a requisition in writing to the Board stating the nature of the business to be presented at the meeting and signed by the requisitionists and delivered personally or mailed by registered mail to the President or Secretary of the Corporation or deposited at the address for service of the Corporation within thirty-five (35) days of receipt of such notice.
 - (ii) The requisition must be signed by owners of the Corporation who together own at least fifteen per cent (15%) of the units and who are listed in the register of the Corporation and are entitled to vote.
 - (iii) The notice calling the meeting shall state the nature of the business to be presented at the meeting as requisitioned by the owners and include a copy of the requisition. If the nature of the business to be presented at the meeting includes the removal of one or more Directors the requisition shall state the name of each Director who is proposed to be removed, the reasons why that Director is to be removed and whether that Director occupies the position on the Board reserved for voting by owner-occupants.
 - (iv) If the requisitionists request it in the requisition or a majority of them consent in writing after the requisition has been made, the business to be presented at the meeting shall be added to the agenda of the next annual general meeting of the owners.
 - (v) If the Board does not, within thirty-five (35) days after receipt of such requisition call and hold such meeting, any of the requisitionists may call such meeting which shall be held within forty-five (45) days of the day the meeting is called.

2. Notices:

- (a) Notice of the date, hour, place, and nature of the business to be presented for each annual, requisitioned or special meeting shall, in accordance with Article X of this document, be given at least fifteen (15) days before the day

on which the meeting is to be held to the auditor of the Corporation, and to each owner and mortgagee whose name and address for service is entered in the Corporation's register as of the twentieth, (20th) day prior to the day of the meeting.

- (b) A notice of meeting as hereinbefore required shall have appended to it an agenda of matters to be considered at such meeting and no vote may be taken, motion made or consent or approval given in respect of any matter that is not included in the agenda for such meeting other than for routine procedural matters. The notice shall also include a copy of all proposed changes to the Declaration, By-laws, Rules or agreements that are to be discussed at the meeting. If the notice is issued for a meeting requisitioned by the owners, it must contain a copy of the requisition.
- (c) The Notice given for the annual general meeting shall contain a copy of the Financial Statements for the Corporation approved by the Board in accordance with the Act and a copy of the Auditor's Report.
- (d) The Notice of a meeting at which one or more Directors are to be elected shall include the name and address of each individual who has notified the Board in writing of their intention to be a candidate in the election no later than the fourth day prior to the date the Notice of the meeting is to be sent. If the position on the Board to be voted upon is that of the owner-occupant Director, any person wishing to be a candidate for that position may notify the Board of their intention to be a candidate no later than the date prior to the date upon which the Notice for the meeting is to be sent. The Corporation will endeavour to provide at least thirty (30) days prior notification to the owners of the date upon which notice is to be issued except in the case of a meeting that is requisitioned by the owners. Notwithstanding the foregoing, the failure of the Corporation to provide such notification shall not in any way affect the validity of the Notice of the meeting nor the meeting for which the notice was issued.

3. Persons Entitled to be Present:

The only persons entitled to attend a meeting of owners shall be the owners and mortgagees whose names and addresses for service were entered on the register for the Corporation as of the twentieth (20th) day prior to the date of the meeting and are entitled to vote, their proxies, the auditor, and others who, although not entitled to vote, are entitled or required under the provisions of the Act or the Declaration and By-laws of the Corporation to be present at the meeting. Any other person may be admitted only on the invitation of the Chairperson of the meeting or with the consent of the meeting.

4. Quorum:

- (a) At any meeting of owners, a quorum shall be constituted when persons entitled to vote and owning not less than twenty-five percent (25%) of the units are present in person, or represented by proxy, at such meeting.
- (b) To be counted towards the quorum of a meeting an owner must have been entitled to receive notice of the meeting, be entitled to vote at the meeting and be present in person or by proxy.

5. Right to Vote:

- (a) At each meeting of owners, every owner shall be entitled to vote who is entered on the register as an owner of a dwelling unit subject to paragraph 3 of this Article.
- (b) If a unit has been mortgaged, the owner of the unit (or proxy) may vote in respect of it unless, under the terms of the mortgage, the mortgagee was expressly authorized to vote in the place of the unit owner, the mortgagee is otherwise entitled to vote and the mortgagee has notified the Corporation

and the owner of its intention to exercise such right at least four (4) days before the date specified in the notice of the meeting in which case such mortgagee (or proxy) may attend meetings and vote in respect of such unit, upon filing with the Secretary of the meeting sufficient proof of the terms of such instrument and notice to the owner. Any dispute over the right to vote shall be resolved by the Chairperson of the meeting upon such evidence as may be deemed sufficient.

- (c) At any meeting of the owners, every owner or mortgagee shall have the right to cast one (1) vote for each such unit registered in the name of the owner, provided that if a unit or a mortgage on a unit is owned by two persons, both of them must agree or, where the unit or mortgage is owned by more than two persons, a majority must agree as to the manner in which the vote applicable to their unit is to be cast, otherwise the vote in respect of that unit shall not be counted.

6. Loss of right to vote:

- (a) An owner or mortgagee of a unit is not entitled to vote at any meeting if any contributions payable in respect of the unit have been in arrears for thirty (30) days or more at the time of the meeting. The owner or mortgagee of a unit that is in arrears of the contributions payable in respect of the unit may tender payment in full, together with interest as set out in this By-law and such other reasonable costs as the Corporation may be entitled to in respect of such arrears, at any time prior to the commencement of such meeting provided that such payment shall be in cash or by certified cheque or bank draft payable to the Corporation and dated on or before the same date as the meeting provided that the Chairperson of the meeting shall have the right, exercising absolute discretion, to allow payment of such arrears by ordinary cheque.
- (b) An owner or mortgagee shall not be entitled to vote at a meeting if the owner or mortgagee was not entitled to receive notice of the meeting in accordance with the Act and this By-law.

7. Conduct of Meetings:

- (a) At any general or special meeting the President of the Corporation, or failing the President, the Vice-President, or failing the Vice-President some person elected at the meeting shall act as Chairperson of the meeting provided that the Chairperson may whenever the Chairperson believes in his or her sole discretion it is appropriate in the circumstances to do so, appoint the Corporation's Manager or Solicitor to chair all or part of any meeting of the owners. The Secretary of the Corporation shall act as Secretary of the meeting or, failing the Secretary, the Chairperson shall appoint a Secretary of the meeting.
- (b) Unless the Act, the Declaration or the By-laws of the Corporation provide otherwise, any question as to: the calling of the meeting; the right to vote at a meeting; the validity of proxies presented at the meeting; the method used to vote or the validity of any vote held at a meeting; or the rules of order for a meeting shall be decided by the Chairperson.
- (c) In rendering a decision, the Chairperson may make reference to Nathan's Company Meetings including Rules of Order and/or Nathan's Society Meeting including Rules of Order, (both published by CCH Canadian Limited, North York, Ontario) for assistance in determining any question or procedure as to the Rules of Order for a meeting.
- (d) In order to facilitate an open dialogue at all meetings of owners, the recording of the meeting by the use of tape recorders, video recorders, digital recorders or any other means, is strictly prohibited, except if such device is used by the appointed recording secretary. Notwithstanding the foregoing, if

all persons present at the meeting agree by way of a unanimous resolution to allow recording to take place, the individual wishing to tape the meeting may do so, however, that person must, within forty-eight (48) hours of the meeting date, provide an unedited copy of the recording to the Corporation. The person making the recording may not distribute such recording to any other individual or broadcast or reproduce the contents for distribution in any way whatsoever.

8. Method of Voting - General Matters:

Any question raised at a general, special, or requisitioned meeting shall be decided by a show of hands unless a recorded vote is required by the Chairperson of the meeting or is demanded by an owner or mortgagee present in person or by proxy and entitled to vote either before or promptly after the vote, and unless a recorded vote is so required or demanded, a declaration by the Chairperson of the meeting that the vote upon the question has been carried, or carried by a particular majority, or not carried, is prima facie proof of the fact without proof of the number or proportion of votes recorded in favour of or against such question.

9. Method of Voting - For Directors:

- (a) If the number of candidates nominated for the position of Director is equal to the number of positions available at a meeting, and nominations have been properly closed, the Chairperson may declare that the candidates so nominated shall be elected to the office directly by acclamation.
- (b) If there are more candidates nominated for the position of Director than there are vacancies to be filled at any meeting, the vote for the election of Directors shall be made by ballot and by proxy only in the following manner:
 - (i) A ballot shall be given to every owner or mortgagee present in person and entitled to vote which ballot may either be a blank paper or paper containing the names of the persons nominated;
 - (ii) If it is a blank ballot, those persons entitled to vote shall write the names of the candidates of their choice on the paper or if it is a printed ballot, they shall mark an "x", check mark or make some other clear indication of their choice opposite the candidates of their choice. If it is a blank ballot, the persons entitled to vote shall not write the name of a candidate on such ballot more than once;
 - (iii) If a valid proxy is submitted for the election of Directors it shall, in accordance with the Act, include the name of the candidate(s) that the donor of the proxy wishes to vote for and such proxies shall be counted in the election of the Directors in the same fashion as a ballot and the proxy holder shall not receive a ballot for the election of Directors in respect of such proxy;
 - (iv) If a valid proxy is submitted at a meeting where Directors are to be elected but does not contain the names of any of the candidates it may not be used for the election of any Director, including those that may be nominated from the floor, but the proxy holder will be entitled to exercise the right to vote for each proxy he or she holds for other matters listed in the agenda for the meeting or are otherwise properly brought before the meeting.
 - (v) If a meeting is held at which the position on the Board that is reserved for a Director that is to be elected only by the owner-occupants, (the "owner-occupant Board position"), then only the owner-occupants may vote for that position using a ballot that includes a statement on it indicating that it is to be used for the election of the owner-occupant Board position or by a valid proxy that conforms with the procedures noted above and clearly identifies the candidate for the owner-occupant Board position that the donor of the proxy wishes to vote for.

- (vi) At a meeting of owners at which, due to a vacancy on the Board two or more positions on the Board must be filled one of which is the owner occupant position, an individual may stand for election for both the owner-occupant position on the Board and that of a regular Board position. If an election is to take place for both positions, the election for the owner occupant position must take place first. Anyone who has stated an intention to stand for election for both positions and given notice as required by subsection 28 (2) and (3) of the Act and who is elected to fill the owner-occupant position on the Board is deemed to have withdrawn his or her candidacy for the regular Board position(s). However, if the said individual is not elected to the owner-occupant position on the Board, such individual may then be considered for the regular position(s) available on the Board to be elected following the election for the owner-occupant position on the Board.
 - (vii) If a meeting is called at which a vote is to be held to remove a Director or Directors prior to the end of their term the level of vote required to remove such Director(s) shall be those owners who represent a majority of all of the units in the Corporation and proxies submitted for such meetings must include the name of the Director(s) that the donor of the proxy wishes to vote to remove or not to remove and the names of those candidates that the proxy donor wishes to vote to elect to fill any vacant positions that arise because of the removal of a Director. If a Director to be removed is one that holds the owner-occupant position on the Board the proxy donor must also indicate on the proxy the name of the candidate they wish to vote to elect to that position should it become vacant due to the removal of a Director.
- (c) Nominations:
- (i) Any person who is qualified to be a Director may be nominated by another owner to be a candidate for any position on the Board of Directors that is vacant and such nominations do not require a seconder;
 - (ii) An owner may nominate himself or herself;
 - (iii) Any notification received from the Board in accordance with paragraph 2 (d) of this Article IV shall be considered a valid nomination in accordance with these By-laws;
 - (iv) A proxy that is provided by an owner for a meeting at which one or more Directors are to be elected that contains the names of one or more candidates for those positions shall be considered as a valid nomination of those candidates named in the proxy;
 - (v) Only those owners present in person at the meeting shall be entitled to vote for candidates who are nominated from the floor at the meeting.
- (d) Nominations Committee:
The Board may appoint a Nominations Committee, the sole purpose of which will be to locate and nominate qualified individuals for service on the Board of Directors of the Corporation, upon the following terms and conditions:
- (i) the committee shall be struck at least forty-five (45) days before the date of each Annual General Meeting of the owners;

- (ii) the Board shall appoint one of the owners to be the chair of the committee which owner may not be a serving Board member and must declare that they will not become a candidate for any positions on the Board that are open to election at the forthcoming Annual General Meeting;
- (iii) the Chair of the Nominations Committee shall appoint four (4) more owners to the committee, two (2) of whom shall not be acting directors and shall declare that they will not become a candidate for any positions on the Board that are open to election at the forthcoming Annual General Meeting and two (2) of whom shall be acting board members whose terms of office are not open for election at the forthcoming Annual General Meeting;
- (iv) the Nominations Committee shall endeavor to find and nominate only a sufficient number of qualified candidates to fill the number of positions on the Board that will be open for election at the forthcoming Annual General Meeting;
- (v) the Chair of the Nominations Committee shall provide the name(s) of the nominated candidate(s) to the Board no later than five (5) days before the date upon which the Corporation issues Notice of the Annual General Meeting and the Corporation shall ensure that such candidates names are included in the Notice in accordance with Section 28 of the Act;
- (vi) the failure of the Board to appoint a Nominations Committee or the failure of the Nominations Committee to strictly comply with the requirements of any of the provisions governing it shall not in any way be construed to invalidate an otherwise validly constituted Annual General Meeting or the election of any director properly elected at that meeting.

10. Scrutineers:

The Chairperson may appoint scrutineers to assist in collecting, examining and counting the ballots but only the Chairperson may rule on the validity of a ballot or proxy.

11. Representatives:

A committee of a mentally incompetent owner or mortgagee, an estate trustee, attorney, guardian or trustee of an owner or mortgagee and, where a Corporation acts in such capacity, any person duly appointed by proxy for such Corporation, upon filing with the Secretary of the meeting sufficient proof of such appointment, may represent the owner or mortgagee at a meeting of the owners of the Corporation, and may vote in the same manner and to the same extent as an owner or mortgagee. If there be more than one estate trustee, committee, attorney, guardian or trustee, the provisions of paragraphs 5 and 6 of this Article shall apply.

12. Proxies:

- (a) The instrument appointing a proxy shall be in writing, dated, identify the particular meeting for which it is to be used and be signed by the owner or mortgagee or its attorney authorized in writing. A photocopy or facsimile copy of a proxy that is otherwise valid and is legible shall be accepted.
- (b) The instrument appointing a proxy shall be deposited with the Secretary of the meeting prior to the commencement of the meeting.
- (c) Proxies used at meetings where Directors are to be removed and/or elected shall also conform with the requirements of the Act and this Article.

- (d) Any question as to the validity of a proxy shall be decided by the Chairperson of the meeting.
- (e) Proxies submitted for a meeting of the owners shall be retained by the Corporation as a record for a period of ninety (90) days from the date of the meeting.
- (f) The Corporation may use a form of proxy that contains provisions allowing the donor of the proxy to direct the manner in which his or her proxy is to be voted in respect of any matter to be voted upon as set out in the notice and agenda issued for the meeting. If such a proxy form is used and the donor does not indicate how his or her vote is to be directed, the proxy holder shall be entitled to vote the proxy in such fashion as he or she may decide for matters other than the election of Directors.

13. Votes to Govern:

At all meetings of owners every question shall, unless otherwise required by the Act, Declaration or By-laws, be decided by a majority of the votes duly cast on the question by those owners who are present, in person or by proxy, at the meeting and are entitled to vote.

14. Adjournment of Meeting:

The Chairperson at a meeting of owners may, with the consent of the meeting and subject to such conditions as the meeting may decide, adjourn the meeting from time to time and from place to place, provided that the calling and holding of such meeting shall be governed by the Act and this By-law.

ARTICLE V
THE CORPORATION

1. Duties of the Corporation:

The duties of the Corporation shall include but shall not be limited to the following:

- (a) controlling, managing and administering the common elements and the assets of the Corporation;
- (b) collecting the common element charges from the owners;
- (c) arranging for the supply of natural gas, hydro, and water to the buildings and common elements except where the Corporation is prevented from carrying out such duty by reason of any event beyond the reasonable control of the Corporation. If any apparatus or equipment used in effecting the supply of natural gas, hydro or water at any time becomes incapable of fulfilling its function or is damaged or destroyed, the Corporation shall have a reasonable time within which to repair or replace such apparatus and the Corporation shall not be liable for indirect or consequential damages or for damages for personal discomfort or illness by reason of the breach of such duty;
- (d) obtaining and maintaining insurance for the property as may be required by the Act, Declaration and By-laws;
- (e) repairing and restoring the common elements in accordance with the provisions of the Act, Declaration and By-laws;
- (f) obtaining and maintaining fidelity bonds when it is considered appropriate to do so by the Board, in such amounts as the Board may deem reasonable, for such officers and Directors or employees as are authorized to receive or disburse any funds on behalf of the Corporation;

- (g) causing audits to be made after every year end and making auditors' reports and financial statements available to the owners and mortgagees;
- (h) preparing an estimated budget in accordance with Article XI hereof;
- (i) keeping accurate financial statements and sending to each unit owner a copy of the annual financial statements and auditor's report and keeping such statements open for examination;
- (j) effecting compliance with the Act, the Declaration, the By-laws, and the Rules from time to time;
- (k) maintaining a register of the owners and mortgagees in accordance with the Act and Article III hereof;
- (l) keeping accurate records;
- (m) establishing and maintaining one or more reserve funds and obtaining a Comprehensive Reserve Fund Study or update of it in accordance with the Act;
- (n) fulfilling all obligations imposed on the corporation under the Easement and Cost Sharing Agreement and the Shared Facilities Agreement as defined in the Declaration.

2. Powers of the Corporation:

The Powers of the Corporation shall include but shall not be limited to the following:

- (a) employment and dismissal of personnel necessary for the maintenance and operation of the common elements;
- (b) adoption, amendment and repeal of Rules concerning the operation and use of the property;
- (c) employing a manager at a compensation to be determined by the Board to perform such duties and services as the Board shall authorize;
- (d) obtaining and maintaining fidelity bonds for any manager, Director or employees of the Corporation where deemed necessary by the Board, and in such a manner as the Board may deem reasonable;
- (e) investing reserves held by the Corporation provided that such investment shall be permitted by s.115 of the Act, and amendments thereto;
- (f) settling, adjusting, compromising or referring to mediation, arbitration or the courts any dispute, claim or claims which may be made upon or on behalf of the Corporation;
- (g) borrowing such amounts as in its discretion are necessary or desirable in order to protect, maintain, preserve or ensure the due and continued operation of the property in accordance with the Declaration and By-laws of the Corporation, and securing any such loan by mortgage, pledge or charge of any asset owned by the Corporation, and adding the repayment of such loan to common expenses, and except as provided in Article VIII, paragraph 4, subject to the passage of a By-law authorizing each such borrowing for expenditures that are not listed in the annual budget for the Corporation;
- (h) retaining and holding any securities or other property, whether real or personal, which shall be received by the Corporation, provided they are authorized by the Act, for the investment of corporate funds;

- (i) selling, conveying, exchanging, assigning or otherwise dealing with any real or personal property at any time owned by the Corporation at such price, on such terms, and in such manner as the Corporation in its sole discretion deems advisable and doing all things and executing all documents required to give effect to the foregoing;
- (j) leasing any part or parts of the common elements and granting or transferring an easement or licence through the common elements subject to the passing of a By-law for such lease, easement or licence;
- (k) to object and/or appeal assessments under the *Assessments Act* on behalf of owners in respect of their units in accordance with Article XIX;
- (l) to enter into any service agreement, contract, bulk billing arrangement, or other contract for the provision of services to the Corporation or the units the cost of which shall form part of the common expenses.

ARTICLE VI BOARD OF DIRECTORS

1. Business:

The affairs of the Corporation shall be managed by a Board of Directors.

2. Quorum:

- (a) Until changed by a By-law, the number of Directors shall be nine (9) of whom five (5) shall constitute a quorum for the transaction of business at any meeting of the Board. Notwithstanding vacancies, the remaining Directors may exercise all the powers of the Board so long as a quorum of the Board remains in office.
- (b) If a Director is absent from a meeting, such Director may for the purposes of constituting a quorum and for the transaction of business at any meeting of the Board, be deemed to be present and the Board shall be properly constituted if such Director participates in the meeting by teleconference or other telecommunications system to communicate with all other Board members present during such meeting simultaneously and instantaneously at all times throughout the meeting and the other Directors have agreed to such method of participation.

3. Qualifications:

- (a) Each Director shall be eighteen (18) or more years of age, must be a resident owner or spouse of a resident owner, must not reside with a current Director and must not have a certificate of lien registered against a unit owned by him or her as of the date of the meeting at which he or she stands for election to the Board of Directors and no undischarged bankrupt or mentally incompetent person shall be a Director.
- (b) A Director shall cease to be a Director if he or she:
 - (i) becomes a bankrupt or a mentally incompetent person;
 - (ii) has a certificate of lien registered against a unit owned by him or her and such lien has not been discharged from the Director's unit within ninety, (90) days from the date of its registration;
 - (iii) commences a lawsuit, application or other legal proceeding against the Corporation or its directors upon the Corporation commencing a lawsuit, application or other legal proceeding against him or her (for the purpose of this provision "other legal proceeding" shall not include

mediation in accordance with section 132 of the Act or a claim in accordance with section 55(10) of the Act);

- (iv) is adjudged to be in breach of the duty to act honestly and in good faith in the performance of his or her duties to the Corporation;
- (v) fails to attend a majority of the regularly scheduled Board meetings in any given fiscal year of the Corporation without reasonable justification and the Board of Directors shall, in its sole Discretion, determine whether the reason for such absenteeism was justified;
- (vi) ceases to be a resident owner or resident spouse of an owner; or
- (vii) begins to reside with another director.

4. Election and Term:

At the first meeting of the owner's of the amalgamated corporation there shall be nine (9) directors elected. All such directors shall be elected for a term of two (2) years. At the Annual General Meeting (AGM) at which the initial term of office of the directors will expire, three (3) directors shall be elected for a term of one (1) year, three (3) directors shall be elected for a term of two (2) years and three directors shall be elected for a term of three (3) years. The directors who receive the three (3) highest number of votes shall serve the three (3) year terms. The directors that receive the three (3) next highest number of votes will serve the two (2) year terms and the remaining directors shall serve the one (1) year terms. In the event of an acclamation the directors shall decide amongst themselves as to which term they will serve and if they cannot agree, they shall draw lots to determine which length of term they will serve.

At each AGM thereafter the number of Directors equal to the number of Directors retiring in such year shall be elected for a term of three (3) years. In subsequent elections where there is, for any reason, more than one vacancy on the Board to be filled the candidate receiving the highest number of votes shall fill the vacancy on the Board which has the longest term, and in the event of an election by acclamation the Directors shall decide amongst themselves who shall fill such terms. Provided that if one of the terms to be filled is that of the Owner Occupant Director the Director so elected by the owner occupants shall complete the term of the existing Owner Occupant Director.

5. Removal of Directors:

A Director may be removed before the expiration of the Director's term by a vote of owners who together own a majority of all of the units in the Corporation. The owners may elect any person qualified to be a member of the Board under the Declaration or By-laws for the remainder of the term of the Director removed, (also see Article IV regarding requisitioned meetings and proxies).

6. Filling of Vacancies:

If a vacancy in the membership of the Board occurs, the majority of the remaining members of the Board may appoint any person qualified to be a member of the Board under the Declaration or By-laws to fill the vacancy until the next annual meeting at which time the vacancy shall be filled by election by the owners.

7. Calling of Meetings:

Meetings of the Board shall be held from time to time at such place and at such time and on such day as a quorum of Directors may determine. Notice of any meeting so called shall be given personally, by ordinary mail, by courier delivery, or electronic communication, (e.g. fax or e-mail) to each Director addressed to the Director's latest address entered on the register of the Corporation not less than forty-eight (48) hours (excluding any part of a Sunday or of a holiday as defined by *The Interpretation Act* of Canada for the time being in force) before the time when the meeting is to be held, save that no notice of a meeting shall be necessary if all

the Directors are present and consent to the holding of such meeting, or if those absent have waived notice of or otherwise signified in writing their consent to the holding of such meeting.

8. Regular Meetings:

(a) The Board may appoint a day or days in any month or months for regular meetings at a place and hour to be named. Provided that there shall be at least six (6) Board meetings in each fiscal year of the Corporation. A copy of any resolution of the Board fixing a place and time of regular meetings of the Board shall be given personally or by ordinary mail to each Director forthwith after being passed, but no other notice or agenda shall be required for any such regular meeting. Until changed by the Board, the regular meetings of the Board shall take place on a date and place to be mutually agreed by the Board.

(b) In order to facilitate an open dialogue at all meetings of the Board of Directors, the recording of the meeting by the use of tape recorders, video recorders, digital recorders or any other means, is strictly prohibited, except if such device is used by the appointed recording secretary. Notwithstanding the foregoing, if all Directors present at the meeting agree by way of a unanimous resolution to allow recording to take place, the individual wishing to tape the meeting may do so, however, that person must, within forty-eight (48) hours of the meeting date, provide an unedited copy of the recording to the Corporation. The person making the recording may not distribute such recording to any other individual or broadcast or reproduce the contents for distribution in any way whatsoever.

(c) Consent of Director at Meeting :

A Director who is present at a meeting of Directors, or Committee of Directors, is deemed to have consented to any resolution at such meeting or to any action taken thereat, unless such Director:

- (i) requests that his or her dissent is entered in the minutes of the meeting; or
- (ii) delivers a written dissent to the secretary of the meeting before the meeting is terminated.

A Director who votes for (or consents to) a resolution is not entitled to dissent under or pursuant to the foregoing provisions hereof.

(d) Deemed Consent of a Director :

A Director who was not present at a meeting at which a resolution was passed or any action taken is deemed to have consented thereto unless within seven (7) days after becoming aware of the resolution, the Director:

- (i) causes his or her dissent to be entered into (or annexed to) the minutes of the meeting; or
- (ii) delivers a written dissent to the Corporation, personally or by registered mail.

(e) Conduct at Meetings :

Directors who attend a meeting of the Board shall while at the meeting, at all times, conduct themselves in a civil and respectful manner and shall refrain from making false, misleading or deceptive statements in respect of other Directors, other residents, the property manager or other persons, whether attending at the meeting or otherwise. Directors shall not use foul language or make derogatory comments or other offensive statements or gestures which, in the opinion of the Chair, or in the opinion of a majority of the other Directors present at the meeting, are offensive. If, in the opinion of the Chair,

or a majority of the other Directors present at the meeting, an individual is contravening this provision, the Chair or the majority of Directors at the meeting, may request that the offending Director leave the meeting; if such Director does not leave, the Chair or the majority of the other Directors at the meeting, may adjourn the meeting for such length of time as required to obtain compliance.

(f) Owners' Attendance at Board Meetings :

Owners' may attend Board meetings if invited to do so by the Board of Directors. Owners' who wish to attend a Board meeting must submit a request in writing at least ten (10) days in advance of the Board meeting which notice must state the business to be discussed by the owner.

9. First Meeting of Board After Annual General Meeting

The Board may without notice hold a meeting for the purpose of the election and appointment of officers immediately following each annual general meeting, provided a quorum of Directors be present.

10. Interest of Directors in Contracts:

No Director shall be disqualified by their office from contracting with the Corporation, nor shall any contract or arrangement entered into by or on behalf of the Corporation with any Director or any firm or Corporation in which any Director is in any way interested be avoided, nor shall any Director so contracting or being so interested be liable to account to the Corporation for any profit realized by any such contract or arrangement by reason of such Director holding such office or of the fiduciary relationship thereby established provided that the provisions of paragraph 11 of this Article VI are complied with.

11. Declaration of Interest:

It shall be the duty of every Director of the Corporation who has, in any way, either directly or indirectly, a material interest in a contract or transaction to which the Corporation is or is to be party to declare such interest at a meeting of the Directors of the Corporation in accordance with Section 40 of the Act, as amended, and to refrain from voting in respect thereto and such Director shall not in respect of such contract or transaction be counted in the quorum of the Board and shall not be present during that part of any meeting of the Board of Directors at which such contracts or transactions are discussed and voted upon.

12. Standards of Care of Directors:

Every Director of the Corporation shall exercise the powers and discharge the duties of the office honestly and in good faith and shall exercise the care, diligence and skill that a reasonably prudent person would exercise in similar circumstances. Directors shall adhere to the Canadian Condominium Institute's Director's Code of Ethics, a copy of which is appended hereto as Appendix "A".

13. Indemnity of Directors and Officers:

Subject to Section 38 of the Act, as amended, every Director or officer of the Corporation and their heirs, estate trustee(s) and estate respectively shall at all times be indemnified and saved harmless from and against:

- a) any liability and all costs, charges and expenses whatsoever which such Director or officer sustains or incurs in respect of any action, suit or proceeding that is proposed or is brought, commenced or prosecuted against the Director for or in respect of anything done or permitted by the Director in or about the execution of the duties of the Director's office; and
- b) all other reasonable costs, charges and expenses which the Director sustains or incurs in or about or in relation to the affairs thereof;

A Director or Officer shall not be indemnified and held harmless where such Director or Officer has been held by a court of competent jurisdiction to have breached their duty to act honestly and in good faith.

14. Directors and Officers Insurance:

If the insurance is reasonably available, the Corporation shall purchase and maintain insurance for the benefit of the Directors and officers against the matters described in section 38 (1) (a) and (b) of the Act and paragraph 13 of this Article VI.

15. Compensation:

The Directors shall receive such compensation as may from time to time be decided by a By-law provided that the By-law shall fix the compensation and state the period, not to exceed three (3) years for which it is to be paid.

ARTICLE VII
OFFICERS

1. Elected Officers:

At the first meeting of the Board after each election of Directors, the Board shall elect from among its members a President. In default of such election the then incumbent, if a member of the Board, shall hold office until a successor is elected. A vacancy occurring from time to time in such office may be filled by the Board from among its members.

2. Appointed Officers:

From time to time the Board shall appoint a Secretary and may appoint one or more Vice-Presidents, a Treasurer and such other officers as the Board may determine, including one or more assistants to any of the officers so appointed. The officer so appointed may, but need not, be a member of the Board. One person may hold more than one office, and if the same person holds both the office of Secretary and the office of Treasurer, their title shall be Secretary-Treasurer.

3. Term of Office:

In the absence of written agreement to the contrary, the Board may remove at its pleasure any officer of the Corporation.

4. President:

The President shall, when present, preside as chairperson at all meetings of the owners and of the Board, and shall be charged with the general supervision of the business and affairs of the Corporation.

5. Vice-President:

During the absence of the President, the duties of that office may be performed and powers may be exercised by the Vice-President, or if there are more than one, by the Vice-Presidents, in order of seniority (as determined by the Board) save that no Vice-President shall preside at a meeting of the Board or at a meeting of owners who is not qualified to attend the meeting as Director or owner, as the case may be. If a Vice-President exercises any such duty or power, the absence of the President shall be presumed with reference thereto. A Vice-President shall also perform such duties and exercise such powers as the Board may prescribe.

6. Secretary:

The Secretary shall:

- (a) give or cause to be given all notices required to be given to the owners, Directors, auditors, mortgagees and all others entitled thereto;
- (b) attend all meetings of the Directors and of the owners and shall enter or cause to be entered in books kept for that purpose minutes of all proceedings at such meetings;

- (c) be the custodian of all books, papers, records, documents and other instruments belonging to the Corporation;
 - (d) perform such other duties as may from time to time be prescribed by the Board.
7. Treasurer:
The Treasurer shall:
- (a) keep or cause to be kept complete and accurate books of account in which shall be recorded all receipts and disbursements of the Corporation;
 - (b) under the direction of the Board, control the deposit of money, the safekeeping of securities and the disbursement of the funds of the Corporation;
 - (c) render to the Board at the meeting thereof, or whenever required of him, an account of all transactions as Treasurer, and of the financial position of the Corporation.
8. Other Officers:
The duties of all other officers of the Corporation shall be such as the terms of their engagement call for, or the Board requires of them. Any of the powers and duties of an officer to whom an assistant has been appointed may be exercised and performed by such assistant unless the Board otherwise directs.
9. Agents and Attorneys:
The Board shall have power from time to time to appoint agents or attorneys for the Corporation with such powers of management or otherwise (including the power to sub-delegate) as may be thought fit.
10. Standards of Care of Officers:
Every officer of the Corporation shall exercise the powers and discharge his/her duties honestly and in good faith and shall exercise the care, diligence and skill that a reasonably prudent person would exercise in similar circumstances.

ARTICLE VIII BANKING ARRANGEMENTS & CONTRACTS

1. Banking Arrangements:
The banking business of the Corporation or any part thereof shall be transacted with such bank, trust company or credit union as the Board may designate, appoint or authorize from time to time by resolution, and all such banking business, or any part thereof, shall be transacted on the Corporation's behalf by such one or more officers or other persons as the Board may designate, direct or authorize from time to time by resolution and, to the extent therein provided, including, without restricting the generality of the foregoing, the operation of the Corporation's accounts, the making, signing, drawing, accepting, endorsing, negotiating, lodging, depositing or transferring of any cheques, promissory notes, drafts, acceptances, bills of exchange and orders relating to any property of the Corporation; the execution of any agreement relating to any such banking business and defining the rights and powers of the parties thereto; and the authorizing of any officer of such bank to do any act or thing on the Corporation's behalf to facilitate such banking business.
2. Execution of Instruments:
Deeds, transfers, assignments, contracts and obligations on behalf of the Corporation may be signed by the President or a Vice-President together with the Secretary or any other Director. Any contract or obligation within the scope of any Management Agreement entered into by the Corporation may be executed on behalf of the Corporation in accordance with the provisions of such Management Agreement. Notwithstanding any provisions to the contrary contained in the By-laws

of the Corporation, the Board may at any time and from time to time direct the manner in which, and the person or persons by whom, any particular deed, transfer, contract or obligation or any class of deeds, transfers, contracts or obligations of the Corporation may or shall be signed.

3. Execution of Status Certificates Under Section 76(1) of The Act:
Certificates provided pursuant to Subsection 1 of Section 76 of the Act, as amended, may be signed by any officer or any Director of the Corporation provided that the Board may by resolution at any time and from time to time direct the manner in which, and the person by whom, such certificates may or shall be signed.
4. Borrowing:
The Corporation is hereby authorised, at such time as the Board may determine, to enter into an overdraft agreement, line of credit or other credit facility in an amount that shall not exceed FIFTY THOUSAND DOLLARS (\$50,000.00) with such lending institution and on such terms and conditions as the Board, in its sole discretion, deems appropriate. Such borrowing facility is to be used only for funding unexpected common expenditures not anticipated by, or not adequately provided for, in the operating budget for the Corporation on a temporary basis. Such moneys that are borrowed under this facility shall be repaid in full prior to the fiscal year end of the Corporation within which they were borrowed failing which the principal amount then outstanding shall be incorporated into the next fiscal year's budget as a separate item and the common expenses shall be increased by whatever amount is necessary to repay such moneys in full within the first quarter of that fiscal year.

ARTICLE IX REPORTS & RECORDS

1. Until otherwise ordered by the Board, the financial year of the Corporation shall end on the 30th day of June in each year, or on such other day as the Board by resolution may determine.
2. The Corporation shall at such regular intervals, as the Board may from time to time decide, but not less frequently than annually, forward to each owner a full and complete statement of the receipts and expenditures of common expenses and a balance sheet with respect to the common expenses and similar statements with respect to the reserve fund. All such statements are referred to in this By-law as regular periodic statements. The Corporation shall furnish, without charge, upon being requested to do so, but not more than once in each calendar year, to the holder of a mortgage on a unit, a copy of the most current regular periodic statements, and shall furnish copies of any additional regular periodic statements requested, upon payment of a reasonable charge therefor, as the Board may from time to time establish.
3. Every owner of a unit, upon becoming an owner, shall, on request, be furnished by the Corporation, upon payment of a reasonable charge therefor as the Board may from time to time establish, with a copy of the Declaration, By-laws, and Rules, and all amendments thereto, of the Corporation. Additional copies of the Declaration, By-laws, and Rules, as amended, shall be furnished by the Corporation to any owner upon payment of such reasonable charge therefor as the Board may from time to time establish.
4. Owners are entitled to review the Corporation's records subject to the restrictions imposed by section 55 (4) the Act, and any applicable Federal and/or Provincial Privacy Legislation. Owners shall submit a written request to the Corporation for access to the records indicating what records they wish to review and the reason for reviewing such records. Such request must be delivered to the Corporation at its address for service at least forty-eight, (48) hours, (not including weekends or statutory holidays) in advance of the date on which the owner wishes to review the records. The time during which the records will be available for review will be

between the hours of 9:00 a.m. and 5:00 p.m on any day except weekends and statutory holidays unless otherwise agreed to by the Board. Owners must attend at the location where the records are typically stored to review them unless the Board agrees otherwise. The Corporation shall within a reasonable period of time, provide copies of the records that the owner has examined if the owner requests them and has paid a reasonable fee to compensate the Corporation for the labour and copying charges. The Corporation reserves the right to charge the owner for any other reasonable costs it incurs in making records available for review.

ARTICLE X **NOTICE**

1. **Method of Giving Notice by the Corporation:**
Any notice, communication or other document, including notices of assessments required to be given or delivered by the Corporation, shall be sufficiently given if delivered personally to the person to whom it is to be given, or if mailed by prepaid mail in a sealed envelope addressed to such person at the address noted in the register. Any notice, communication or other document to be given by the Corporation to any other person entitled to notice and who is not an owner shall be given to such person in the manner aforesaid to the address shown on the register. Such notice, communication or document shall be deemed to have been given when it is delivered personally or mailed to the address aforesaid, provided that a notice, communication or document so mailed shall be deemed to have been given when deposited in a post office or public letter box.
2. **Notice to the Board or Corporation:**
Any notice, communication or other document to be given to the Board or the Corporation shall be sufficiently given if mailed by prepaid mail in a sealed envelope addressed to it at the address for service of the Corporation set out in the Declaration, or as changed in accordance with the requirements of the Act. Any notice, communication or document so mailed shall be deemed to have been given when deposited in a post office or public letter box provided that a requisition for an owner's meeting may be delivered in the manner described in Article IV.
3. **Omissions and Errors:**
The accidental omission to give any notice to anyone entitled thereto or the non-receipt of such notice or any error in any notice not affecting the substance thereof shall not invalidate any action taken at any meeting held pursuant to such notice or otherwise founded thereon.

ARTICLE XI **ASSESSMENT AND COLLECTION OF COMMON EXPENSES**

1. **Duties of the Board:**
 - (a) All expenses, charges and costs of maintenance or replacement of the common elements and other expenses, charges or costs which the Corporation may incur or expend pursuant hereto shall be assessed by the Board and levied as a monthly common expense or as an extraordinary expenditure against the owners in the proportions in which they are required to contribute to the common expenses as set forth in the Declaration.
 - (b) The Board shall, at least thirty (30) days prior to each financial year end, prepare a budget for the property and determine by estimate the amount of common expenses for the next ensuing fiscal year, or remainder of the current fiscal year, as the case may be. The Board shall allocate and assess such common expenses as set out in the budget for such period among the owners, according to the proportion in which they are required to contribute to the common expenses as set forth in the Declaration. In addition, the Board shall provide in the annual budget a reserve fund in accordance with

the Act which reserve fund shall be an asset of the Corporation. The Board shall advise all owners promptly in writing of the amount of common expenses payable by each of them respectively determined as aforesaid, and shall deliver or mail by prepaid mail copies of each budget on which such common expenses are based to all owners entered on the register, and to all mortgagees entered on the register provided that such mortgagees have delivered to the Board a requisition, in writing, requesting a copy of each budget of the Corporation.

- (c) Extraordinary expenditures not contemplated in the foregoing budget and for which the Board shall not have sufficient funds may be assessed, at any time during the year in addition to the annual assessment, by the Board serving notice of such further assessment on all owners which shall include a written statement setting out the reasons for the extraordinary assessment. Such extraordinary assessment shall be payable by each owner within ten (10) days after notice thereof has been given or delivered to such owner, or within such further period of time and in such instalments as the Board may determine, as an additional common expense and which is enforceable as such.
- (d) Any payment tendered to the Corporation by an owner or mortgagee for monthly common expenses or extraordinary expenditures shall, where default has been made in the obligation to contribute the common expenses or extraordinary expenses for a unit to the Corporation has previously been made, be applied firstly, to interest; secondly, to late payment charges, thirdly, to costs, legal fees, expenses and disbursements incurred by the Corporation in enforcing payment, and fourthly, towards the most aged common expenses or extraordinary expenditures as may be owing to the Corporation for the unit but nothing in this provision shall preclude the Corporation's rights under Article XI to enforce payment of any outstanding common expense contributions or extraordinary expenditures at any time.

2. Owner's Obligations:

- (a) Each owner shall be obliged to pay to the Corporation, or as it may direct, the amount of the common expenses assessed for their unit in equal monthly payments on the first day of each and every month next following delivery of such assessment until such time as a new assessment shall have been delivered to such owner.
- (b) Each owner shall deliver to the Corporation postdated cheques for the equal monthly payments, prior to the commencement of each fiscal year of the Corporation or as the Board may direct from time to time or, at the request of the Corporation, enter into such Pre-Authorized Payment Plan for automatic withdrawal of such monthly payments as the Corporation may implement from time to time.

3. Conveyance of Unit:

No owner shall be liable for the payment of any part of the common expenses assessed against their unit prior to a transfer of such unit but payable subsequent thereto, provided that the owner to which the unit is transferred shall be liable to pay such common expenses.

4. Default in Payment of Assessment:

- (a) Arrears of any payments owing to the Corporation required to be made under the provisions of this Article XI and the Act shall bear interest at the rate of TWENTY-FOUR (24.0%) percent per annum, and shall be compounded monthly until paid.

- (b) Each owner who defaults in their obligation to contribute to the Corporation under the provisions of Article XI shall reimburse the Corporation for administration charges for non-negotiable cheques, legal expenses and other late payment charges incurred by the Corporation for each month the owner is in default, and such charges will be in addition to the interest payable pursuant to this By-law and shall also be deemed to constitute a reasonable charge incurred by the Corporation in collecting any unpaid common expenses within the meaning of the Act.
- (c) If the Corporation registers a Notice of Lien as provided by the Act upon an owner defaulting in their obligation to contribute to the Corporation towards the common expenses under this Article XI and the Act, the owner shall reimburse the Corporation for all costs, legal fees, (determined on a substantial liability basis), expenses and disbursements, (and all applicable sales taxes) incurred by the Corporation for preparing and issuing the Notice of Lien to Owner and in preparing and registering the Notice of Lien and a Discharge thereof. All payments upon account shall be applied firstly to interest; secondly, to late payment charges; thirdly, to all costs, legal fees, expenses and disbursements incurred by the Corporation (all determined on a substantial liability basis), in registering the Notice of Lien and a Discharge thereof (which shall themselves bear interest at the rate of TWENTY-FOUR (24%) percent per annum compounded monthly until paid); and fourthly, to the most aged arrears of payments required to be made under the provisions of this Article XI and the Act. In addition to any remedies or liens provided by the Act, if any owner is in default in payment of any assessment levied, or payment of their common element expenses for a period of ten (10) days, the Corporation may institute such legal action or proceedings as it deems proper or advisable to enforce collection thereof, and there shall be added to any amount found due all costs incurred by the Corporation for such action of proceedings, including legal fees determined on a substantial liability basis, (which shall themselves bear interest at the rate of TWENTY-FOUR (24%) percent per annum compounded monthly until paid) expenses and disbursements (including all applicable sales taxes).

ARTICLE XII DEFAULT

1. Notice of Unpaid Common Expenses:
The Corporation whenever so requested in writing by an owner or mortgagee entered on the register shall promptly report any unpaid common expenses, due from, or any other default by, such owner, and any common expenses assessed or other money claimed by the Corporation against such owner.
2. Notice of Default:
The Corporation shall deliver a "Notice Of Lien To Owner" in the form prescribed by the Act at least ten (10) days prior to registering a lien against the owner's unit for unpaid common expenses.

ARTICLE XIII DAMAGE

1. Procedure Where Damage Occurs:
Subject to Section 123 of the Act, where the Board has determined that there has been substantial damage to the buildings for which the cost of repair is estimated to equal or exceed 25% of the replacement cost of all of the buildings and structures located on the property, the Board shall give notice of such determination within ten (10) days of the determination to all owners and mortgagees entered on the register kept for such purpose, with such notice to the mortgagees to be sent by registered mail. Such notice may be combined with notice to the owners of a meeting called for the purpose of voting for repair, or termination of the Corporation.

2. Plans and Specifications:

A complete set of all the original architectural and structural plans and specifications for the buildings, including plans and specifications for any additions, alterations or improvements from time to time made to the common elements or to any unit with the prior consent in writing of the Board, shall be maintained in the office of the Corporation at all times, or at such other place as the Board shall from time to time determine by resolution, for the use of the Corporation in rebuilding or repairing any damage to the building, and for the use of any owner.

ARTICLE XIV
INDEMNIFICATION

Each owner shall indemnify and save harmless the Corporation from and against any loss, costs, (including legal costs, disbursements and applicable sales taxes all determined on a substantial liability basis), damage, injury or liability whatsoever which the Corporation may suffer or incur resulting from or caused by an act or omission or breach of the Act, the Declaration, the By-laws or Rules, of or by such owner, the owner's family or any member thereof, any tenant or other resident of the unit or any guests, invites or licensees of such owner or resident to or with respect to the common elements and/or all other units, except for any loss, costs, damages, injury or liability caused by an insured (as defined in any policy or policies of insurance) and insured against by the Corporation but subject to Article XVIII of this By-law. Owners shall be jointly and severally responsible for any such losses, costs, damages, etc., caused by any tenant or other resident of their unit. All payments pursuant to this clause are deemed to be additional contributions toward the common expenses and recoverable in the same manner as set out in Article XI herein.

ARTICLE XV
RESERVE FUND

1. The Corporation shall establish and maintain one or more reserve funds and shall collect from the owners, as part of their contribution towards common expenses, amounts that, calculated on the basis of expected repair and replacement costs and life expectancy of things comprising the common elements and the assets of the Corporation, are reasonably expected to provide sufficient funds for major repair and replacement of common elements and assets of the Corporation, but in no event shall contributions to the reserve fund or funds be less than ten percent (10%) of the amount required for contributions to the common expenses exclusive of the reserve fund, subject to section 93(6) of the Act.
2. No part of a reserve fund shall be used except for the purposes for which the fund was established.
3. The amount of a reserve fund shall constitute an asset of the Corporation and shall not be distributed to any owner except on termination of the Corporation.
4. Interest earned on monies held in a reserve fund shall itself form part of the reserve fund.
5. The cost of obtaining any class of reserve fund study prescribed by the Act may be paid from the reserve fund itself at the discretion of the Board.
6. Money in a reserve fund may be invested in the manner described in Article V, paragraph 2 (e) of this By-law, but only after the Corporation has developed an Investment Plan based upon the anticipated cash requirements of the Corporation's reserve fund as set out in the most recent reserve fund study.

ARTICLE XVI
AUDITORS AND FINANCIAL STATEMENTS

1. The owners shall at each annual meeting appoint one or more auditors to hold office until the close of the next annual meeting and, if an appointment is not so made, the auditor in office continues in office until a successor is appointed.
2. The financial statement prepared by the auditor in accordance with the Act shall be approved by the Board and the approval shall be evidenced by the signature at the foot of the balance sheet by two of the Directors duly authorized to sign, and the auditors' report prepared in accordance with the Act shall be attached to or accompany the financial statement.
3. The Corporation shall, at least fifteen (15) days or more before the date of the annual meeting of owners, send by prepaid mail or deliver to each owner and mortgagee at their latest address entered on the register of the Corporation a copy of the financial statement and a copy of the auditor's report.

ARTICLE XVII
INSURANCE DEDUCTIBLES

1. If any damage should occur to a unit or part of it or to other units and/or the common elements or part of them and the damage was not caused by the Corporation or any agent or employee of it, and such damage was of a type that is insured against by the Corporation, the owner of the unit where the damage occurred or originated shall be responsible for reimbursing the Corporation for the lesser of the cost of repairing the damage and the deductible limit of the Corporation's insurance policy and, in accordance with the Act, such amounts shall be added to the common expenses payable for the owner's unit. This provision shall apply regardless of how the damage occurred or who or what may have caused it.

ARTICLE XVIII
PROPERTY TAX ASSESSMENTS

1. The Corporation may be authorized by a vote of a majority of the owners at a meeting called for that purpose, to object to assessments made under the *Assessment Act* on behalf of the owners.
2. Prior to making an objection the Corporation shall give at least ten (10) days prior written notice to the owners of its intent to object and what the objections are provided the Corporation may give such shorter notice as the Board deems necessary in the event that an objection limitation period would be missed by reason of giving ten (10) days notice.
3. On written notice to the Board given before the hearing of a complaint under section 40 of the *Assessment Act*, an owner may withdraw a complaint that the Corporation has made on the owner's behalf.
4. All costs associated with making the objections, including, without being limited to, the cost of any consultants, experts or others hired by the Corporation to assist or represent it in making the objections shall be paid for from the common expenses.
5. The Corporation shall not be liable to any owner for an alteration in the assessment of a unit or for any other matter relating to the complaint including, without being limited to, the failure to make an objection within the required time period.

ARTICLE XIX
MEDIATION/ARBITRATION PROCEDURE

1. In accordance with section 56 (1) (o), of the Act, the procedures contained in this Article XIX shall apply to:
 - (a) disagreements arising between the Corporation and an owner in respect to the Declaration, the By-laws and the Rules of the Corporation pursuant to section 132 (4) of the Act;
 - (b) a dispute by an owner as to the fair market value of the property or part of the common elements that has been sold by the Corporation, pursuant to section 125 of the Act; and
 - (c) to those agreements listed in section 132 (2) and (3), of the Act subject to any specific contractual provisions contained in such agreements relating to the use of mediation or arbitration to resolve disputes. Should there be a conflict between such contractual provisions and the provisions contained in this Article XIX, the contractual provisions shall take precedence.

2. Before requiring a disagreement to be submitted to mediation a person entitled to utilize the mediation process, (the "requesting party") shall notify, in writing, the other party to the dispute (the "responding party") and shall disclose in such notification, in reasonably sufficient detail, the nature of the dispute and the requesting party's suggestions for resolving it. The responding party shall have five (5) days from receipt of such notification to respond in writing, to the requesting party's concerns. If the requesting party is not satisfied with the response, the requesting party may either, continue efforts to resolve the dispute or, submit a notice of request for mediation in accordance with the provisions contained in this Article XIX. Notwithstanding the foregoing, either of the requesting party and the responding party may disregard the requirement for pre-mediation notice or a response to it, if they have a genuine concern that to delay commencement of the mediation process will prejudice their position or that of others who may have some interest in the dispute, in some real and measurable fashion.

3. Any party to a dispute that is governed by this Article XXI provision who wishes to commence the mediation process must send a notice of request to mediate to the other party(s) to the dispute. The notice need not be in any specific form but must:
 - (a) be typewritten or printed legibly;
 - (b) clearly identify the matter in dispute;
 - (c) set out, in reasonably sufficient detail, the reasons why the matter is being disputed and the disputing party's suggestions as to resolving the matter, (this condition may be satisfied by attaching a copy of the pre-mediation notice, if any);
 - (d) include the following statement:
 - i. "....., **(name of party requesting mediation)** hereby require that the disagreement described in this notice be submitted to mediation in accordance with section 132 (4) of *The Condominium Act 1998*."
 - (e) include with it three (3) signed copies of an Agreement to Mediate in the Corporation's form as may be amended from time to time at the discretion of the Board copies of which shall be made available by the Corporation promptly upon request;

- (f) include the names of at least two (2) independent persons qualified to provide mediation services in accordance with this Article XIX and their addresses and telephone numbers, any of which the requesting party agrees to accept as the mediator of the disagreement; and
 - (g) be dated and signed by the requesting party.
4. Any notices to be delivered pursuant to this Article XXI shall be delivered in accordance with Article X of this By-law.
 5. The limitation period for choosing a mediator established in the Act shall commence running as of the date a notice of request to mediate is delivered to the responding party.
 6. Upon receipt of a notice of request to mediate the responding party shall have five (5) days to sign and return one copy of an Agreement to Mediate to the requesting party. If the responding party:
 - (a) fails to return the Agreement to Mediate within the required time;
 - (b) refuses to sign the Agreement to Mediate;
 - (c) refuses to submit the disagreement to mediation; or
 - (d) does nothing in response to the request to mediate.

they shall be deemed to have waived Mediation and the matter shall then be referred to Arbitration.

7. If the parties agree to mediate but cannot agree to a mediator within five (5) days of receipt by the responding party of the notice of request for mediation, or a mediator has been agreed upon but is unable or unwilling to act and the parties cannot agree on a replacement, the mediator who was agreed upon shall select a new mediator or if no mediator was agreed upon then each of the parties shall appoint one mediator and those two mediators shall appoint a third mediator who will conduct the Mediation, and the parties will be deemed to have agreed to accept that mediator for the mediation.
8. To be qualified to act as a mediator for a dispute governed by this Article XXI, a person must have a basic knowledge of condominium law and administration which may be evidenced by: their involvement with condominiums (such as having worked in a profession directly related to the condominium industry or served as a Board member for a condominium); education, (such as having taken or taught one or more seminars/courses relating to condominium law and administration; or experience, (such as having acted as a mediator for one or more condominium related disputes).
9. Any Agreement to Mediate utilized by the Corporation shall be reasonable, fair and drafted in a manner as to give equal treatment to all parties to it. The following are the mandatory statements or provisions that the Agreement to Mediate must always contain, unless changed by a By-law of the Corporation, provisions that stipulate that:
 - (a) the mediator's role is to be a neutral facilitator to assist the parties in reaching their own settlement;
 - (b) the mediator will not provide legal advice and that each party is advised to retain and consult with their own lawyer to be properly counselled about their legal rights, interests and obligations;

- (c) that for the mediation to be successful open and honest communication is essential and accordingly all, written and oral communications, negotiations and settlements, including, but not limited to the pre-mediation notice, and the notice of request to mediate, that are made in the course of mediation will be treated as privileged settlement discussions and shall be confidential to the fullest extent provided by law unless the parties agree otherwise and in writing;
- (d) that the parties shall not demand the production of any records, notes, work product or other documents relating to the mediation from the mediator or call the mediator or anyone else associated with the mediation as a witness in any legal or administrative proceeding concerning the parties;
- (e) notwithstanding the foregoing, the parties agree that the Agreement to Mediate, the record of settlement produced by the mediator in respect of the mediation and any written agreement made between the parties as a result of the mediation may be used in any subsequent proceeding involving the parties that arises by reason of a breach of any such agreement or settlement by one of the parties;
- (f) the parties or their representatives who actually participate in the mediation will have express authority to negotiate and settle the disagreement themselves;
- (g) the parties will disclose and produce all relevant and pertinent information and documents that relate to the disagreement to be mediated to each other and to the mediator;
- (h) when a settlement is reached between the parties the mediator will prepare a written record of the settlement which shall form part of the agreement or matter that was the subject of the mediation;
- (i) that should a party wish to withdraw from the mediation after it has commenced the withdrawing party must discuss the withdrawal with the mediator before doing so;
- (j) should the mediator determine that it is not possible to resolve the matter through mediation, with or without the agreement of the parties, he or she shall issue a notice to the parties stating the mediation has failed in a timely fashion and not more than five (5) days after the mediator has reached this decision and neither party shall be obligated to continue with the mediation unless all the parties agree in writing;
- (k) each party shall pay the fees and expenses relating to the mediation that the settlement agreement reached between them specifies if a settlement is obtained or that the mediator specifies in the notice stating that the mediation has failed;
- (l) each party shall pay in advance such deposits as the mediator shall reasonably require towards the costs of the mediation and for the purposes of this clause, "reasonable costs" shall include one-half of the mediator's total estimated costs for the mediation;
- (m) the parties will execute such other agreements or consents as the mediator may reasonably require with respect to the mediation;
- (n) the mediation shall take place at such location as the mediator may choose provided that it is located within the City or Town that the Corporation is located within;
- (o) the parties must provide their names, addresses and telephone numbers;

- (p) the parties jointly and severally agree to indemnify and save harmless the mediator for all liability, costs, claims and proceedings howsoever arising under the Agreement to Mediate or as a result of the conduct of the mediation and its consequences, provided that the mediator has carried out his or her duties honestly and in good faith;
 - (q) the mediation agreement will be governed by the laws of the province of Ontario; and
 - (r) the mediation agreement will enure to the benefit of and be binding upon the Parties and the mediator, their heirs, executors, administrators, successors and assigns.
10. In accordance with section 132 (1), if the mediator determines that the mediation will not take place or has failed, the matter under dispute shall be submitted to arbitration in accordance with the *Arbitrations Act 1991*.
11. Nothing in this Article XIX shall preclude the Corporation, an owner or other party from exercising any of the rights or remedies afforded to them under the Act or at law.
12. In the event that mediation fails, or is declared to have failed by the mediator, and the matter proceeds to arbitration, the parties to the dispute agree that only one person will be appointed as an arbitrator pursuant to the *Arbitrations Act, 1991*.

ARTICLE XX
NON-RESIDENTS

1. An owner who has leased, rented or otherwise allowed someone to occupy his or her unit and as a result does not reside on a regular basis in the unit is prohibited from using any of the common elements without the prior written consent of the Board of Directors except:
- (a) as a guest of another unit owner;
 - (b) at the invitation of the Board;
 - (c) to the extent necessary to inspect the owner's unit and the exclusive use areas allocated to it and for carrying out such maintenance, repairs or replacement of the unit or common elements that the owner may be responsible for; and
 - (d) where it is reasonably necessary to collect rents, show the unit to prospective buyers/tenants and to otherwise carry out his or her responsibilities as an absentee owner.
2. An owner who rents or leases his or her unit must comply with section 83 of the Act which, among other matters, requires the owner to:
- (a) notify the Corporation that the unit has been leased within thirty (30) days of entering into lease or renewal;
 - (b) provide the Corporation with the names of the lessees (tenants);
 - (c) provide the Corporation with the owner's address;
 - (d) provide to the Corporation a copy of a Summary of Lease Or Renewal in the form prescribed by the regulations to the Act, (Form 5, Ontario Regulation 49/01);

- (e) provide the lessee with a copy of the Declaration, By-laws and Rules of the Corporation; and
- (f) notify the Corporation immediately upon the lease for the unit being terminated and not renewed.

ARTICLE XXI
MISCELLANEOUS

1. Invalidity:
The invalidity of any part of this By-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
2. Gender:
The use of the masculine or feminine gender in this By-law shall be deemed to include masculine or feminine respectively and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires.
3. Waiver:
No restriction, condition, obligation or provision contained in this By-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
4. Headings:
The headings in the body of this By-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
5. Alterations:
This By-law, or any part thereof, may be varied, altered or repealed by a By-law passed in accordance with the provisions of the Act, and the Declaration.
6. Units Subject to Declaration, By-laws, and Rules of the Corporation:
All present and future owners, tenants and residents of units, their families, guests, invitees or licensees, shall be subject to and shall comply with the provisions of the Act, the Declaration, the By-laws, and the Rules of the Corporation. The acceptance of a deed or transfer, or the entering into of a lease, or the entering into occupancy of any unit, shall constitute an agreement that the provisions of the Act, the Declaration, the By-laws, and the Rules, as they may be amended from time to time, are accepted and ratified by such owner, tenant or resident, and all of such provisions shall be deemed and taken to be covenants running with the unit and shall bind any person having, at any time, any interest or estate in such unit as though such provisions were recited and stipulated in full in each and every such deed or transfer or lease or occupancy agreement.


The foregoing By-law is hereby passed by the Directors of the Corporation pursuant to the *Condominium Act 1998* as evidenced by the respective signatures hereto of all the Directors.

DATED this 17th day of December, 2012


Director: Rosalind Curtis


Director: David Blinn


Director: Stuart Watson


Director: Cal Haverstock

Director: Victor Pitt

Director: Peter Miller

Director: Joseph Brookman

Director: Vida Bridgeman

Director: Diane Sweeney

Director: Bob Bodrug

Director: David Hall

Director: George Visintin

Director: Pier Stefan

Director: Jacqui Stein

Director: Sue Walsh

Director: Lyn Taylor

Director: Linda Jacka

Director: Vivienne Swezey
(seal)

Swan Lake

APPENDIX "A"

YORK REGION STANDARD CONDOMINIUM CORPORATION NO.

"Swan Lake Village"

BY-LAW NO. 1

DIRECTOR'S CODE OF ETHICS

I have consented to act as a Director of the Corporation and I agree to comply with the following Director's Code of Ethics throughout my terms as a Director:

Honesty and Good Faith – I will act honestly and in good faith. I will do nothing to violate the trust of the unit owners I serve.

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 due diligence to become familiar with the affairs of the Corporation and to uphold its Declaration, Description Plans, By-Laws, Rules, Resolutions, Policies, Agreements and Requirements of the Condominium Act and other legislation.

Conflict of Interest - I am not currently aware of any actual or potential conflict of interest with respect to any contract, transaction, building deficiency claim, warranty claim, legal action, proceedings or any matter detrimental to the Corporation. If I become aware of any conflict, I will immediately disclose it to the Board. 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 not seek any special benefits or privileges as a Director or Officer or accept any compensation either personally or on behalf of any other person except as permitted by a By-Law. I will act only in the best interests of the Condominium Corporation as a whole and I will not favor the interests of any individual or group of owners or residents.

Confidentiality – I will not disclose to any person (including my spouse) information decided by the Board to be confidential or privileged or which reasonably ought to be deemed confidential. When in doubt, I will request determination by a resolution of the Board.

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. 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. I will comply with principles of good governance and procedural rules of order.

Support – I will abide by decisions of the majority of the Directors even though I may disagree, but I reserve the right to express my own views to owners upon non-confidential issues.

Defamation – I will not make erroneous or defamatory statements about the Corporation or any owner, resident, director, officer, manager, staff or contractor 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. I will promote a first class image for our Corporation, its units, owners and residents.

Education – recognizing that governance of a Condominium Corporation involves complex and changing requirements, I will continue to educate myself by reading relevant

magazines (such as CCI's News & Views, CM Magazine or Condominium Business Magazine). I will support attendance by one or more Board members at any condominium seminars presented by the Canadian Condominium Institute (CCI), including CCI's Basic Directors' Course and CCI Advanced Directors' Courses at the cost of the Corporation.

Agreement – I hereby agree to comply with the provisions set out in the Directors' Code of Ethics.

Swan Lake

YORK REGION STANDARD CONDOMINIUM CORPORATION NO.

“Swan Lake Village”

BY-LAW NO. 1

TABLE OF CONTENTS

ARTICLE I.....1
DEFINITIONS1

ARTICLE II.....2
SEAL.....2

ARTICLE III.....2
REGISTER.....2

ARTICLE IV2
MEETINGS OF OWNERS2
Annual Meeting2
Special Meeting.....2
Conduct at Meetings3
Requisitioned Meeting.....3
Notices:3
Persons Entitled to be Present.....4
Quorum4
Right to Vote.....4
Loss of right to vote5
Conduct of Meetings5
Method of Voting - General Matters6
Method of Voting - For Directors6
Scrutineers8
Representatives8
Proxies8
Votes to Govern9
Adjournment of Meeting9

ARTICLE V9
THE CORPORATION9
Duties of the Corporation9
Powers of the Corporation.....10

ARTICLE VI11
BOARD OF DIRECTORS11
Business:.....11
Quorum11
Qualifications.....11
Election and Term12
Removal of Directors12
Filling of Vacancies12
Calling of Meetings.....12
Regular Meetings13
Consent of Director at Meeting13
Deemed Consent of a Director13
Conduct at Meetings.....13
Owner's Attendance at Board Meetings14
First Meeting of Board After Annual General Meeting.....14
Interest of Directors in Contracts.....14
Declaration of Interest14

	Standards of Care of Directors	14
	Indemnity of Directors and Officers	14
	Directors and Officers Insurance	15
	Compensation	15
ARTICLE VII		15
OFFICERS		15
Elected Officers		15
Appointed Officers		15
Term of Office		15
President		15
Vice-President		15
Secretary		15
Treasurer		16
Other Officers		16
Agents and Attorneys		16
Standards of Care of Officers		16
ARTICLE VIII		16
BANKING ARRANGEMENTS & CONTRACTS		16
Banking Arrangements		16
Execution of Instruments		16
Execution of Status Certificates Under Section 76(1) of The Act		17
Borrowing		17
ARTICLE IX		17
REPORTS & RECORDS		17
ARTICLE X		18
NOTICE		18
Method of Giving Notice by the Corporation		18
Notice to the Board or Corporation		18
Omissions and Errors		18
ARTICLE XI		18
ASSESSMENT AND COLLECTION OF COMMON EXPENSES		18
Duties of the Board		18
Owner's Obligations		19
Conveyance of Unit		19
Default in Payment of Assessment		19
ARTICLE XII		20
DEFAULT		20
Notice of Unpaid Common Expenses		20
Notice of Default		20
ARTICLE XIII		20
DAMAGE		20
Procedure Where Damage Occurs		20
Plans and Specifications		21
ARTICLE XIV		21
INDEMNIFICATION		21
ARTICLE XV		21
RESERVE FUND		21
ARTICLE XVI		22
AUDITORS AND FINANCIAL STATEMENTS		22

	III
ARTICLE XVII.....	22
INSURANCE DEDUCTIBLES.....	22
ARTICLE XVIII.....	22
PROPERTY TAX ASSESSMENTS	22
ARTICLE XIX.....	23
MEDIATION/ARBITRATION PROCEDURE	23
ARTICLE XX.....	26
NON-RESIDENTS	26
ARTICLE XXI.....	27
MISCELLANEOUS.....	27
Invalidity	27
Gender	27
Waiver	27
Headings	27
Alterations	27
Units Subject to Declaration, By-Laws and Rules of the Corporation	27
APPENDIX "A".....	29

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

"Swan Lake Village"

BY-LAW NO. 2

CONDOMINIUM ACT, 1998

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

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217, (known as the
"Corporation") certifies that:

1. The copy of By-law Number 2, 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 17th day of December, 2012

YORK REGION STANDARD
CONDOMINIUM CORPORATION NO. 1217

Per:

Director:

Director:

Joseph Brockman - President
G. D. Ackhurst

"We have authority to bind the Corporation."

(Seal)

SCHEDULE "A"

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

"Swan Lake Village"

BY-LAW NO. 2

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 "betterments" and/or "improvements" made to the units for major perils or other perils that the Declaration or other By-laws specify. The term "Major Peril" or "Major Perils" shall be defined in the same manner as set out in section.99(2) of the Act;
3. Each unit owner is responsible to insure the improvements, betterments and contents 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 YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217 (hereinafter referred to as the "Corporation") as follows:

ARTICLE I

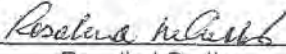
1. It is understood that the following description of the standard "unit" does not include the common elements of the Corporation as described in its Declaration and Description which shall be insured by the Corporation. The standard unit shall be defined as a residential dwelling unit within the Corporation which shall include all units with the exception of non-dwelling units (which non-dwelling units are units 42, 238, 168, and 314 Level 1), and include all of those components of the unit contained within its boundaries, as defined or illustrated in the Declaration and Description of the Corporation, including but not limited to:
 - 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 as described in Schedule "A";
 - g) Builder's Standard kitchen cabinets, countertops, sink, and bathroom and powder room cabinets, counter tops, sinks, and bathroom fixtures as described in Schedule "A";
 - 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) all interior doors, door trim, builder's mid-quality door hardware, floor trim, and internal window trim, (all trim shall be of builder's mid quality and shall be finished with one coat of primer paint and one coat of white finish paint);
 - l) all interior stairs, railings and spindles;
 - m) 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);
 - n) in the garage areas of the units the walls and ceilings completed to the drywall, including taping, sanding and one coat of primer paint;
 - o) 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; and
 - 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 and should there be any conflicts between the provisions in this bylaw and the items in Schedule "A", the items listed in Schedule "A" shall prevail.
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.
 - f) With respect to the Corporation's obligation to insure against damage to interior floor coverings within the unit, such obligation shall extend only to damage caused to any interior floor coverings by a Major Peril as defined in the preamble to this by-law, and such obligation shall not extend to other types of damage caused by staining, minor paint spills and other causes that do not fall within the aforesaid definition of Major Peril.
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. 2 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 17th day of December, 2012


Director: Rosalind Curtis



Director: David Blinn



Director: Stuart Watson


Director: Cal Haverstock

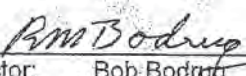

Director: Victor Pitt


Director: Peter Miller

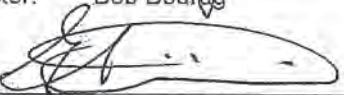

Director: Joseph Brookman



Director: Vida Bridgeman


Director: Diane Sweeney

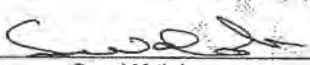

Director: Bob Bodrug

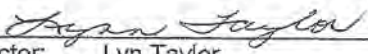

Director: David Hall


Director: George Visintin

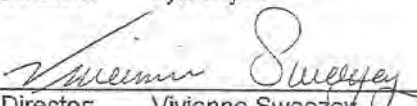

Director: Pier Steffan


Director: Jacqui Stein


Director: Sue Walsh


Director: Lyn Taylor


Director: Linda Jacka


Director: Vivienne Sweezey

(seal)

"We have authority to bind the Corporation."

(Seal)

SCHEDULE "A"

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

"Swan Lake Village"

BY-LAW NO. 2

ADDITIONAL FEATURES

CONSTRUCTION FEATURES

1. 5/8" tongue and groove plywood subfloors screwed and joints sanded.
2. Painted basement floors in unfinished areas, one coat (grey) to minimize dust.
3. 2"x6" exterior wall construction.

ELECTRICAL FEATURE

1. 100 amp electrical service with copper wiring and circuit breaker panel.
2. Heavy duty outlets for stove and dryer; 110 volt outlet for washer.
3. Electrical early-warning smoke detector on each level, including basement; and if installed connected to a security system, including door contacts, motion detector and keypad.
4. Switch controlled outlets in living room and all bedrooms.
5. "Decora" style switches and plugs throughout.
6. Recessed pot lighting in ceiling coffers.
7. Capped ceiling outlet in dining room.
8. Three exterior duplex receptacles; one in garage and two weatherproof ground fault protected front and rear.
9. Pre-wired for telephone and cable television (3 TV outlets and 5 telephone jacks)
10. Door chimes at front entry.
11. Front and rear exterior lights.
12. CO detectors.
13. Interior ceiling light fixtures (excluding living room and great room).

EXTERIOR FEATURES

1. Premium quality moulded wood-grained, paneled sectional roll-up garage doors; one section with windows.
2. Garage fully drywalled and primed.
3. Automatic garage door opener with remote control.
4. Brass exterior package on front door; deadbolt, kickplate and gripset.
5. Decorative, black, lantern style exterior light fixture beside front door; decorative house number.
6. Soffit pot light with light sensor for street illumination.
7. Two exterior water hose outlets with backflow preventers.
8. Gas line hook up for BBQ.

INTERIOR FEATURES

1. High efficiency forced air natural gas furnace (removed)
2. Central air conditioning unit
3. Complete central vacuum system, with outlets on each level.
4. Gas fireplace with glass panel, gas log and wall switch ignition; decorative wooden mantel surround and marble facing and flush hearth.
5. Two speed exhaust fan over stove area, vented to exterior.
6. Flooring:
 - 54 oz plush or 63 oz. "trackless" wall to wall broadloom with high density 1/2", 5.5 lb. underpad in all rooms, or 13/4" x 3/8" natural finish strip hardwood in living room and dining room.

- 12" x12" ceramic tile, slate, marble or granite in foyer (all tile floor finishes installed over 1" concrete base for stability).
 - cushion floor or ceramic floor as per drawings in kitchen, laundry, breakfast areas and bathrooms.
7. Cathedral, coffered and 9' ceilings where shown; 8' ceilings beneath loft locations.
 8. Textured ceilings with decorative edge border throughout, flat ceilings in kitchen, bathrooms and laundry rooms.
 9. Quality cabinets in kitchen and bathrooms.
 10. Kitchen cabinetry finished with counter lighting valance and crown moulding; lighting installed where cabinet exceeds 2'.
 11. Laminate counter tops in kitchen and bathrooms.
 12. Double stainless steel sinks in kitchen with Delta (or equivalent) single lever faucet and vegetable spray.
 13. 6" x 8" ceramic tile backsplash in kitchen.
 14. Separate easy access acrylic shower enclosure with glass door; or fully tiled stall shower with glass door; or tiled tub/shower combination as per plan.
 15. Energy efficient water saver shower heads and toilets.
 16. Ceramic bathroom accessories
 17. Acrylic "soaker" tub with two rows of ceramic tile; reinforced walls to accommodate future assist devices.
 18. Separate recessed medicine cabinet in ensuite bathroom to match vanity.
 19. Oversize mirrors and "Hollywood" strip lighting in bathrooms.
 20. Polished chrome Delta (or equivalent) accessories with single lever faucets and pop-up drains in all bathrooms.
 21. Pressure balanced shower faucets include toe tester.
 22. White, bone or grey plumbing fixtures in all bathrooms.
 23. Exhaust fan vented to exterior in all washrooms and laundry area, with separate switch to reduce heat loss.
 24. Mirrored sliding closet doors where shown.
 25. Paneled interior doors with polished brass lever hardware, painted white.
 26. 4 1/4" colonial baseboards and 2 1/2" casings painted white.
 27. Two decorator interior paint colour selections.
 28. Laundry area and cabinets (with sink where shown).
 29. Dryer vented to exterior.
 30. Extraction drain for washer.
 31. Lower landing area at foot of basement stairs drywalled, door(s) and trim; finished space approximately 100 sq.ft.
 32. Pickled maple or oak pickets with natural finish on stairs; stringers veneered to match.
 33. Roughed-in plumbing for optional 4 piece bathroom in basement.
 34. Water shut off valves to all sinks and toilets and roughed in electrical and plumbing for a dishwasher.



RULES FOR COMMUNITY LIVING

Originally produced by the Village Amenities Committee November 2013
Updated: September 26 2019/RJE

Table of Contents

1.	PHILOSOPHY.....	4
2.	VAC (THE VILLAGE AMENITIES COMMITTEE)	4
3.	DEFINITIONS.....	4
4.	ABSENCE	5
5.	ACCESS CARDS FOR THE SWAN CLUB.....	5
6.	ALARM SYSTEMS - IN HOUSE.....	6
7.	ALCOHOL.....	6
8.	BARBECUES	6
9.	BINDERS	6
10.	CAREGIVERS	7
11.	CHARITIES.....	7
12.	COMMUNICATIONS	7
13.	COMMUNITY/CLUBHOUSE CENTRES	8
14.	COMPUTERS /WI-FI ACCESS	9
15.	DECORATIONS.....	9
16.	DIRECTORY OF RESIDENTS	9
17.	DOCUMENTS.....	9
18.	EVENTS.....	10
19.	EVENT TICKET SALES.....	10
20.	EXCLUSIVE USE AREAS.....	10
21.	EXERCISE AREA, GYM AND BILLIARD ROOMS.....	11
22.	GARBAGE	11
23.	GATEHOUSE	11
24.	GUESTS.....	12
25.	HOUSEKEEPING.....	12
26.	PARKING.....	12
27.	PETS.....	13
28.	POLITICAL CANDIDATES	13
29.	PRIVATE FUNCTIONS.....	13
30.	CLUBHOUSE RESERVATIONS	14
31.	SAUNA.....	14
32.	SIGNS.....	15

33.	SMOKING	15
34.	SPEED LIMIT	15
35.	SWIMMING POOLS.....	15
36.	TABLE TENNIS.....	17
37.	TENNIS AND PICKLE BALL COURTS	17
38.	WINTER SALT APPLICATION	18
	APPENDIX.....	19
	1 st SUPPLEMENT TO RULES FOR COMMUNITY LIVING	19
	CELEBRATION OF LIFE.....	19
	KEYS, FOBS, GARAGE DOOR OPENERS, RFID ENTRANCE STICKERS	19

1. PHILOSOPHY

Swan Lake Village is a community where residents enjoy life in a gated, socially interactive and peaceful environment. Implicit in condominium living is an understanding that we commonly share all the facilities outside our individual units. Thus, we must become familiar with and adhere to the following information, which is quite reasonable, practical and easy to live by. Cooperative living is alive and well in Swan Lake Village. Welcome!

Residents are responsible for making themselves familiar with this information. Where rules are stated, they are self-administered and therefore require the cooperation of all residents. Residents who see a serious infringement of these rules are encouraged to inform management or security immediately and to make a written record of the call. Residents should not confront each other and/or any guests regarding any perceived infraction of these rules.

All of the Swan Lake Village condominium corporations and the shared facilities are governed by the Ontario Condominium Act, 1998, and the Ontario Human Rights Code, 1990. Therefore, every person has a right to equal treatment without discrimination “because of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, gender identity, gender expression, age, marital status, family status, disability or the receipt of public assistance.”

2. VAC (THE VILLAGE AMENITIES COMMITTEE)

- a) VAC is charged with managing the Shared Facilities on behalf of the Corporations. This includes all the physical assets of the Village including streets, sewers and sidewalks and our 6 buildings and all the components of our landscaping. They are responsible for maintenance of all the common areas.
- b) VAC is comprised of one representative from the Board of Directors of each of the condominium corporations within Swan Lake Village. The votes are weighted based upon the number of residents composing the corporation.

3. DEFINITIONS

Unless otherwise defined and/or specified in these rules, the terms found herein (whether singular or plural, and whether capitalized or lower case) shall have the same meaning as set out in the *Shared Facilities Agreement for Swan Lake Village* (the “SFA”) and/or the *First Supplementary Agreement for Swan Lake Village* (“FSA”), as defined below. All other terms shall have the same meaning as the definitions in the *Condominium Act 1998, S.O. 1998 c 19* as amended (the “Act”) and where such a term is not defined in the Act, it shall have the same meaning as ascribed to it in the current edition from time to time, of the Oxford Canadian Dictionary.

Adult	Means a person 16 years of age or older.
Child	Means a person less than 16 years of age.
Events Committee	A committee under VAC to organize social events in the Village as well as to help other groups to plan events.
FSA	Means the document titled “First Supplementary Agreement for Swan Lake Village” registered in the Land Registry Office No. 65 on January 6, 2009, as instrument No. YR1274216. This is supplementary to the “Shared Facilities Agreement for Swan Lake Village” registered as instrument No. YR157379.
Management	Means the property management company retained by VAC on behalf of the condominium corporations of Swan Lake Village.
Resident	The word 'resident' means an adult whose legal address is within Swan Lake Village.
RFID	Radio Frequency Identification system.
SFA	Means the document titled “Shared Facilities Agreement for Swan Lake Village”, registered as instrument No. YR157379.
Shared	The Shared Facilities include: the interior roadways, the gatehouse, the Facilities management office, the community centres, the Swan Club, the shared servicing systems and the shared common element areas.
The Boardwalk VAC	The Boardwalk buildings comprise 50, 55, 80 and 85 The Boardwalk Way. The “Village Amenities Committee” means the committee composed of one board member from each corporation comprising Swan Lake Village.

4. ABSENCE

If a resident will be out of town for more than a week a *Resident/Vacation Notice*, available both at the gatehouse and online, should be completed and deposited with Security at the gatehouse prior to departure.

5. ACCESS CARDS FOR THE SWAN CLUB

Only residents may use their access card which is not transferable. Each access card is registered to a specific unit. A resident who loses an access card will be charged a replacement fee and the original card number will be deleted from the system. Residents moving out of the Village must return their access cards to the property manager.

6. ALARM SYSTEMS - IN HOUSE

- a) Those units participating in the Village alarm system are able to set their system to monitor both the smoke alarm and the entry options. By default only the smoke alarm will be monitored by Security. It is the owner's responsibility to call 911 in the event of an emergency.
- b) When an alarm connected to the gatehouse is activated, the gatehouse will be alerted and the guard will contact the unit. If there is no response from the unit, the guard will call 911 for a smoke alarm.
- c) Some units have a "low temperature" monitoring service connected to the gate house. Security's responsibility is only to call the contact person.
- d) Residents should test to ensure that the gate house will receive a signal from their unit when the alarm is triggered.

7. ALCOHOL

The sale of alcoholic beverages is never permitted in the community centres, and a resident host wishing to serve beverages to guests will provide these free of charge. At specified functions, "Bring your own Beverage" is permitted. When alcoholic beverages are provided through ticket sales, a Special Occasion Permit must be obtained from the AGCO (or through LCBO) and must be displayed during the event.

8. BARBECUES

Residents who wish to use the barbecue at the Swan Club or at the Gardens must follow the guidelines posted at the site.

9. BINDERS

All clubs, groups and organizations may keep a three-ring binder on the shelf in the Swan Club office located on the upper level, for announcements, information and sign- up sheets for their events.

10. CAREGIVERS

A resident may require the aid of a non-resident caregiver to use a community centre. The caregiver may give all necessary assistance to the resident but does not have the right to use the facilities independently.

11.¹CHARITIES

VAC approved charities are:

- Markham Stouffville Hospital Foundation
- The Markham Food Bank and
- The Salvation Army.

12. COMMUNICATIONS

- a) Bulletin Boards
- i. Bulletin boards are located inside each of the community centres and in the four Boardwalk buildings.
 - ii. Any SLEC (Swan Lake Events Committee) event may post a message on the bulletin boards without prior approval.
 - iii. Clubs, groups and committees planning to hold a function are permitted to display a notice on the bulletin board in foyer of the Swan Club to advertise an upcoming social event, the size which may not exceed 11' x 17". These notices must not exceed 8½ x 11 inches in the satellite community centres.
 - iv. Posters or notices on easels are not permitted in the Swan Club foyer.
 - v. Index card size, up to 4"x 6" is the maximum for a notice on the Residents Bulletin Board in the Swan Club (on lower level/wall).
 - vi. ²No advertising is permitted on behalf of an external group or organization, whether for-profit or not, on any bulletin Board in the village or electronic messaging, except for VAC approved charities.
- b) Community TV Channel
- i. To locate the community TV screen, tune to Channel 988 or 998.
 - ii. The closed-circuit TV channel is used solely for Swan Lake Village special bulletins and announcements on a short-term basis.

¹ Updated Sept 2019

² Updated Sept 2019

- iii. The channel is not for use as an advertising medium.
 - iv. The service is updated once a week, and messages must be received at the management office by Friday noon to be processed by the following Monday.
 - v. Messages for posting may be printed on a form available at the management office.
- c) The Village website is www.swanlakevillage.ca. The password is available by contacting webmaster@swanlakevillage.ca
- d) ³Village eBlasts (email communications)
- i. Information alerting residents to Swan Lake Village social events and activities will be accepted as long as they meet VAC content standards outlined in this document.
 - ii. Messages from or on behalf of any organization, including those hosting charity or pro bono events will not be accepted.
 - iii. No messages from or behalf of outside organizations or suppliers will be communicated.
- e) Minutes of Condominium Corporation Meetings: These may be viewed in the following two ways:
- i. Request to see them at the management office.
 - ii. Purchase a copy from the management office, paying 25¢ per page.

Minutes of VAC Meetings: In addition to the above these may also be viewed on the Village website.

13. COMMUNITY/CLUBHOUSE CENTRES

- a) The main community centre is the Swan Club and there are three satellite recreation centre units, also known as “community centres” (the Beaches, the Gardens and the Greens).
- b) The community centres are “shared facilities” belonging to each unit owner in the Village. Residents should consider them as an extension of their homes, which should be treated with the same caring consideration.
- c) All residents, clubs, groups and organizations in Swan Lake Village may make use of the facilities.
- d) No resident may use a community centre, the phone or any of the furnishings as an office to operate a private business.
- e) The community centres may not be reserved for commercial or money-making purposes. No commercial activity shall benefit a resident.
- f) No furnishings or equipment may be removed from or donated to a community centre without prior written approval from VAC.

³ Updated Sept 2019

14.COMPUTERS /WI-FI ACCESS

- a) A computer is available in the Swan Club library for residents' personal use, subject to regulation of usage time by VAC, if and when necessary, to ensure that best efforts are made to allow fair and equal access to all residents.
- b) Wi-Fi is available in the three clubhouses. The user name and passwords, which may change occasionally, are posted on the respective bulletin boards.

15. DECORATIONS

- a) Decorations are permitted for special events and private functions provided that:
 - i. masking tape, Plasti-tak, Tac'n Stik or an equivalent product only should be used to attach them.
 - ii. there is no damage to any of the finishes, fixtures etc.
 - iii. they are removed prior to the resident host or group vacating the premises.
 - iv. nothing is to be attached to the blinds
- b) If candles are used, they must be totally enclosed in a votive or glass hurricane/globe for flame protection. The only exception would be small candles on a birthday cake. These should not be left unattended and should be of short burning duration. "Floating" candles in water are not acceptable. This is a strict municipal fire ordinance. The insurance coverage would be in jeopardy should this rule not be adhered to.
- c) Exit doors must be kept clear of obstruction and decorations

16.DIRECTORY OF RESIDENTS

- a) A directory of residents' names, addresses, phone numbers and email addresses is published by VAC and distributed to all residents. A resident may elect not to have his/her information entered in the directory.
- b) The directory may not be used for solicitation for business or commercial purposes.

17.DOCUMENTS

Owners should have received from their lawyer, on moving into the Village, a copy of each of the following documents and should be aware of their content:

Their corporation's:

- Declaration
- By-laws

- Rules
- The *Shared Facilities Agreement* dated 13 November 2001 (SFA)
- The *First Supplemental Agreement to the Shared Facilities Agreement* dated 1 January 2006 (FSA).

The last two documents define the Village.

18. EVENTS

- a) All events shall be coordinated by the Swan Lake Events Committee.
- b) The Events Committee will advise and support other groups who wish to plan an event.
- c) Proceeds raised will go towards refurbishing the community centres or VAC sponsored charities.
- d) The Chair of any event will acknowledge having read the *Guidelines for Selling Tickets* and *Guidelines for Event Planning* and agree to adhere to these.
- e) Events held at any community centre will comply with municipal and provincial laws.

19. EVENT TICKET SALES

- a) For those events that offer tickets sales; tickets are made available first to residents of Swan Lake. Each household unit is entitled to purchase two tickets. Single unit owners may invite a guest. No one can purchase tickets for non-residents until after the final day of Village tickets sales.
- b) If a resident is unable to purchase tickets on the announced sale dates, a neighbour or resident may purchase on their behalf. A resident may therefore buy two tickets for their household plus two more tickets for another resident household unit, for a total of four tickets.

20. EXCLUSIVE USE AREAS

These are areas abutting a unit and referred to in the Declaration of each of the condominium corporations to be for the exclusive use of residents of a unit.

21. EXERCISE AREA, GYM AND BILLIARD ROOMS

- a) Gym
 - i. Residents are responsible for making themselves familiar with the guidelines posted in the gym.
 - ii. The gym equipment is for the use of adult residents and their adult guests (16 years of age and older) who use it at their own risk.
 - iii. Safety precautions must be taken at all times to prevent personal injury as well as damage to equipment and property.
- b) Billiard rooms
 - i. Children are not permitted to use the billiard rooms unless accompanied by an adult resident.
 - ii. Scheduled tournaments and clinics take precedence over individual walk-in play.
 - iii. If players are waiting to play, players on the table give way after completing their game.
 - iv. Players are expected to sign in when entering the billiard rooms, using the book provided.

22.⁴GARBAGE

- a) A Markham Recycling Collection Schedule is available on the City of Markham and Swan Lake Village website. A copy can also be obtained from Municipal Libraries or from City Hall.
- b) The garbage for the bungalows and townhouses should be **placed on the driveways NOT** on the grassed area.
- a) Garbage should be put out only on the **DAY OF COLLECTION** by 7am.

23. GATEHOUSE

- b) Residents should advise the gatehouse when expecting visitors whose cars are not programmed into the RFID system.
- c) Residents are responsible to call 911 when you have an emergency.
- d) The gatehouse will only call 911 when they receive an alarm from a home and it is verified that no-one is home.
- e) The gatehouse should be informed if you are going to be absent for a period longer than one week.
- f) Residents must leave a key to their unit at the gatehouse for use in cases of emergency.

⁴ Updated Sept 2019

24. GUESTS

- a) Resident hosts must accompany their guests at all times, and are responsible for their behaviour.
- b) A guest, when invited by a resident, may join community clubs and groups only if the club or group policy permits guests. Non-resident instructors shall not invite or bring guests to Swan Lake Village.

25. HOUSEKEEPING

- a) VAC contracts out housekeeping services to a maintenance company to clean the four community centres, the gatehouse and the management office on a daily basis.
- b) Residents using a community centre are responsible for making themselves familiar with the posted rules.
- c) A resident, group or organization holding a function at a community centre is responsible for leaving the facility clean and tidy in accordance with the posted rules of the facility being used, and may engage and pay for the private services of a cleaner at the end of its function.

26. PARKING

- a) Parking is not permitted on any roads in the Village.
- b) Exceptions:
 - i. Grounds maintenance and service personnel are permitted to park in certain designated areas while they are on site.
 - ii. During large events being held at the Swan Club, residents are permitted to park on the west side of Lakeside Vista.
 - iii. During the annual washing of the underground garages, Boardwalk residents are permitted to park on the west side of Lakeside Vista.
- c) When employing private contractors, residents should advise them to park in the visitor parking areas or on the driveway servicing the unit where the resident resides, except while loading or unloading material.
- d) Residents reserving a community centre for a private function must advise their guests of the parking rules. A map is available on our website.
- e) Residents may not park in visitor parking areas overnight unless exceptional circumstances warrant, and then only with prior written permission from Management.
- f) Residents may not use the visitor parking areas or parking spaces at the community centres as an extension of the driveway servicing their unit, except on a short-term basis when the resident must provide parking for a contractor or a guest.
- g) No boats, trailers or recreational vehicles (“RVs”) may be stored in the Village.

- h) Residents hosting guests with a car (who stay more than 24 hours) should request a parking pass from the security guard. This pass should be displayed prominently on the dashboard of the visitor's car. Cars without a pass parked in visitor parking for an extended time may be subject to ticketing and towing by the City of Markham.
- i) All overnight visitors to the Boardwalk buildings must display a visitor's pass.

27. PETS

- a) Pets are not permitted to roam unleashed in the community.
- b) The "stoop & scoop" policy must be followed at all times and in all areas in the community.
- c) Residents must ensure that their pets do not encroach on the exclusive use lawn, gardens and patio areas of other residents.
- d) Pets are not permitted in the community centres.

28. POLITICAL CANDIDATES

Official candidates have the right to meet their constituents during an election. A resident may organize an event for a political candidate at any of the facilities on condition that prior written approval has been obtained from VAC on each occasion.

29. PRIVATE FUNCTIONS

- a) A resident host will obtain an *Application and Agreement Form* from the management office (or on our Website) and will attach two cheques made payable to VAC
 - i. A security deposit, which will be returned to the applicant in full if the facilities are left undamaged and in the clean and tidy state in which they were found.
 - ii. A non-refundable administration fee.
- b) The host must contact the shared facilities property manager or designate or a board member who, together with the resident host, will inspect the premises before the function. Any pre-existing damage will be noted.
- c) The resident host is responsible for the behaviour of all persons present, must be in attendance at all times and must ensure that rules are respected. The resident host is legally responsible for ensuring that guests remain in the area allocated in the facility for the event and do not disperse into the parking and road areas, or onto the pool decks and tennis courts.
- d) The resident host shall attach a notice to the lounge door advising that a private function is in progress.
- e) No directional or personal signage may be posted anywhere in the common roadway areas
- f) Guests must be reminded by their resident host that parking is not permitted on the roads

- g) Reserving a community centre for private functions does not include the use of either the pools or the tennis courts
- h) A list of non-resident guests whose cars are not entered into the RFID system should be given to the gatehouse to ensure smooth entry to the Village.

30. RESERVATIONS: CLUBHOUSES

- a) All reservations for the use of the facilities are made online through the Meeting Room Booking System by sending a request to book.room@swanlakevillage.ca. Residents who do not have an email address may contact the Management Office by telephone. A resident must complete an Application and Agreement Form for group or private use.
- b) The Swan Club is not available for private functions, except for Memorials for residents.
- c) A reservation ensures exclusive use of the lounge area for the duration of the function, however the washrooms are available to anyone at all times.
- d) Use of the facilities by VAC and the Boards of Directors of the condominium corporations for business purposes (e.g. Annual General Meetings and residents' meetings) takes precedence over social functions.
- e) A group wishing to organize a special event should contact the Events Committee to ensure that the event does not conflict with other activities already booked.
- f) The maximum occupancy for each of the community centres is:
 - i. Beaches 40
 - ii. Gardens 60
 - iii. Greens 40
 - iv. The Swan Club:
 - Chairs only: lounge 166, games room 196
 - Dancing: lounge 131, games room 154
 - Dining : lounge 113, games room 133
 - Standing: lounge 225, games room 225
- g) The Events Committee is to be notified of all Village events taking place in order to avoid conflict.

31. SAUNA

Residents use the sauna at the Swan Club at their own risk.

- a) The sauna is a "dry" sauna. Water should not be poured on the rocks.
- b) Residents should place a towel on the bench before sitting or lying down.

32.SIGNS

Advertising signs (for example 'For Sale' or election signs) are not permitted on any common element areas or exclusive use common element areas in accordance with the *Declaration* and the rules of each corporation. Signs for Open Houses during the posted hours are acceptable.

33.SMOKING

The community centres and the outdoor decks, patios and common elements are non-smoking areas.

34.SPEED LIMIT

Residents shall:

- a) Drive slowly through the entry and exit gates.
- b) Drive in the village at the posted speed of 25 kph.
- c) Inform their guests of the posted speed and where to park.

35.SWIMMING POOLS

Guests must be accompanied by a resident host at all times. All swimmers do so at their own risk. There are no lifeguards on duty.

- a) Residents must make themselves familiar with and obey the rules posted at each pool. Residents should be certain to inform their guests of these rules.
- b) At the outdoor pools, access is through the exterior gates. The lounge doors are for emergency use only.
- c) Entry to the Swan Club pool is through the locker rooms.
- d) Pool furniture should not be removed from the decks.
- e) None of the pools is available for private functions.
- f) Hygiene
 - i. A cleansing shower must be taken before entering or re-entering a pool as required by the health regulations.
 - ii. Personal soap may not be used in the showers. To eliminate scum and mildew from forming in the shower stalls and tiled areas, use the liquid soap from the dispensers provided.

- iii. It is recommended that hairspray, perfume spray and spray deodorants not be used in the shower or change room areas in deference to residents with allergies and chemical sensitivities.
- g) At the Swan Club, locks may be used on lockers, but must be removed immediately after use.
- h) The following are not permitted in any of the pool areas
 - chinaware and glassware
 - food or drink (except water in a metal or plastic container)
 - pets
 - radios (except for aquafit classes)
 - smoking
 - boisterous behaviour
- i) Safety
 - i. The *Health Protection and Promotion Act*, R.S.O. 1990, c. H.7, as amended (the "*Health Protection and Promotion Act*") as well as the York Region Health and Safety rules govern the use of the pools.
 - ii. **The Swan Club** pool is a Class B pool with a water surface greater than 92.9 square meters (1,000 sq.ft.). **York Region dictates that a maximum of ten people may be on the deck and in the pool at any given time.**
 - iii. The maximum number of people⁵ permitted on the deck and in the pools at the satellite centres is:
 - Beaches 10
 - Gardens 10
 - Greens 10
 - iv. Residents use the pools at their own risk, and it is strongly recommended that they do not swim alone.
 - v. Residents are responsible for ensuring safety at all times, and for knowing where the emergency equipment and phones are located and how to use them. There is an emergency 911 link and a defibrillator at each community centre.
 - vi. Hair longer than shoulder length must be either tied back or in a swim cap.
 - vii. Children who are not toilet trained must wear a leak-proof swim garment such as *Little Swimmers*. Persons who are incontinent must also wear a leak-proof swimming garment in the pools. In the event that a pool is fouled, the resident host is responsible for all charges involved when the pool has to be sanitized.
 - viii. Because the depth of water varies at the different pools, residents should familiarize themselves and their guests with that information.
- j) Schedule ⁶
 - i. The indoor pool at the Swan Club is open daily from 7.00 a.m. to 10.30 p.m. The outdoor pools are open from 8 a.m. to dusk from June 1st through September 15th.

⁵ Updated July 2019

⁶ Updated March 2019

- ii. VAC publishes a swim schedule for the pools detailing times for residents and guests. The schedules are posted at each of the respective pools.
There are two categories:
 - ADULT LEISURE SWIM: This indicates that the time specified is for residents and guests 16 years and older.
 - GENERAL LEISURE SWIM: This indicates that the time specified is for residents and their guests of all ages.
- iii. VAC will update and modify the “Swim Schedules” from time to time. Residents are encouraged to use all the pools and find times that suit their lifestyle and time schedule.
- iv. Appropriate notices listing the schedules are posted at all pools.

36. TABLE TENNIS

- a) Regular table tennis hours are noted on the village website (www.swanlakevillage.ca) under the Room Reservations page, provided no other official Swan Lake activity is scheduled for the open area on the lower level of the Swan Club.
- b) Organized tournament play or instructional sessions take precedence over casual play.
- c) Equal participation is expected during scheduled playing hours.
- d) Two tables are kept in the lower level of the Swan Club. They must be put up and taken down with care – no force is necessary. Players must follow the instructions provided to avoid damage to the equipment.
- e) Players should never rest their hands, let alone their weight, on the tables either between or during points. The tables are designed to carry the weight of a ping-pong ball only.
- f) Nets, bats and balls are kept in the storage room opposite the women’s change room on the lower level.

37. TENNIS AND PICKLE BALL COURTS

- a) Residents are responsible for making themselves familiar with the rules posted in the community centres.
- b) The tennis courts and pickle ball courts are open from 8 a.m. to dusk.
- c) Residents must accompany their guests at all times. However, residents take priority over guests at the “round robins” held at the Gardens.
- d) The use of the courts for any activity other than tennis or pickle-ball is strictly prohibited.
- e) Swan Lake scheduled activities, such as group lessons and league play, take priority over an individual unit owner’s bookings.
- f) Non-marking running shoes are required.
- g) No food, drink or smoking is permitted on the tennis courts, with the exception of metal or plastic drink containers.

- h) Players are requested to consider the close proximity of the courts to residential units and moderate their voice levels.
- i) Furniture is not permitted on the tennis courts.
- j) The courts at the Beaches and the Greens may be booked up to two days in advance by signing up on the schedule boards at the courts. One hour per day per unit may be booked. It is understood that if there are no other bookings, play may continue.
- k) Reservations will be forfeited if the person who made the reservation has not arrived within ten minutes of their reserved time.
- l) There are no advance reservations at the Gardens courts. Players may sign up for a one-hour period upon arrival and may sign up for a second period of one hour upon completion of their first hour. Doubles should be played when players are waiting.

38. WINTER SALT APPLICATION

VAC is responsible for safety in the Village. Therefore, in winter months it is the job of our maintenance people to clear the snow and apply salt in an attempt to prevent accidents resulting in injuries to our residents and guests.

Our Corporations, VAC and our Contractors pay significant insurance premiums to cover us in case of accidents, and the cost of these premiums are naturally paid for by all residents in their monthly maintenance fees. Our Contractors are required to apply salt wherever necessary in an attempt to prevent accidents which could result in increased insurance premiums. A waiver of your responsibility is not possible, nor is it created by posting "No Salt" signs. All trafficked areas **MUST BE SALTED, THERE ARE NO EXCEPTIONS.**

When accidents occur and a lawsuit results in a settlement (which has happened in Swan Lake in the past), insurance premiums increase resulting in increases in maintenance fees.

Please remove your "No Salt" signs since, as outlined above, to maintain our insurance in good standing and control our costs we and our Contractors cannot comply with your request.

APPENDIX

1st SUPPLEMENT TO RULES FOR COMMUNITY LIVING

(Produced by the Village Amenities Committee)

CELEBRATION OF LIFE

The following Policy Rule was approved at the 30 October 2014 VAC meeting:

- i. All residents (or their designated family representative) may book time in one of the three Community Centres or the Swan Club (subject to availability) for the purpose of a memorial gathering that will be open to ALL RESIDENTS of Swan Lake Village to show their respect and remembrance.
- ii. There will be no administration charge for the use of the facility booked.
- iii. The designated organizers will be responsible for the event and will review their responsibilities when booking the event with the office staff.
- iv. All the normal rules pertaining to club house usage as published in the VAC rules will apply except for the administration charge. This will include the security deposit which will be returned should the facility be left in the proper manner.

KEYS, FOBS, GARAGE DOOR OPENERS, RFID ENTRANCE STICKERS

The following Policy Rule was approved at the 29 May 2015 VAC meeting:

UNIT KEYS

They are the sole responsibility of the unit owner. If they are lost, stolen or damaged it is the responsibility of the unit owner to replace them at their cost. If the unit owner requires additional keys it is the unit owner's responsibility to have additional keys cut at their **own cost**. The unit owner is also responsible for the proper transfer of unit keys to a new unit owner (usually by turning over the keys to their lawyer prior to the closing date). It is the responsibility of a new unit owner to ensure they get the keys to the unit and to arrange/pay for any additional keys they might require.

MAIL BOX KEYS

They are the sole responsibility of the unit owner. If they are lost, stolen or damaged or additional keys are required it is the responsibility of the unit owner to replace/purchase them at their cost. The unit owner is responsible for the proper transfer of the mail box keys to a new unit owner (usually by turning over the keys to their lawyer prior to the closing date). These keys should not be given to the management office under any circumstances.

PEDESTRIAN GATE KEYS

These keys can be purchased from the on-site management office at the non-refundable cost in effect at the time of purchase. If they are lost, stolen or damaged or the unit owner requires additional keys at any time the unit owner can purchase these keys at the non-refundable cost in effect at the time of purchase. If the unit owner wishes to transfer these keys to a new unit owner, they must make their own arrangement to do so or return them to the on-site management office without any refund.

FOBS

SWAN CLUB

If they are lost, stolen or damaged it is the responsibility of the unit owner to replace them at their cost from the on-site management office at the cost in effect at the time of purchase. When it comes to transferring fobs to a new unit owner fobs should be treated just like unit keys and mail box keys and given to the lawyer prior to the closing date. It is the responsibility of the new unit owner to ensure they get the fobs from the previous unit owner. Otherwise, the new unit owner will have to purchase new fobs (one fob per unit owner, maximum two fobs per unit) from the management office at the cost in effect at the time of purchase.

YRCC 921 & YRCC 933

If they are lost, stolen or damaged it is the responsibility of the unit owner to replace them at their cost from the on-site management office at the cost in effect at the time of purchase. When it comes to transferring fobs to a new unit owner fobs should be treated just like unit keys and mail box keys and given to the lawyer prior to the closing date. It is the responsibility of the new unit owner to ensure they get the fobs from the previous unit owner. Otherwise, the new unit owner will have to purchase new fobs (maximum three fobs per unit) from the management office at the cost in effect at the time of purchase.

GARAGE DOOR OPENERS

YRCC 921 & YRCC 933

These are the sole responsibility of the unit owner. If they are lost, stolen or damaged or additional openers are required it is the responsibility of the unit owner to purchase them at the management office at the cost in effect at the time of purchase. Unit owners are also responsible for replacing dead batteries in the openers. It is the responsibility of the new unit owner to ensure they get any garage door openers from the previous unit owner.

RFID ENTRANCE STICKERS

They are the sole responsibility of the unit owner. If they are lost, stolen or damaged or require additional stickers it is the responsibility of the unit owner to purchase them at their cost from the site management office at the cost in effect at the time of purchase. The unit owner is responsible for the proper transfer of the RFID stickers to a new unit owner should the unit be sold. Otherwise, the new unit owner will have to purchase new RFID stickers (maximum 4 per unit) from the management office at the cost in effect at the time of purchase.

YRSCC 1217 - Policies and Procedures for Changes to the Common Elements

Updated July 2018

Approved by YRSCC Board December 4 2017

YRSCC 1217

POLICIES AND PROCEDURES FOR CHANGES TO THE COMMON ELEMENTS

OVERALL POLICY

In accordance with Section 98 of the Condominium Act, owners may request approval by the Board for an alteration to the Exclusive Use area of the Common Element area of their unit. No alteration shall exceed the Exclusive Use area as defined on the Unit Survey drawings retained at the Management office.

Approval of alterations to exclusive use common elements shall be at the sole discretion of the Board, taking into account such things as, but not limited to, community standards, whether the proposed alteration would have an adverse effect on adjacent units and whether the proposed alteration would detract from the appearance of the property.

PROCEDURES

The following procedures have been developed and are in use for the convenience and legal protection of both unit owners and YRSCC 1217.

Alteration Request Form

All requests must be submitted in writing to Management by completing the YRSCC 1217 Alteration Request form, on which the owners provide the required details of the alteration. This form is available on the website. Telephone or email requests without completion of the Alteration Request form are not acceptable.

The Alteration Request is reviewed and approved by the Board.

Depending on the nature of the Alteration, the Board may request the owner to provide, at the owner's expense, an expert's report relating to any matter of concern to the Board.

Alteration/Indemnity Agreement

The Condominium Act, 1998, requires that each unit owner who installs an alteration to the Exclusive Use area of the Common Elements, including significant interior renovations/alterations, must enter into an Alteration/Indemnity Agreement with YRSCC 1217. This form is also available on the website.

The completed Agreement shall be placed in the unit file and form part of the unit Status Certificate.

An Alteration/Indemnity Agreement must be signed by the unit owners before the Alteration is started.

Registration on Title

Major alterations, as defined further on in this document, require registration of the Alteration/Indemnity Agreement on title at the owners' expense. Registration on title can be done through Management on the unit owners' behalf or by a lawyer of the unit owners' choice. In either case, the Alteration/Indemnity Agreement must be used.

If owners use their own lawyers, they are to provide proof of registration within 45 days. If they do not, the Board reserves the right to complete the registration on the owners' behalf and the owners shall reimburse YRSCC 1217 for all costs incurred in doing so.

The Registered Alteration Agreement contains an extensive list of potential alterations. Therefore, while any future alterations of the types listed would still require Board approval and completion of an Alteration Indemnity Agreement, they would not require a new registration.

SPECIFIC ALTERATIONS TO THE EXCLUSIVE USE COMMON ELEMENTS

YRSCC 1217 COMMUNITY STANDARDS

SPECIFIC ALTERATIONS FALL INTO FOUR CATEGORIES:

1. BOARD APPROVAL REQUIRED, ALTERATION/INDEMNITY AGREEMENT NOT REQUIRED	2
2. BOARD APPROVAL AND ALTERATION/INDEMNITY AGREEMENT ARE REQUIRED	3
3. BOARD APPROVAL AND ALTERATION/INDEMNITY AGREEMENT REQUIRES REGISTRATION ON TITLE	5
4. ALTERATIONS NOT PERMITTED	7

1. BOARD APPROVAL REQUIRED, ALTERATION/INDEMNITY AGREEMENT NOT REQUIRED

Attic insulation

Must be installed by a qualified licensed contractor.

Basement window covers

Owners may install a metal grating or clear plastic cover over their basement windows. Nothing should be placed in or allowed to fall into the window well that may prevent proper drainage of the bottom of the well.

Doorbell – Ring Video Doorbell

Allows the unit owner to see, hear, and answer their door from anywhere they are via Android, Windows, or iOS Smartphone, tablet, or computer.

Edging of planting bed (if not part of a major landscaping project)

Edging of planting beds to stop soil runoff may be brick, concrete, stone or black plastic edging material. The Board retains the right to have any edging material removed, if it believes that its use is inappropriate

External garage door opener – pad

Hose storage bracket

A hose storage bracket mounted on an exterior wall should be as close to the tap as possible and preferably out of sight from the street. If mounted on brick, the attachment should be to the mortar and not the brick.

Hanging plant bracket

Hanging plants are permitted at the front, side or back of a unit. A hanging plant bracket, if mounted on brick, should be attached to the mortar and not the brick. Brackets should not be attached to aluminum soffits.

Interior renovations/alterations that involve replacement of existing plumbing fixtures such as bath tubs, toilets and sinks

All plumbing work must be carried out by licensed trades.

Light Fixtures – Exterior

Replacement of existing exterior light fixtures would be expected to adhere to the following guidelines:

Height: not to exceed 21”

Width: not to exceed 12”

Material: cast aluminum or antique brass

Style: lantern style

Colour: black, antique brass or verdigris (colour to match exterior light fixtures in immediate area)

SPECIFIC ALTERATIONS TO THE EXCLUSIVE USE COMMON ELEMENTS

YRSCC 1217 COMMUNITY STANDARDS

2. BOARD APPROVAL AND ALTERATION/INDEMNITY AGREEMENT ARE REQUIRED

Air conditioner relocation

Must be carried out by a qualified licensed contractor.

Attic fan

Must be installed by a qualified licensed contractor.

Basic planting bed

A basic planting bed is defined as one containing annual and perennial plant material only, but not shrubs or bushes, situated within the exclusive use portion of the common elements area for the particular unit. Owners may not create a basic planting bed in the middle of grass areas.

Added soil must be kept to a minimum of 3 inches below the bricks, wood siding and the top edge of the metal that surrounds a window well.

Deck – Lattice screening around deck base

Lattice panels may be attached to the base of the deck to ground level. Standard lattice is 'Privacy Plus', diamond pattern, pressure treated wood in a finish that is compatible with the deck finish.

Panels are to be attached to the face of the 2" x 8" perimeter joists that support the deck boards. 1" x 4" trim boards are required to give a finished appearance.

Lattice may not be installed above the level of the deck floor boards.

Deck – Gate across deck opening

The gate should be constructed to be opened easily from both sides in the event of an emergency.

Design and finish should closely match the existing deck railings.

Decks – Maintenance

Owners are not permitted to power wash their deck if it was built by the builder or has been replaced by the corporation, but may clean their deck with products supplied by building supply stores. Power washing of decks built by the builder or replaced by the corporation may be done by professional contractors.

Sealers or stains may be applied to any deck – built by the builder, replaced by the corporation or built by the owner - provided it is either light gray or a natural cedar colour.

Driveway sealing

The Board has been advised that there is no particular long term benefit to sealing driveways. Therefore the Board does not recommend it unless there is some discolouration on the driveway that the unit owner wishes to cover up to provide a more consistent overall appearance.

In this instance, approval to driveway sealing would only be granted if an adjoining driveway is sealed as well, and a good quality sealer is used that provides a black top.

Exhaust fan for basement bathrooms

A basement bathroom must be equipped with an approved exhaust fan; this is a building code requirement.

Note: It is the fan duct work in the common element wall that requires approval of the Board and an Alteration Agreement.

Front door – Automatic entry

Must be installed by a qualified licensed contractor.

Front door, side window(s), transom – Decorative glass insert

The colour of the door may not be changed and a complete door replacement is not permitted.

SPECIFIC ALTERATIONS TO THE EXCLUSIVE USE COMMON ELEMENTS

YRSCC 1217 COMMUNITY STANDARDS

Front door – storm only or storm/screen combination

The preferred door is the Andersen 3000 series, “Full-view” or “Self-storing” design with the door colour of “Sandtone” and brushed nickel hardware. (This specific door is required for owners in phases 4A, 4B and 4C who want a front storm only door or combination storm/screen door.)

However, for other phases, alternative brands of full-view (storm only) or self-storing (combination storm/screen doors) are acceptable as long as they are similar in style to the Andersen 3000 series, i.e. plain frames, plus the frame colour for the storm only or combination storm/screen door should match as closely as possible the colour of the door frame.

Front or back door – Retractable screen only door (e.g. “Phantom”)

The frame should match the colour of the door frame as closely as possible.

Fireplace additions and relocations

Furnace intake/exhaust extension

Gas line outlet – Relocation

Must be carried out by a qualified licensed contractor.

Handrail

If the handrail is to be attached to wood siding, the preferred style is wood in a neutral colour that is in keeping with the siding.

If the handrail is to be attached to brick, the preferred style is tubular metal in a neutral colour that is in keeping with the brick. The handrail should be anchored into the mortar and not into the brick.

Heat tracing cables

Because of the design of some roofs, there are numerous locations where a heat tracing cable can effectively solve an ice problem, with little impact on electrical bills. It is the responsibility of the owner to operate and maintain the cable. The cable must be installed by a licensed electrical contractor.

Major interior renovations/alterations that involve a change in location or an additional location for electrical wiring and/or plumbing fixtures such as bath tubs, toilets and sinks. This would also include the addition or removal of a non-load bearing wall.

All electrical, plumbing work or structural work must be carried out by licensed trades.

Motion sensor lights

Must be installed by a qualified licensed electrician. The light must only come on when someone enters the exclusive use area for the unit and, the range of light must not go beyond the exclusive use area.

River, patio or crushed stones to cover bare or muddy areas (if not part of major landscaping project)

The area should have a retaining edge so that stones do not shift and cause damage to maintenance equipment. River, patio or crushed stones are not permitted around the base of a tree.

SPECIFIC ALTERATIONS TO THE EXCLUSIVE USE COMMON ELEMENTS

YRSCC 1217 COMMUNITY STANDARDS

Shrubs and bushes

The mature height of any shrub or bush to be planted is to be based on the planting location within the exclusive use area of a unit:

- **Front and side yard:** The mature height of any shrub or bush should not exceed 7 feet. If the shrub or bush is to be planted in front of a window, the mature height should not exceed the height of the window sill.
- **Back yard:** The mature height of the shrub or bush should not exceed 10 - 12 feet. The top of the shrub or bush should not be close to the eavestroughs.

Any shrub or bush should be of compact density, good quality, require minimal pruning and should not interfere with lawn maintenance.

If a shrub or bush is planned for close proximity to a wooden structure, it must be chosen and located so that sunlight shines on and air circulates over wooden decks, fences or the wooden surrounds that hide hydro meters. (The useful life of wooden structures is shortened if they are in shade several hours a day.)

The Board recommends against the following species: upright Junipers, spreading Junipers, Cotoneaster, Pyracantha (firethorn), Russian olive, any Willow, Common Buckthorn, Sea Buckthorn and Climbing Hydrangea.

The unit owner(s) shall assume responsibility for maintaining the shrub or bush, including pruning, and if necessary, either replace any dead shrub or bush or, restore the planting area to its original condition.

Wheelchair ramp - Temporary

Must be installed by a qualified licensed contractor.

3. BOARD APPROVAL AND ALTERATION/INDEMNITY AGREEMENT REQUIRES REGISTRATION ON TITLE

Awnings – Deck

Awnings may be installed only at the rear of a unit over a deck or patio, must be fully retractable, and have remote mechanized operation. The maximum extension shall not exceed 10 feet. Awnings shall be returned to the “stored” or “retracted” position when not in use.

The approved awning is manufactured by Aristocrat Shade Products Ltd., Markham. The approved model is “Marcesa Plus” and the approved fabric colours are C-106 (light beige) or S639 (beige stripe) with standard fringe.

OR

Hogan model “Sunbrella 100% acrylic”, manufactured by Hogan Awnings, Ontario. The approved fabric colour is Mocha #4616.

Deck including steps, patio or landing – Addition, alteration, replacement

Owners may engage a qualified licensed contractor to design and install an addition, alteration or replacement of their deck, patio or landing.

Decks, railings and balusters may be constructed of any combination of the following materials: pressure treated wood or composite wood with optional black aluminum or wrought iron.

A detailed schematic diagram, including materials to be used and measurements, must be attached to the request for approval.

SPECIFIC ALTERATIONS TO THE EXCLUSIVE USE COMMON ELEMENTS

YRSCC 1217 COMMUNITY STANDARDS

Driveway replacement

Owners may engage a qualified licensed contractor to design and replace their driveway area with an alternate material. The altered driveway should be of one material only, i.e. asphalt, stone or interlocking brick, and not a mixture.

A detailed schematic diagram, including material to be used and measurements must be attached to the request for approval.

Exterior venting for HRV (heat recovery ventilator)

It is preferable to have the vents at the rear of the unit or if this is not possible, at the side of the unit.

Exterior venting for new kitchen range hood vent

It is preferable to have the vent at the rear of the unit or if this is not possible, at the side of the unit.

Major interior renovations/alterations that involve a change to the structure of the house including the foundation walls, the basement and garage floors. This would include any change in the exterior brickwork or siding and would also include a structural change to an interior load-bearing wall.

All work must be carried out by licensed trades. In the case of an interior load-bearing wall, an engineering report would be required. If new venting to the exterior is involved, it is preferable to have the vents at the rear of the unit or, if this is not possible, at the side of the unit.

Major landscaping – Extensive plant material including shrubs or bushes and/or stonework

Owners may engage a qualified licensed landscape contractor to design and install a major landscaped garden in their exclusive use area.

A detailed schematic diagram, including materials to be used and measurements must be attached to the request for approval. Guidelines for shrubs and bushes are outlined in section 2.

Open roof glass enclosures

Owners of Kingfisher or similar models may install a tempered glass covering over the opening above the front door area using a licensed contractor.

A detailed schematic diagram, including materials to be used, method of installation and measurements must be attached to the request for approval.

Planting bed retaining walls (if not part of a major landscaping project)

Must be installed by a qualified licensed contractor.

Security cameras

Owners will sign an Alteration/Indemnity Agreement drafted specifically for security camera installation in which they undertake full responsibility for all costs and liabilities for the maintenance and operation of the cameras. This agreement would be registered on the title to the owners' property.

Specific requirements would be provided to each owner applying for installation of security cameras.

Skylights

Owners may engage a qualified contractor to install skylights, of either the rectangular or solatube styles, in the unit roofs.

A detailed schematic diagram, including the installation specifications must be attached to the request for approval.

SPECIFIC ALTERATIONS TO THE EXCLUSIVE USE COMMON ELEMENTS

YRSCC 1217 COMMUNITY STANDARDS

Walkway

Owners may engage a qualified licensed contractor to design and replace their walkway with an alternate material.

A detailed schematic diagram, including material to be used and measurements must be attached to the request for approval.

Wheelchair ramp – Permanent

To protect the architectural integrity of the common elements at the front entrance of the unit, the ramp must be constructed with stone retaining walls where appropriate, and interlocking brick or stone to conform to the material of the walkway.

A rear ramp may be constructed of pressure treated wood or composite wood to match the deck to which it is attached.

A detailed schematic diagram, including materials to be used and measurements must be attached to the request for approval.

4. ALTERATIONS NOT PERMITTED

Creeping plants

Any plant, such as English ivy, Boston ivy, Virginia creeper and Climbing Hydrangea (*anomala petiolaris*) which will attach itself to condominium property such as bricks, siding, decks, privacy fences, etc. are not permitted as they will damage mortar and paint.

However, this does not prevent any owner from planting a climbing plant, such as clematis, that will attach to a free-standing trellis that is separate from the unit – as long as the plant does not also attach itself to any part of the condominium property.

Deck carpeting

Carpeting may not be affixed to a deck built by the builder or a deck that has been replaced by the corporation.

Driveways

The Board no longer permits widening of driveways or walkways to allow for additional parking.

Driveways

Driveways cannot be a mixture of materials. They can be of one material or the other, i.e. either entirely interlocking brick, stone or asphalt.

Front door

The colour of a front door may not be changed.

Front door

A front door may not be replaced.

Gas fire pits

Gas fire pits are not permitted in the City of Markham and therefore no longer permitted in YRSCC 1217.

SPECIFIC ALTERATIONS TO THE EXCLUSIVE USE COMMON ELEMENTS

YRSCC 1217 COMMUNITY STANDARDS

Pergolas and gazebos

Planters and urns on decks and railings

It is not advisable to place planters and urns directly onto decks and railings. Wood rot may occur if planters and urns are placed directly on wood. Owners will be responsible for the resulting repair costs if the deck has been built by the builder or replaced by the corporation.

Planting bed

A planting bed cannot be created in the middle of an area of grass.

Trees

- Owners may not plant or have planted any trees.
- Owners may not remove or have removed any tree.
- Owners may not prune or have pruned any tree.
- Owners may not place or have placed any river, patio or crushed stones around the base of any tree.

Window Awning

Awnings are not permitted on any window.

Window well

There should be nothing in a window well except for crushed rock.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

"Swan Lake Village"

RULES GOVERNING THE USE OF UNITS AND COMMON ELEMENTS

1. No addition, alteration, decoration or painting of any kind shall be made to any portion of the common elements including exclusive use, without the prior written approval of the Board. Specifically no hot tubs, ponds, trampolines. See approved alteration Schedule A attached.
2. Water shall not be left running unless in actual use and no waste, garbage, rubbish or noxious or unusual substances shall be disposed into (or down) any toilet, sink or drain. Any damage to plumbing pipes, drains and apparatus resulting from misuse, or from unusual or unreasonable use, shall be borne by the owner who has (or whose family, guests, visitors, servants or agents have) caused such damage.
3. No sign, including real-estate signs, decorative ornamentation or artwork, name or address sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the unit or common elements whatsoever, if visible to the exterior, without the prior written consent of the Board. With respect to real estate open houses, an agent is permitted to display a sign outside the unit at the roadway, and along the directional route, during hours of the open house that would guide a prospective purchaser to the location.
4. No owner shall do, or permit anything to be done in his unit or on the common elements or exclusive use common elements, or bring or keep anything therein, which will in any way increase the risk of fire, or the rate of fire insurance premiums with respect to any of the units or the Corporation itself, or on property kept therein, nor obstruct or interfere with the rights of the other owners, nor in any way injure or annoy them, nor conflict with the regulations of the relevant fire department, or with any insurance policy carried by the Corporation, nor conflict with any of the rules and ordinances of the local board of health, or with any municipal by-law or any provincial or federal statute or regulation.
5. Nothing shall be placed on the outside of window sills or projections, without the prior written consent of the board, and nothing shall be thrown or swept out of any windows or doors, nor shall any mops, brooms, duster rugs or bedding be shaken or beaten from any windows, doors, patios, nor from any portion of the common elements. No window air conditioning unit (or appurtenances thereto) shall be installed within any unit or common element area.
6. Awnings shall be returned to the 'stored' or retracted position when not in use.
7. No one shall place, leave or permit to be placed or left in or upon the common elements including those of which he or she has the exclusive use) any waste, debris, refuse or garbage and garbage and recycling containers should be kept out of sight of neighbours and the street except on regular collection days.

8. No one shall create or permit the creation or continuation of any odour, noise or nuisance, which in the opinion of the Board or the manager, may or does disturb the comfort or quiet enjoyment of the units or common elements by other owners.
9. Residents are not permitted to circulate advertising or commercial material door to door.
10. Owners shall not overload existing electrical circuits and plumbing facilities in their units.
11. No auction or garage sale shall be held in the units or on the common elements.
12. No commercial vehicle, truck, trailer, van, recreational vehicle, boat, seadoo, snowmobile, machinery or equipment may be parked and or stored on any common element or exclusive use common elements including the unit driveway. A private passenger automobile, motorcycle, station wagon, mini-van, or truck not exceeding 1.9 meters in height, may not be parked on any portion of the common elements other than in the unit driveway without the prior written consent of the Board. No servicing or repairs shall be made to any motor vehicle, or to any other equipment of any kind, either on the common elements or on any driveway. No motor vehicle shall be driven on part of the common elements other than on a driveway or designated parking area. Visitors' motor vehicles may be parked only in those parking spaces clearly marked or designated for visitors. Please refer also to VAC Rules Nos. 12 and 13.
13. No hanging or drying of clothes shall be allowed on (or within) any portion of the common elements, and no pulley clothesline or other similar apparatus shall be affixed to any unit or common element area.
14. No television antennae, satellite dish, aerial, tower or similar structure (nor any appurtenances thereto) shall be erected on, or fastened to, any unit or on any portion of the common elements. TV reception is limited to the television cable system contracted by the Corporation.
15. No one shall harm, mutilate, alter, litter, uproot or remove any of the landscaping work on the common elements (including without limitation, the grass, plants, hedges, shrubs, flowers or trees), without prior written consent of the Board.
16. No one shall be permitted to use any portion of the common element areas for the purposes of planting trees, hedges, shrubbery or any other type of foliage or flora, without the prior written consent of the board, provided however that the foregoing shall not be construed as preventing any owner from planting and trimming his or her own small flowers and plants in any existing beds located within the exclusive use common element area or in any planter box(es) situate within any outdoor patio, the exclusive use of which has been designated or allocated to such owner's unit. Planters may be placed in planting beds, on decks and on patios. Putting planters on walkways or in locations that could hamper the flow of traffic should be avoided. They may not be placed on the grass where they could interfere with lawn maintenance. Existing flower beds may not be enlarged or changed in any way.

17. Hanging baskets should be securely fastened to existing wood materials, but not to brick or concrete, and are not to be hung from eaves troughs and or fascia. Ornamental garden décor is permitted, providing it is discreet and in appropriate good taste. They may not be placed on the grass where they could interfere with lawn maintenance. Wind chimes are permitted and may be installed into the wood surfaces only and should not discomfort neighbouring residents. On very windy days and at night they should be muted or taken down.
18. Decks and patios may not be used as storage areas. The only items that are allowed on decks and patios are: garden style tables and chairs, sun umbrellas, barbeques and accessories, potted plants, and garden ornaments. No seasonal furniture or patio furniture, nor any other objects or materials, shall be placed or stored within any portion of the common element areas, without the prior written consent of the Board.
19. Barbeques may be located on the rear deck, the side patio area of Kingfisher models, and the inner courtyard of Wood Duck models. They may be temporarily moved to the ground for use, and should sit on concrete pavers or interlocking bricks. Installation of concrete pavers or interlocking must be approved by the Board and an alteration Agreement registered. In the case of models with high decks without access to the ground, the barbeque may be located on the exclusive use front patio area.
20. Birdbaths and fountains shall be free standing and may be placed on decks and patios, front and rear. Birdbaths may not exceed 3 feet in height or 2 feet in diameter.
21. Canadian and Ontario flags shall be official flags, and may be flown using "flag etiquette" guidelines prescribed by Heritage Canada.
22. Christmas decorations may be displayed from the date of the Town of Markham's Christmas tree lighting event (approx. December 1) until January 15. Exterior lights and other appropriate Christmas decorations may be clipped to the common elements, but screws and nails may not be used. Icicle lights may be hung on eaves troughs, and all types of Christmas lights may be strung from trees. Spotlights may be used provided they cause no discomfort to neighbours or drivers. Christmas lights may decorate windows, but shall be on the inside. Decorations including clips or fasteners shall be removed after January 15 as soon as weather permits. The use of "icicle" lights is discouraged at the request of the majority of our residents. Planters and/or baskets of Christmas greens and flowers (live or artificial) are permitted, but should not be placed where they would interfere with the contractor's snow clearing equipment. Door wreaths are permitted, but must only be installed using an approved 'over the door' hanger. These can be purchased at most nurseries or a decorative arts supply store such as Michaels. Owners must ensure that there are no sharp points or edges on the decor that could scratch the paint. Other seasonal exterior decorations are permitted at appropriate times and must be removed within 5 days of the holiday.

- 23.** An owner is required to complete an Owners Information. Form providing emergency contact information. Owners should advise Management of any seasonal absence and provide the appropriate contact information. Forms are available at the management office or the gatehouse.
- 24.** Pets are permitted, but are restricted to only 2 cats or 2 dogs or one of each, and 2 caged birds. Pets are not permitted to roam unleashed on the common elements. The "stoop & scoop" policy must be followed at all times and in all areas in the community. Residents should encourage their pets to "use" paved areas or the area adjacent to the perimeter fence on Lakeside Vista, in order to avoid ugly brown patches appearing in the grass. Residents should ensure that their pets do not encroach on the exclusive use of lawn, gardens and patio areas of other residents. No pet that is deemed by the Board or the manager (in their absolute discretion) to be causing excessive noise or damage to the common elements or is dangerous or is otherwise a nuisance shall be kept by any owner in any unit or in any part of the common elements. Should a pet owner fail to clean up after his pet as aforesaid, then the pet shall be deemed to be a nuisance, and the owner of said pet shall within two weeks after receiving a written request from the Board (or the manager) to remove such pet, permanently remove such pet from the property.
- 25.** No unit owner shall permit or suffer the infestation of his or her unit (or any exclusive use common element areas appurtenant thereto) by pests, insects, rodents or other vermin. Failure to comply with the foregoing, or the failure to report such infestation to the Board as soon as the owner is aware of same, will render such owner liable for all costs and expenses incurred in having to eradicate such infestation.
- 26.** All costs and damages incurred by the Corporation as a result of a breach of the rules by any owner (or by the residents, tenants, invitees or licensees of the owner's unit) shall be borne by such owner, and be recoverable by the Corporation against such owners in the same manner as common expenses.
- 27.** Growing or cultivation of any cannabis plants is prohibited anywhere in the condominium property, including without limitation, within any unit or the common elements.

Dup

PROPERTY OF THE
REGISTRY OFFICE

OFFICE SCHEDULE

<p>Number YR <u>1925576</u> CERTIFICATE OF RECEIPT</p> <p>DEC 17 2012 13:45</p> <p>YORK REGION No. 65 NEWMARKET</p> <p><i>[Signature]</i> LAND REGISTRAR</p>	<p>DECLARATION CONDOMINIUM ACT, 1998</p>
---	---

**YORK REGION STANDARD CONDOMINIUM PLAN NO. 1217
 NEW PROPERTY IDENTIFIER'S BLOCK 29748**

**RECENTLY: Blocks 29416, 29416, 29463, 29511, 29591,
 29632, 29656, 29687 and 29695**

DECLARANT: York Region Condominium Corporation No. 885
 York Region Condominium Corporation No. 906
 York Region Condominium Corporation No. 932
 York Region Standard Condominium Corporation No. 980
 York Region Standard Condominium Corporation No. 1060
 York Region Standard Condominium Corporation No. 1101
 York Region Standard Condominium Corporation No. 1125
 York Region Standard Condominium Corporation No. 1156
 York Region Standard Condominium Corporation No. 1164

<p>SOLICITOR: B. Chris Langlotz Simpson Wigle LAW LLP</p>
<p>ADDRESS: 1 Hunter Street East, Suite 200 Hamilton, ON L8N 3W1</p>
<p>PHONE: 905-528-8411 FAX: 905-528-9008</p>

No. OF UNITS 429

FEES: \$70.00 + (\$5.00 x number of units) = \$2,215.00

1

DECLARATION OF THE AMALGAMATED CORPORATION

THIS DECLARATION (hereinafter called the "Declaration") is made and executed pursuant to the provisions of the Ontario *Condominium Act, 1998*, as amended, and the regulations made thereunder (all of which are hereinafter referred to as the "Act"), by:

YORK REGION CONDOMINIUM CORPORATION NO. 885

YORK REGION CONDOMINIUM CORPORATION NO. 906

YORK REGION CONDOMINIUM CORPORATION NO. 932

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 980

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1060

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1101

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1125

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1156

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1164

(Hereinafter called "the Amalgamating Corporations" and referred to collectively herein as "the Corporation", being the single legal entity created upon registration of this Declaration and Description).

WHEREAS the Amalgamating Corporations are each freehold standard condominium corporations situate in the Regional Municipality of York, and being more particularly described in Schedule "A", and in the Description submitted herewith by the Amalgamating Corporations for registration in accordance with Part VII of the Act.

AND WHEREAS the Amalgamating Corporations include link homes, semi-detached homes, bungalows and clubhouses constructed upon the said lands containing a total of four hundred and twenty-five (425) residential dwelling units and four (4) recreational units. The recreational units are units 42, 168, 238 and 314 on level 1.

AND WHEREAS the Amalgamating Corporations intend that the said lands together with all interest appurtenant to the lands and the said buildings constructed thereon as described in the Description shall be governed by the Act.

AND WHEREAS the Amalgamating Corporations intend to amalgamate and thereby create a single freehold standard condominium corporation as defined by the Act;

NOW, THEREFORE, THE AMALGAMATING CORPORATIONS HEREBY DECLARE AS FOLLOWS:

ARTICLE I - INTRODUCTION

1.1 Definitions

The terms used in the Declaration shall have the meanings ascribed to them in the Act unless the Declaration specifies otherwise or unless the context otherwise requires, and in particular:

- (a) Board means the Corporation's Board of Directors;
- (b) By-laws means the by-laws of the Corporation enacted from time to time;
- (c) Common Elements means all the property, except the units;
- (d) Common Interest means the interest in the Common Elements appurtenant to a unit;
- (e) Completed Condominiums means York Region Condominium Plan No. 885, York Region Condominium Plan No. 906, York Region Condominium Plan No. 921, York Region Condominium Plan No. 933, York Region Condominium Plan No. 932, York Region Condominium Plan No. 980, York Region Condominium Plan No. 1032, York Region Condominium Plan No. 1060, York Region Condominium Plan No. 1101, York Region Condominium Plan No. 1125, York Region Condominium Plan No. 1156, York Region Condominium Plan No. 1164, and this Corporation;
- (f) Condominium or Corporation means the freehold standard condominium that is described in this Declaration;
- (g) Gatehouse means a gatehouse structure and certain lands surrounding such structure located within the Shared Facilities;
- (h) Greenbelt means an open space, landscaped recreation area forming part of the Development Lands;
- (i) Lakeside Vista means the existing private road described as Blocks 3, 4 and 7, Plan 65M-3 103 and Blocks 10 and 27, Plan 65M-3482, which road connects around Swan Lake to Swan Park Road;
- (j) Other Completed Condominiums means York Region Condominium Plan No. 921, York Region Condominium Plan No. 933 and York Region Condominium Plan No. 1032;
- (k) Other Shared Common Element Areas means the outdoor landscaped area on grade level constituting the common element areas of each condominium corporation and each future condominium corporation comprising Swan Lake Village, excluding any exclusive use common element areas;
- (l) Owner means the Owner or Owners of the freehold estate or estates in a unit and common interest, but does not include a mortgagee unless in possession;
- (m) Property means the land and interest appurtenant to the land described in the description and Schedule "A" annexed hereto, and includes any land and interests appurtenant to land that are added to the Common Elements;
- (n) Proportionate Ownership Interest means a condominium corporation's percentage of ownership interest in the Shared Facilities which shall be equal to the percentage of units contained in the condominium corporation in relation to the total number of units contained within Swan Lake Village;
- (o) Proportionate Share of the Shared Facilities Costs means the Corporation's share of the cost of owning, operating, maintaining, repairing, using and/or replacing the Shared Facilities;
- (p) Rules means rules passed by the Board of the Corporation and becoming effective pursuant to Section 58 of the Act;

- (q) Satellite Recreation Centre means the recreation centres located within the Corporation;
- (r) Shared Facilities means and includes the assets of the Committee, the common interior roadways among the Completed Condominiums, the Gatehouse, the Satellite Recreation Centres, the Greenbelt, Lakeside Vista, the Swan Club, visitors' parking, shared servicing systems between the Completed Condominiums and the Other Shared Common Element areas;
- (s) Shared Facilities Agreement and any Amendments thereto or Assumption Agreements thereof means a certain Agreement or Agreements that have been entered into *inter alia* among the Amalgamating Corporation and the Other Completed Corporations comprising Swan Lake Village, and the Owner(s) of the Future Development Lands and the Future Condominium Corporations, which in relation to the Shared Facilities, including, but without limiting the generality of the foregoing terms and provisions relating to the integrated use, operation, maintenance, cost sharing and repair of certain shared services, areas, facilities and/or equipment as defined and more particularly set out therein;
- (t) Shared Facilities Budget means the budget which the Committee is required to prepare at least annually in respect of the costs and expenses of owning, operating, maintaining, repairing, using and/or replacing the Shared Facilities for the ensuing year including a capital account (reserve fund) for major repair and replacement of the components of the Shared Facilities, the contributions in respect of which shall be calculated on the basis of expected repair, replacement costs and life expectancy of such components of the Shared Facilities as are reasonably expected to provide sufficient funds for major repair and replacement of the Shared Facilities;
- (u) Shared Facilities Costs means the costs including of operating, maintaining, repairing and inspecting the Shared Facilities;
- (v) Swan Lake Village Community Recreation Centre, or the Swan Club means a building and surrounding lands for recreational and social purposes which include an indoor swimming pool, billiard room, library, small auditorium and certain other social facilities;
- (w) Swan Lake Village means the Amalgamating Corporations, the Other Completed Condominiums the Shared Facilities and any future shared facilities as maybe created;
- (x) Unit means a part or parts of the land included in the Description, and designated as a unit by the description and comprises the space enclosed by its boundaries and all the material parts of the land within this space in accordance with the Declaration and the Description. For greater certainty, the definition "unit" relating to the duties to repair and maintain under Sections 89 and 90 of the Act and this Declaration shall extend to all improvements made by the Declarant in accordance with its structural plans, notwithstanding that some of such improvements may be made after registration of the Declaration;
- (y) Village Amenities Committee or Committee means a committee comprised of representatives of each Completed Condominium, which committee will have the responsibility of the operation, management, maintenance, repair and replacement of the Shared Facilities;

1.2 Statement of Intention

The Amalgamating Corporations intend that the lands described in Schedule "A" and in the Description and the interests appurtenant to the said lands (the "lands") shall be governed by the Act.

1.3 Standard Condominium

The registration of this Declaration and the Description will create a freehold standard condominium corporation.

1.4 Consent of Encumbrancers

The consent of persons having registered mortgages against the land or interests appurtenant to the land described in Schedule "A" is not required to be contained in a Schedule "B" to this Declaration.

1.5 Boundaries of Units and Monuments

- (a) The monuments controlling the extent of the units are the physical surfaces mentioned in the boundaries of the units set forth in Schedule "C" attached hereto.
- (b) Each dwelling unit shall include all pipes, wires, cables, conduits, ducts and mechanical or similar apparatus that supply any service to that particular unit only and that lie within the unit boundaries as hereinbefore set out, and shall specifically include the heating/cooling apparatus (and all appurtenant equipment thereto) comprising the heating/air conditioning system servicing the said unit (whether same is installed or located within or beyond the aforementioned boundaries of said unit).
- (c) Without limiting the generality of the foregoing, each dwelling unit shall include:
 - (i) all electrical receptacles, intercom and alarm controls, if any, (excluding only the cable servicing such controls), ventilation fans, lighting fixtures lying within suspended ceilings and similar apparatus that supply any service to that particular unit only and that lie within or outside of the unit boundaries as hereinbefore set out;
 - (ii) any gas appliance fireplace including all pipes, ducts and flues appurtenant thereto located within the aforementioned boundaries of said unit; and
 - (iii) the shut off valve for the water supply pipe that provides water to the exterior hose bib, including pipes attached thereto that lie within the units boundaries as hereinbefore set out.
- (d) In the vicinity of the electrical receptacles, intercom and alarm controls and electrical panel the unit boundary shall be the exterior or backside surface of the metal housing enclosing said electrical receptacles, intercom and alarm controls and electrical panel.
- (e) Notwithstanding anything hereinbefore provided to the contrary, each dwelling unit shall exclude:
 - (i) all concrete, concrete block or masonry portions of load bearing walls or columns located within the units hereinbefore defined, and as illustrated on Part 1, Sheet 1, of the Description filed concurrently herewith;

- (ii) all pipes, wires, cables, conduits, ducts and mechanical or similar apparatus that supply any service to more than one unit, or to the Common Elements, or that may lie within the boundaries of any particular unit as hereinbefore set out but which do not service that particular unit; and
- (iii) In the vicinity of such columns or ducts that are defined in subparagraph 1.5(e)(i) above, the unit boundary shall be the backside surface of the of the drywall forming or enclosing said columns or ducts.

1.6 Common Interest and Common Expenses Allocation

Each Owner shall have an undivided interest in the Common Elements as a tenant in common with all other Owners and shall contribute to the common expenses for all non-reserve fund contributions in the proportions set forth opposite each unit number in Schedule "D1" attached hereto. The total of the proportions of the common interest, and the contributions to the common expenses, shall each be one hundred (100%) percent.

Each Owner shall contribute to the reserve fund portion of the common expenses by contributing to the segregated Reserve Funds in the proportions set forth opposite each unit in Schedules "D2" through "D10" attached hereto.

1.7 Exclusive Use Common Elements

Subject to the provisions of the Act and the Declaration, the Owner of each unit shall have the exclusive use of those parts of the Common Elements as set forth in Schedule "F" attached hereto.

1.8 Mailing Address and Address for Service

The address for service and mailing address of the Corporation shall be:

c/o Management Office
75 Augusta Drive Way
Markham, Ontario L6E 2A2

or such other address as the Corporation may determine by resolution of the Board.

1.9 Duties of the Corporation

In addition to the Corporation's duties under the Act, the duties of the Corporation shall include, but shall not be limited to, the following:

- (a) To comply with all of the covenants, conditions, restrictions, agreements, terms and provisions contained in the Shared Facilities Agreement, in addition to any requirements set forth in the Act, this Declaration or the by-laws or rules of the Corporation;
- (b) not to do anything, or permit anything to be done which would obstruct any right, privilege, easement or benefit given to any person under the Shared Facilities Agreement;
- (c) to appoint in writing a representative to be a member of The Village Amenities Committee;
- (d) to adopt and be bound by the Shared Facilities Budget from time to time and to incorporate this Corporation's Proportionate Share of the Shared Facilities Budget into this Corporation's annual budget from time to time;

- (e) to make timely contributions of this corporation's proportionate share of the Shared Facilities Costs from time to time;
- (f) to control, manage and administer the common elements and the assets of the Corporation subject to the provisions of this Declaration and the Shared Facilities Agreement.

ARTICLE II – SPECIFICATION OF COMMON EXPENSES

2.1 Meaning of Common Expenses

Common expenses means the expenses of the performance of the objects and duties of the Corporation, and any other costs and expenses designated as common expenses or as additional contributions in this Declaration, and without limiting the generality of the foregoing, shall include those expenses, costs and sums of money set forth in Schedule "E" attached hereto.

2.2 Payment of Common Expenses

Each Owner, including the Declarant of any of the Amalgamating Corporations, shall pay to the Corporation his proportionate share of the common expenses, and the assessment and collection of the contributions toward the common expenses may be regulated by the Board pursuant to bylaws of the Corporation.

2.3 Reserve Funds

- (a) The Corporation shall establish and maintain nine separate reserve funds and shall collect from the Owners in the manner set out in Schedules "D2" through "D10" as part of his/her contribution towards the common expenses, amounts that are reasonably expected to provide sufficient funds for major repairs and replacement of Common Elements and assets of the Corporation, all in accordance with the provisions of the Act. Each fund shall be used only for the major repair and replacement of that portion of the common elements and assets which were formerly a part of that amalgamating corporation. Schedule D2 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Condominium Corporation No. 885. Schedule D3 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Condominium Corporation No. 906. Schedule D4 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Condominium Corporation No. 932. Schedule D5 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Standard Condominium Corporation No. 980. Schedule D6 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Standard Condominium Corporation No. 1060. Schedule D7 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Standard Condominium Corporation No. 1101. Schedule D8 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Standard Condominium Corporation No. 1125. Schedule D9 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Standard Condominium Corporation No. 1156 and Schedule D10 sets out contribution proportions in respect of the common elements and assets which were formerly part of York Region Standard Condominium Corporation No. 1164.
- (b) Unless changed by an amendment to this Declaration the Corporation shall maintain nine (9) segregated Reserve Fund Accounts as set out in Schedules "D2" through "D10". Upon amalgamation each

Amalgamating Corporation shall transfer its current Reserve Fund to the Segregated Reserve Fund Account designated for it in Schedules "D2" through "D10" and thereafter, the units shall contribute to the segregated reserves using the percentages as set out in Schedules "D2" through "D10".

- (c) No part of the reserve funds shall be used except for the purposes for which the fund was established. The amounts of each of the reserve funds shall constitute assets of the Corporation and shall not be distributed to any Owner except on termination of the Corporation.
- (d) Within the ten year period next following registration of this declaration, neither the Corporation nor its board of directors shall :
 - (i) approve of or make any amendment to the declaration; or
 - (ii) make a court application to amend the declaration; or
 - (iii) apply to the Director of Titles to amend the declaration;

the effect of which would be to cause the nine segregated reserve fund accounts contemplated herein to be consolidated into a single reserve fund account.

2.4 Status Certificate

The Corporation shall provide a status certificate and accompanying statement and information in accordance with Section 76(1) of the Act, and the regulations, to any person requesting one, subject to receipt of the prescribed fee by the Corporation.

ARTICLE III - OCCUPATION AND USE OF COMMON ELEMENTS

3.1 General Use

- (a) Each Owner may make reasonable use of and has the right to enjoy the whole or any part of the Common Elements, subject to any conditions or restrictions set out in the Act, the Declaration, the Corporation's by-laws (the "by-laws") and the rules. However, no condition shall be permitted to exist and no activity shall be carried on in any Unit or on the Common Elements that is likely to damage the property or that will unreasonably interfere with the use or enjoyment by other Unit Owners of the Common Elements and the other Units.
- (b) No Owner shall make any change or alteration to an installation upon the Common Elements, or maintain, decorate, alter or repair any part of the Common Elements without obtaining the written approval of the Corporation in accordance with the Act. The foregoing shall not prevent (took out Declarant) any of the Amalgamating Corporations from using any portion of the Common Elements for the purpose of promoting sales of Units of this condominium project or any other condominium project being developed by the Declarant, its affiliates or associated entities, including the right to make structural changes and alterations provided the portion of the Common Elements so used are restored to their original condition after such use thereof by the Declarant,
- (c) No animal, livestock or fowl, other than those household domestic pets as permitted pursuant to Part Four of this Declaration are permitted to be on or about the Common Elements, including the exclusive use Common Elements, except for ingress to and egress from a Unit. All dogs and cats must be kept under personal supervision and control and held by leash at all times during ingress and egress from a Unit and while on the Common Elements. No more than two (2) cats or two (2) dogs or one (1) cat and one (1) dog may be kept in any Unit. Notwithstanding the generality of the foregoing, no pet deemed by the Board, in his/her sole and absolute discretion, to be a nuisance to the

residents of the Corporation is permitted to be on or about the Common Elements.

3.2 Restricted Access

Without the consent in writing of the Board, no Owner shall have any right of access to those parts of the Common Elements used from time to time as utilities areas, building maintenance or storage areas, manager's offices, areas for operating machinery, or any other parts of the Common Elements used for the care, maintenance or operation of the property.

3.3 Modification of Common Elements and Assets

- (a) No Owner shall make any change or alteration to the Common Elements whatsoever, including any installation(s) thereon, nor alter, decorate, renovate, maintain or repair any part of the Common Elements (except for maintaining those parts of the Common Elements which he or she has a duty to maintain in accordance with the provisions of this Declaration) without obtaining the prior written approval of the Board and having entered into an agreement with the Corporation in accordance with Section 98 of the Act.
- (b) The Corporation may make an addition, alteration, or improvement to the Common Elements, a change in the assets of the Corporation or a change in a service that the Corporation provides to the Owners in accordance with subsections 97(2) and (3) of the Act.
- (c) The Corporation may, by a vote of Owners who own at least sixty-six and two thirds (66 2/3%) percent of the Units, make a substantial addition, alteration or improvement to the Common Elements, a substantial change in the assets of the Corporation or a substantial change in a service the Corporation provides to the Owner in accordance with subsections 97(4), (5) and (6) of the Act.

3.4 Visitor Parking

The parking spaces located within the visitors' parking of the Condominium shall be available for use by visitors to the Corporation or to the other completed Condominiums. These parking spaces may not be leased or sold to any Owner or otherwise assigned. The visitor parking areas shall be maintained by the Corporation, and shall be used by visitors for the parking of his/her motor vehicles and shall not be used for any other purpose whatsoever. Each parking space shall be individually designated as parking by means of clearly visible signs.

ARTICLE IV - OCCUPATION AND USE OF UNITS

4.1 General Use

The occupation and use of the Units shall be in accordance with the following restrictions and stipulations:

- (a) Each dwelling Unit shall be occupied and used only as a private single family residence, in accordance with the terms of the Declaration and bylaws of the Corporation, and for no other purpose. For the purpose of these restrictions "single family residence" means a unit occupied or intended to be occupied as a residence by only one family, including guests and containing one kitchen, provided that no roomers or boarders are allowed. A "boarder" for the purpose of these restrictions is a person whom room and board are regularly supplied for consideration and a "roomer" is a person for whom room is regularly supplied for consideration;

- (b) The number of persons occupying a unit shall be restricted to two (2) at any time subject to the following exceptions:
- (i) Up to an additional two further permanent occupants where such occupants are related dependants under a physical or mental disability (e.g. handicapped children, elderly parents); or
 - (ii) Up to an additional two further occupants where such occupants are related dependants who are residing in the premises on a temporary basis. The word temporary shall mean no longer than ninety (90) days unless the Board of Directors has approved a longer period; or
 - (iii) Up to an additional two further occupants where there is need for live-in certified caregivers to meet the needs of the owners.

The total number of persons residing on a permanent or temporary basis in a unit at any given time shall not exceed four (4) persons.

- (c) No Unit shall be occupied or used by anyone in such a manner as to result in the cancellation or threat of cancellation, or an increase in any premium or rate, of any policy of insurance referred to in the Declaration.
- (d) The Owner of each unit shall comply with and shall require all residents, tenants, invitees and licensees of his or her Unit to comply with the Act, the Declaration, the by-laws and rules.
- (e) No Owner shall make any structural change or alteration in or to his Unit, no portion of a residential unit shall be partitioned or divided for separate dwelling purposes by an owner without the consent of the Board of Directors; (I separated the paragraphs here)
- (f) No owner shall install, remove, extend or otherwise alter any structure or boundary wall, floor, exterior door, window or air conditioning system or make any change to any installation upon the Common Elements, or maintain, decorate, alter or repair any part of the Common Elements, except for maintenance of those parts of the Common Elements which the Owner has the duty to maintain, without the prior written consent in writing of the Board. The Board shall have the right to require the removal of anything which contravenes this provision, it being the intent of the Corporation to maintain an aesthetically appealing and generally uniform appearance with respect to the buildings and improvements which are part of the Corporation.
- (g) In the event that any animal or pet is deemed to be a nuisance, danger or potential danger to other residents by the Board or the Property Manager appointed by the Board, in the sole and absolute discretion of such party, the Owner or occupant shall permanently remove such pet from his Dwelling Unit and the Property within two (2) weeks of receiving written notice from the Board or the property manager requesting the removal of such pet or animal. Owners shall be responsible for cleaning up after his/her pets.
- (h) In the event the Board determines, in its sole discretion, acting reasonably, that any noise, odour or offensive action is being transmitted to another Unit and that such noise, odour or offensive action is an annoyance and/or a nuisance and/or disruptive (regardless of whether that Unit is adjacent to or wherever situated in relation to the offending Unit), then the Owner of such unit shall at

his/her own expense take such steps as shall be necessary to abate such noise, odour or offensive action to the satisfaction of the Board. In the event the Owner of such Unit fails to abate the noise, odour or offensive action, the Board shall take such steps as shall be necessary to abate the noise, odour or offensive action and the Owner shall be liable to the Corporation for all expenses incurred by the Corporation in abating the noise, odour or offensive action, which expenses are to include solicitor's fees calculated on a substantial liability basis which shall be deemed to be additional contributions to Common Expenses and recoverable as such.

- (i) No Owner of a unit shall install an exterior aerial, antenna, or satellite dish on the Property, including Units and Common Elements.
- (j) No barbecues may be used indoors.
- (k) No change shall be made in the colour of any exterior glass, window, door or screen of any Unit except with the prior written consent of the Board. Each Owner shall ensure that nothing is affixed, attached to, hung, displayed or placed on the exterior walls, including but not limited to awnings and/or storm shutters, doors or windows of the building, except with the prior written consent of the Board, and further, when approved, subject to the rules and compliance with section 98 of the Act. All shades or other window coverings shall be white or off white when visible from the outside and all draperies shall be lined in white or off white to present a uniform appearance to the exterior of the buildings.

ARTICLE V - LEASING OF UNITS

5.1 Notification of Lease

Where an Owner leases his/her Unit, the Owner shall within thirty (30) days of entering into a lease or a renewal thereof:

- (a) notify the Corporation through its property manager that the Unit is leased;
- (b) provide the Corporation with the lessee's name, the Owner's address and a copy of the lease or renewal or a summary of it in accordance with Form 5 as prescribed by Section 40 of Regulation 49/1;
- (c) provide the lessee with a copy of the Declaration, By-Laws and Rules of the Corporation and obtain from the tenant an acknowledgement and agreement, in the Corporation's form, that the tenant acknowledges that he/she is residing in a condominium and agrees to abide by the terms of the Declaration, Bylaws and Rules;
- (d) if a lease of the Unit is terminated or not renewed, the Owner shall notify the Corporation in writing;
- (e) any lease of a unit must be for a minimum term of 12 months;
- (f) No tenant shall be liable for the payment of common expenses unless notified by the Corporation that the Owner is in default of payment of common expenses, in which case the tenant shall deduct, from the rent payable to the Owner, the Owner's share of the common expenses and shall pay the same to the Corporation;
- (g) An Owner leasing his/her Unit shall not be relieved thereby from any of his/her obligations with respect to the Unit, which shall be joint and several with his/her tenant.

ARTICLE VI - MAINTENANCE AND REPAIRS

6.1 Maintenance and Repairs to Units

Each Owner shall maintain his/her Unit and, subject to the provisions of the Declaration, each Owner shall repair his/her Unit after damage, all at his/her own expense. Each Owner shall be responsible for all damages to any and all other Units and to the Common Elements, which are caused by the failure of such Owner to so maintain and repair his/her Unit, save and except for any such damages for which the cost of repairing same may be recovered under any policy of insurance held by the Corporation without inordinately increasing the premium payable for such insurance as determined by the Board in its sole discretion. Each Owner shall forthwith reimburse the Corporation for repairs to any part of the Common Elements caused by any negligence or intentional misconduct of the Owner or any member of his/her family or any tenant, invitee or licensee of his/her Unit, to the extent that the costs thereof may not be recovered under any policy of insurance held by the Corporation without inordinately increasing the premium payable for such insurance as determined by the Board in its sole discretion.

The Corporation shall make any repairs that an Owner is obligated to make and that they do not make within a reasonable time, after ten (10) days' written notice is given to such Owner by the Corporation. In such event, an Owner shall be deemed to have consented to having repairs done to his/her Unit by the Corporation. The Owner shall reimburse the Corporation in full for the cost of such repairs, including any legal costs calculated on a substantial liability basis or other collection costs incurred by the Corporation in order to collect the costs of such repairs, and all such costs shall bear interest at the rate of eighteen (18%) percent per annum or such other rate as the Board may by resolution and acting reasonably from time to time approve until paid by the Owner. The Corporation may collect such costs in such instalments as the Board may decide upon, which instalments shall be added to the monthly contributions towards the common expenses of such Owner, after receipt of written notice from the Corporation thereof, and shall be treated in all respects as additional common expenses, and recoverable as such.

6.2 Maintenance and Repairs to Common Elements

The Corporation shall maintain and repair after damage to the Common Elements other than as herein provided. The Corporation shall have a right of access to the Units for the purpose of inspecting, repairing and maintaining the Common Elements, the utilities and the servicing of the utilities whether or not such utilities are located within the Common Elements.

ARTICLE VII - INSURANCE

7.1 Insurance Maintained by the Corporation

(a) Fire and Extended Risks:

The Corporation shall obtain and maintain to the extent obtainable insurance against damage by fire and major perils as defined in the Act, and insurance against such other perils or events as the Board may from time to time deem advisable in respect of its obligation to repair and in respect of the Unit Owner's interest in the Units and Common Elements, and the Unit Owner's obligation to repair any damage to:

- i. the Common Elements;
- ii. personal property owned by the Corporation, excluding furnishings, furniture, and other personal property supplied or installed by the Owners; and

in an amount equal to the full replacement cost of such real and personal property, and such Units, without deduction for depreciation. This insurance may be subject to a loss deductible clause.

(b) Public Liability Insurance:

The Corporation shall obtain and maintain to the extent obtainable public liability and property damage insurance, with limits to be determined by the Board, insuring the corporation against its liability resulting from breach of duty as occupier of the Common Elements, or arising from the Ownership, use or operation, by or on its behalf, of machinery, and motor vehicles.

(c) General Provisions re Policies of Insurance:

Such policy or policies of insurance will insure the interest of the Corporation and the Owners from time to time, as his/her respective interests may appear, with mortgage endorsements which shall be subject to the provisions of this Declaration and the insurance trust agreement, if applicable, and shall contain if obtainable the following provisions:

- i. proceeds arising from any loss shall be payable to an insurance trustee, save and except that when the amount receivable from the Insurer for any loss arising out of any one occurrence does not exceed one hundred thousand (\$100,000.00) dollars the proceeds of such loss shall be payable to the Corporation or as it may direct and not to the insurance trustee;
- ii. waivers of subrogation against the Corporation, its manager, agents, employees and servants, and against the Owners and any resident, tenant, invitee or licensee of a Unit, except for damage arising out of arson and/or fraud caused by any one of the above;
- iii. such policy or policies of insurance shall not be cancelled or substantially modified without at least sixty (60) days' written notice sent by registered mail to all parties whose interests appear thereon, and to the insurance trustee, if any;
- iv. waivers of any defence based on co-insurance or of invalidity arising from any contact, act or omission, or breach of a statutory condition, by any insured or mortgagee in possession;
- v. provision that the same shall be primary insurance in respect to any other insurance carried by an Owner; and
- vi. waiver of the insurer's option to repair, rebuild or replace in the event that after damage the government of the property is terminated pursuant to the Act.

7.2 General Provisions Regarding the Condominium Insurance

- (a) Prior to obtaining any policy or policies of insurance under this Part, or any renewal or renewals thereof, or at such other times as the Board may deem advisable, the Board shall obtain an appraisal from an independent qualified appraiser of the full replacement cost of the property for the purpose of determining the amount of insurance to be effected pursuant thereto, and the cost of such appraisal shall be a common expense.;
- (b) The Corporation, its Board and its officers, shall have the exclusive right, on behalf of itself and as agents for the Owners, to adjust any loss and settle any claims with respect to all insurance placed by the Corporation and to give such releases as are required and any claimant, including the Owner of a damaged Unit, shall be bound by such adjustment. Provided, however, that the Board may, in writing, authorize an Owner to adjust any loss to his Unit;

- (c) Every mortgagee shall be deemed to have agreed to waive any rights to have proceeds of any insurance applied on account of the mortgage, where such application would prevent application of the insurance in satisfaction of an obligation to repair. This paragraph (c) shall be read without prejudice to the right of any mortgagee to exercise the right of an Owner to vote or to consent, if the mortgage itself contains such a provision, and also the right of a mortgagee to receive the proceeds of any insurance policy if the property is not repaired;
- (d) A certificate or memorandum of all insurance policies and endorsements thereto shall be issued as soon as possible to each Owner. Renewal certificates or certificates of new insurance policies shall be furnished to each Owner, and renewal certificates or certified copies of new insurance policies shall be furnished to each mortgagee of record no later than ten (10) days before the expiry of any current insurance policy. The master policy for any insurance coverage shall be kept by the Corporation in its offices, available for inspection by an Owner or mortgagee on reasonable notice to the Corporation; and
- (e) No insured, other than the Corporation, shall be entitled to amend any policy or policies of insurance obtained and maintained by the Corporation, or to direct that loss shall be payable in any manner other than as provided in the Declaration.

7.3 Indemnity Insurance

Subject to the Act, the Corporation may at the discretion of the Board obtain and maintain insurance for the benefit of directors or officers of the Corporation in order to indemnify them against any liability, cost, charge or expense ("liabilities") incurred by them in the execution of his/her duties, provided that such insurance shall not indemnify them against liabilities incurred by them as a result of a contravention of Section 24(1) of the Act.

7.4 Insurance Maintained by the individual Unit Owners

It is acknowledged that the forgoing insurance is the only insurance required to be obtained and maintained by the Corporation and that the following insurance, or any other insurance if deemed necessary or desirable by any Owner, may be obtained and maintained by such Owner:

- (a) Insurance on the Units, including any additions or improvements made by an Owner to his/her Unit and for furnishings, fixtures, equipment, decorating and personal property and chattels of the Owner contained within his/her Unit, and his/her personal property and chattels stored elsewhere on the property, including his/her automobile or automobiles and for loss of use and occupancy of his/her Unit in the event of damage. Such policy or policies of insurance shall contain waivers of subrogation against the Corporation, its manager, agents, employees and servants, and against the other Owners and any tenants, invitees or licensees of such other Units, except for any damage arising from vehicle impact, arson, and/or fraud caused or contributed by any of the above; and
- (b) Public liability insurance covering any liability of any Owner or any tenant, invitee or licensee of his/her Unit, to the extent not covered by any public liability and property damage insurance obtained and maintained by the Corporation and arising from each Owner's Ownership and/or use.

7.5 Indemnification by Owners

Each Owner shall indemnify and save the Corporation harmless from any loss, costs, damage, injury or liability which the Corporation may suffer or incur resulting from or caused by any act or omission of such Owner, any member of his/her household or any tenant, invitee or licensee of his/her Unit, to the Common Elements or to any Unit, or resulting from a contravention by such Owner or any member of his/her household, or by his/her tenants, invitees or licensees of any municipal, zoning or building by-law or regulation or of this Declaration, the Bylaws and any rules of the Corporation (including legal costs incurred by the Corporation calculated on a substantial liability basis and all such costs shall bear interest at the rate of eighteen percent (18%) per annum), except for any loss, costs, damage, injury or liability caused by an insured (as defined in any policy of insurance) and insured against by the Corporation, provided the premium payable for such insurance will not be inordinately increased as determined by the Board in its sole discretion. All payments to be made pursuant to this Section are deemed to be additional contributions toward the common expenses payable by such Owner and recoverable as such, such Owner being responsible for 100% of such payment.

ARTICLE VIII - GENERAL MATTERS

8.1 Rights of Entry

- (a) The Corporation or any insurer of the property or any part thereof, his/her respective agents, employees or authorized representatives, or any other person authorized by the Board, shall be entitled to enter into any Unit at all reasonable times and upon giving reasonable notice, for the purposes of making inspections, adjusting losses, making repairs, correcting any condition which violates the provisions of any insurance policy or policies, remedying any condition which might result in damage to the property or carrying out any duty imposed upon the Corporation;
- (b) The Corporation, its agents, employees, authorized representatives and others authorized by the Board shall have the right to enter any Unit at all reasonable times and upon giving reasonable notice to install, maintain, repair or inspect any metering devices, installations or equipment necessary for the providing or monitoring of utilities or services to the other Units or the Common Elements. In case of an emergency, any agent, employee or authorized representative of the Corporation may enter a Unit at any time without notice, for the purpose of repairing the Unit, Common Elements, or for the purpose of correcting any condition which might result in damage or loss to the property or any assets of the Corporation. The Corporation or anyone authorized by it may determine whether such an emergency exists;
- (c) If any Owner, resident or tenant of a Unit shall not be personally present to grant entry to such Unit, the Corporation, or its agents, may enter upon such Unit without rendering it, or them, liable to any claim or cause of action for damages by reason thereof, provided that they exercise reasonable care;
- (d) Owners shall give a key to his/her unit to the property management firm. The key will be secured in a safe place and will only be released to the Owner, his/her authorized agent, property manager or his/her agent in the event of an emergency.
- (e) The rights and authority hereby reserved to the Corporation, any insurer as aforesaid, and his/her respective agents, employees or authorized representatives, do not impose upon them any responsibility or liability whatsoever for the care or supervision of any Unit except as specifically provided in the Declaration or the by-laws.

8.2 Application

All present and future Owners, tenants and residents of Units, his/her families, guests, invitees and licensees, shall be subject to and shall comply with the provisions of the Act, this Declaration, the by-laws and rules of the Corporation.

The acceptance of a deed or transfer, or the entering into a lease, or the entering into occupancy of any Unit, shall constitute an agreement that the provisions of the Act, this Declaration, the by-laws and rules, as amended from time to time, are accepted and ratified by such Owner, tenant, or resident, and all of such provisions shall be deemed to be taken to be covenants running with the Unit and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated in full in each and every such deed or transfer or lease or occupancy agreement.

8.3 Invalidity

Each of the provisions of this Declaration shall be deemed 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 Declaration.

8.4 Waiver

The failure to take action to enforce any provision contained in the Act, the Declaration, the by-laws or the rules of the Corporation, irrespective of the number of violations or breaches which may occur, shall not constitute a waiver of the right to do so thereafter, nor be deemed to abrogate or waive any such provision.

8.5 Construction of Declaration

This Declaration shall be read with all changes of number and gender required by the context.

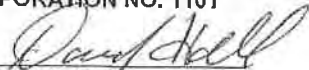
8.6 Headings

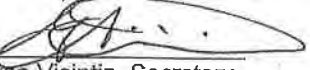
The headings in the body of this Declaration form no part of the Declaration but shall be deemed to be inserted for convenience of reference only.

8.7 Compliance


The signing officers of each of York Region Condominium Corporation No. 885, York Region Condominium Corporation No. 906, York Region Condominium Corporation No. 932, York Region Standard Condominium Corporation No. 980, York Region Standard Condominium Corporation No. 1060, York Region Standard Condominium Corporation No. 1101, York Region Standard Condominium Corporation No. 1125, York Region Standard Condominium Corporation No. 1156 and York Region Standard Condominium Corporation No. 1164, as set out below hereby certify that their respective condominium corporations have complied with section 120 of the Act and the regulations made under it.


**YORK REGION STANDARD CONDOMINIUM
CORPORATION NO. 1101**

Per: 
David Hall, Director


Per: 
George Visintin, Secretary
"We have authority to bind the Corporation"

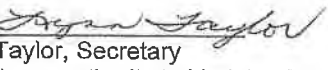
**YORK REGION STANDARD CONDOMINIUM
CORPORATION NO. 1125**

Per: 
Pier Stefan, President

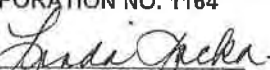
Per: 
Jacquie Stein, Secretary
"We have authority to bind the Corporation"

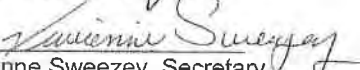
**YORK REGION STANDARD CONDOMINIUM
CORPORATION NO. 1156**

Per: 
Sue Walsh, President

Per: 
Lyn Taylor, Secretary
"We have authority to bind the Corporation"

**YORK REGION STANDARD CONDOMINIUM
CORPORATION NO. 1164**

Per: 
Linda Jacka, President

Per: 
Vivienne Sweezey, Secretary
"We have authority to bind the Corporation"

SCHEDULE "A"**LEGAL DESCRIPTION**

In the City of Markham, The Regional Municipality of York, being comprised of:

FIRSTLY:**YORK REGION CONDOMINIUM PLAN NO. 885**

being all of P.I.N. Block 29416

SUBJECT to an easement in favour of the Corporation of the City of Markham over the units and common elements of York Region Condominium Plan No. 885 as in Instrument LT1143349.

SUBJECT to an easement in favour of The Corporation of the City of Markham over part of the common elements of York Region Condominium Plan No. 885, designated as Part 1, Reference Plan 65R-18888 as in Instrument LT1143350.

SUBJECT to an easement in favour of The Consumers' Gas Company Ltd. over the units and common elements of York Region Condominium Plan No. 885 as in Instrument LT1162777.

TOGETHER with an easement in favour of the common elements of York Region Condominium Plan No. 885 over all of Blocks 4 and 7, Registered Plan 65M-3103 as in Instrument LT1287165.

TOGETHER with an easement in favour of all units and common elements of York Region Condominium Plan No. 885 for ingress and egress over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

TOGETHER with an easement in favour of all units and common elements of York Region Condominium Plan No. 885 for services and utilities over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

YORK REGION CONDOMINIUM PLAN NO. 906

being all of P.I.N. Block 29437

SUBJECT to an easement for 21 years less one day from October 15, 1999, in favour of Blocks 2, 5 and 7, Registered Plan 65M-3482 and all units and common elements of York Region Standard Condominium Plan No. 1082, save and except Block 52, Registered Plan 65M-3649 for pedestrian and vehicular access and egress over part of the common elements of York Region Condominium Plan No. 906, designated as Part 1, Reference Plan 65R-21815 as in Instrument LT1413233.

SUBJECT to an easement for 21 years less one day from October 15, 1999, in favour of Blocks 2, 5 and 7, Registered Plan 65M-3482 and all units and common elements of York Region Standard Condominium Plan No. 1082, save and except Block 52, Registered Plan 65M-3649 for services and utilities over part of the common elements of York Region Condominium Plan No. 906, designated as Part 1, Reference Plan 65R-21815 as in Instrument LT1413233.

SUBJECT to an easement in favour of The Consumers' Gas Company Ltd. over the units and common elements of York Region Condominium Plan No. 906 as in Instrument LT1272112.

TOGETHER with an easement in favour of the common elements of York Region Condominium Plan No. 906 over all of Blocks 3, 4 and 7, Registered Plan 65M-3103 as in Instrument LT1279256.

TOGETHER with an easement in favour of all units and common elements of York Region Condominium Plan No. 906 for ingress and egress over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

TOGETHER with an easement in favour of all units and common elements of York Region Condominium Plan No. 906 for services and utilities over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

THIRDLY:**YORK REGION CONDOMINIUM PLAN NO. 932**

being all of P.I.N. Block 29463

SUBJECT to an easement in favour of The Consumers' Gas Company Ltd. over the units and common elements of York Region Condominium Plan No. 932 as in Instrument LT1392422.

SUBJECT to an easement in favour of Blocks 2, 5 and 7, Registered Plan 65M-3482 and all units and common elements of York Region Standard Condominium Plan No. 1082, save and except Block 52, Registered Plan 65M-3649 for ingress and egress over part of the common elements of York Region Condominium Plan No. 932 designated as Part 1, Reference Plan 65R-21814 as in Instrument LT1413251.

SUBJECT to an easement in favour of Blocks 2, 5 and 7, Registered Plan 65M-3482 and all units and common elements of York Region Standard Condominium Plan No. 1082, save and except Block 52, Registered Plan 65M-3649 for services and utilities over part of the common elements of York Region Condominium Plan No. 932 designated as Part 1, Reference Plan 65R-21814 as in Instrument LT1413251.

TOGETHER with an easement in favour of all units and common elements of York Region Condominium Plan No. 932 over Block 2, Registered Plan 65M-3482 as in Instrument LT1413234.

TOGETHER with an easement in favour of the common elements of York Region Condominium Plan No. 932 over all of Blocks 3, 4 and 7, Registered Plan 65M-3103 as in Instrument LT1480989.

TOGETHER with an easement in favour of all units and common elements of York Region Condominium Plan No. 932 for ingress and egress over all of Block 25, Registered Plan 65M-3482 as in Instrument YR572996.

TOGETHER with an easement in favour of all units and common elements of York Region Condominium Plan No. 932 for services and utilities over all of Block 25, Registered Plan 65M-3482 as in Instrument YR572996.

FOURTHLY:**YORK REGION STANDARD CONDOMINIUM PLAN NO. 980**

being all of P.I.N. Block 29511

SUBJECT to an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1032 for ingress and egress over part of the common elements of York Region Standard Condominium Plan No. 980 designated as Part 1, Reference Plan 65R-25320 as in Instrument YR224806.

SUBJECT to an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1032 for services and utilities over the common elements of York Region Standard Condominium Plan No. 980 within Block 14, Registered Plan 65M-3482 as in Instrument YR224806.

TOGETHER with an easement in favour of units 47 to 52 inclusive and the common elements of York Region Standard Condominium Plan No. 980 within Block 2, Registered Plan 65M-3103 for ingress and egress over all of Block 3, Registered Plan 65M-3103, as in Instrument LT1357836.

TOGETHER with an easement in favour of units 47 to 52 inclusive and the common elements of York Region Standard Condominium Plan No. 980 within Block 2, Registered Plan 65M-3103 for services and utilities over all of Block 3, Registered Plan 65M-3103, as in Instrument LT1357836.

TOGETHER with an easement in favour of units 1 to 46 inclusive and the common elements of York Region Standard Condominium Plan No. 980 within Block 14, Registered Plan 65M-3482 for ingress and egress over:

Block 3, Registered Plan 65M-3103
 Block 4, Registered Plan 65M-3103
 Block 7, Registered Plan 65M-3103
 and
 Block 10, Registered Plan 65M-3482
 Block 20, Registered Plan 65M-3482
 Block 25, Registered Plan 65M-3482
 Block 27, Registered Plan 65M-3482

as in Instrument LT1594129

TOGETHER with an easement in favour of units 1 to 46 inclusive and the common elements of York Region Standard Condominium Plan No. 980 within Block 14, Registered Plan 65M-3482 for services and utilities over:

Block 3, Registered Plan 65M-3103
 Block 4, Registered Plan 65M-3103
 Block 7, Registered Plan 65M-3103
 and
 Block 10, Registered Plan 65M-3482
 Block 20, Registered Plan 65M-3482
 Block 25, Registered Plan 65M-3482
 Block 27, Registered Plan 65M-3482

as in Instrument LT1594129

TOGETHER with an easement in favour of units 1 to 46 inclusive and the common elements of York Region Standard Condominium Plan No. 980 within Block 14, Registered Plan 65M-3482 for ingress and egress over the common elements, save and except the exclusive use portions, of York Region Standard Condominium Plan No. 1032, as in Instrument YR224806.

TOGETHER with an easement in favour of units 1 to 46 inclusive and the common elements of York Region Standard Condominium Plan No. 980 within Block 14, Registered Plan 65M-3482 for services and utilities over all of the common elements of York Region Standard Condominium Plan No. 1032 as in Instrument YR224806.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 980 for ingress and egress over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 980 for services and utilities over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

FIFTHLY:**YORK REGION STANDARD CONDOMINIUM PLAN NO. 1060**

being all of P.I.N. Block 29591

SUBJECT to an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1032 for ingress and egress over part of the common elements of York Region Standard Condominium Plan No. 1060 designated as Parts 11 and 16, Reference Plan 65R-27765 as in Instrument YR614116.

SUBJECT to an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1032 for services and utilities over all of the common elements of York Region Standard Condominium Plan No. 1060 as in Instrument YR614116.

SUBJECT to an easement in favour of Rogers Cable Inc. over units 1 to 14 inclusive, unit 24, part of unit 15 and part of the common elements of York Region Standard Condominium Plan No. 1060 designated as Parts 4, 5, 7 and 11, Reference Plan 65R-27765 as in Instrument YR348702.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1060 for ingress and egress over:

Block 3, Registered Plan 65M-3103
 Block 4, Registered Plan 65M-3103
 Block 7, Registered Plan 65M-3103
 and
 Block 10, Registered Plan 65M-3482
 Block 20, Registered Plan 65M-3482
 Block 25, Registered Plan 65M-3482
 Block 27, Registered Plan 65M-3482

as in Instrument LT1594129

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1060 for services and utilities over:

Block 3, Registered Plan 65M-3103
 Block 4, Registered Plan 65M-3103
 Block 7, Registered Plan 65M-3103
 and
 Block 10, Registered Plan 65M-3482
 Block 20, Registered Plan 65M-3482
 Block 25, Registered Plan 65M-3482
 Block 27, Registered Plan 65M-3482

as in Instrument LT1594129

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1060 for ingress and egress over part of the common elements of York Region Standard Condominium Plan No. 1032, designated as Parts 9, 10 and 15, Reference Plan 65R-27765 as in Instrument YR614116.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1060 for services and utilities over all of the common elements of York Region Standard Condominium Plan No. 1032 as in Instrument YR614116.

SIXTHLY**YORK REGION STANDARD CONDOMINIUM PLAN NO. 1101**
being all of P.I.N. Block 29632

SUBJECT to an easement in favour of Rogers Cable Communications Inc. over all of the units and common elements of York Region Standard Condominium Plan No. 1101 as in Instrument YR748609.

SUBJECT to an easement in favour of Powerstream Inc. over all of the units and common elements of York Region Standard Condominium Plan No. 1101 as in Instrument YR884176.

SUBJECT to an easement in favour of Bell Canada over all of the common elements of York Region Standard Condominium Plan No. 1101 as in Instrument YR1030353.

SUBJECT to an easement for entry in favour of F. S. Swan Lake Development Ltd. over the common elements of York Region Standard Condominium Plan No. 1101 as in Instrument YR 1086248, amended by Instrument YR1873679.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 for ingress and egress over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 for services and utilities over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 over all of Block 20, Registered Plan 65M-3482, as in Instrument YR972325.

SEVENTHLY**YORK REGION STANDARD CONDOMINIUM PLAN NO. 1125**

being all of P.I.N. Block 29656

SUBJECT to an easement in favour of Rogers Cable Communications Inc. over all of the units and common elements of York Region Standard Condominium Plan No. 1125 as in Instrument YR748609.

SUBJECT to an easement in favour of Powerstream Inc. over all of the units and common elements of York Region Standard Condominium Plan No. 1125 as in Instrument YR884176.

SUBJECT to an easement in favour of Bell Canada over all of the common elements of York Region Standard Condominium Plan No. 1125 as in Instrument YR1030353.

SUBJECT to an easement for entry in favour of F. S. Swan Lake Development Ltd. over the common elements of York Region Condominium Plan No. 1125 as in Instrument YR 1213615, amended by Instrument YR1874432.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1125 for ingress and egress over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1125 for services and utilities over all of Block 25, Registered Plan 65M-3482, as in Instrument YR572996.

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1125 over all of Block 20, Registered Plan 65M-3482, as in Instrument YR972325.

EIGHTHLY**YORK REGION STANDARD CONDOMINIUM PLAN NO. 1156**

being all of P.I.N. Block 29687

SUBJECT to an easement in favour of Powerstream Inc. over part of the common elements of York Region Standard Condominium Plan No. 1156 designated as Parts 1 and 2, Reference Plan 65R-31135 as in Instrument YR1237833.

SUBJECT to an easement for entry in favour of F. S. Swan Lake Development Ltd. over

<u>Unit, Level 1</u>	<u>Subject to easement for entry as in</u>
1	YR1340680
2	YR1344238
3	YR1343267
4	YR1340612
5	YR1340455
6	YR1340559
7	YR1340571
8	YR1340568
9	YR1340639
10	YR1340541
11	YR1340451
12	YR1340551
13	YR1340748
14	YR1340738

NINETHLY

YORK REGION STANDARD CONDOMINIUM PLAN NO. 1164

being all of P.I.N. Block 29695

SUBJECT to an easement in favour of Rogers Cable Communications Inc. over all of the units and common elements of York Region Standard Condominium Plan No. 1164 as in Instrument YR748609.

SUBJECT to an easement in favour of Powerstream Inc. over part of the common elements of York Region Standard Condominium Plan No. 1164, designated as Block 23, Registered Plan 65M-3482 also being Parts 38, 39 and 40, Reference Plan 65R-30088, as in Instrument YR884176.

SUBJECT to an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1032 for ingress and egress over part of the common elements of York Region Standard Condominium Plan No. 1164 designated as Block 23, Registered Plan 65M-3482 also being Parts 38, 39 and 40, Reference Plan 65R-30088 as in Instrument LT1594129.

SUBJECT to an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1032 for services and utilities over part of the common elements of York Region Standard Condominium Plan No. 1164 designated as Block 23, Registered Plan 65M-3482 also being Parts 38, 39 and 40, Reference Plan 65R-30088 as in Instrument LT1594129.

SUBJECT to an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1143 for ingress and egress over part of the common elements of York Region Standard Condominium Plan No. 1164 designated as Block 23, Registered Plan 65M-3482 also being Parts 38, 39 and 40, Reference Plan 65R-30088 as in Instrument YR572995.

SUBJECT to an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1143 for services and utilities over part of the common elements of York Region Standard Condominium Plan No. 1164 designated as Block 23, Registered Plan 65M-3482 also being Parts 38, 39 and 40, Reference Plan 65R-30088 as in Instrument YR572995.

SUBJECT to an easement for entry in favour of F. S. Swan Lake Development Ltd. over

<u>Unit, Level 1</u>	<u>Subject to easement for entry as in</u>
1	YR1381508
2	YR1381507
3	YR1381239
4	YR1381742
5	YR1449940
6	YR1381745
7	YR1381418
8	YR1387886
9	YR1411367
10	YR1406971
11	YR1395640
12	YR1381501
13	YR1381651
14	YR1381276
15	YR1458869
16	YR1381754
17	YR1381522
18	YR1381405
19	YR1381574

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1164 except Block 23, Registered Plan 65M-3482 for ingress and egress over:

Block 3, Registered Plan 65M-3103
Block 4, Registered Plan 65M-3103
Block 7, Registered Plan 65M-3103
and
Block 10, Registered Plan 65M-3482
Block 20, Registered Plan 65M-3482
Block 25, Registered Plan 65M-3482
Block 27, Registered Plan 65M-3482

as in Instrument LT1594129

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1164 except Block 23, Registered Plan 65M-3482 for services and utilities over:

Block 3, Registered Plan 65M-3103
Block 4, Registered Plan 65M-3103
Block 7, Registered Plan 65M-3103
and
Block 10, Registered Plan 65M-3482
Block 20, Registered Plan 65M-3482
Block 25, Registered Plan 65M-3482
Block 27, Registered Plan 65M-3482

as in Instrument LT1594129

TOGETHER with an easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1164 over all of Block 20, Registered Plan 65M-3482, as in Instrument YR972325.

TOGETHER with an easement in favour of the common elements of York Region Standard Condominium Plan No. 1164 within Block 23, Registered Plan 65M-3482 also being Parts 38, 39 and 40, Reference Plan 65R-30088 for ingress and egress over Block 25, Registered Plan 65M-3482 as in Instrument YR572996.

TOGETHER with an easement in favour of the common elements of York Region Standard Condominium Plan No. 1164 within Block 23, Registered Plan 65M-3482 also being Parts 38, 39 and 40, Reference Plan 65R-30088 for services and utilities over Block 25, Registered Plan 65M-3482 as in Instrument YR572996.

In my opinion, based on the Parcel Registers and the Plans and documents recorded in them, the legal description set out above is correct, the Easements described will exist in law upon the registration of the declaration and description.

MERGER OF EASEMENTS:

The following easements will merge and no longer exist in law upon the registration of this declaration and description:

FIRSTLY:**YORK REGION CONDOMINIUM PLAN NO. 885**

NONE.

SECONDLY:**YORK REGION CONDOMINIUM PLAN NO. 906**

- 1) Subject to the right in the nature of an easement in favour of part of Block 6, Registered Plan 65M-3103, designated as Part 2, Reference Plan 65R-19018 for a period of twenty-one years less one day from the 25th day of June, 1998, over, along and upon the common elements of York Region Condominium Plan No. 906, in the Town of Markham, in the Regional Municipality of York as set out in Instrument No. LT1279255. P.I.N 29437-0001 to 0059 inclusive (LT).

Merges with 2)

THIRDLY:**YORK REGION CONDOMINIUM PLAN NO. 932**

- 2) Together with the right in the nature of an easement in favour of part of Block 6, Registered Plan 65M-3103, designated as Part 2, Reference Plan 65R-19018 for a period of twenty-one years less one day from the 25th day of June, 1998, over, along and upon the common elements of York Region Condominium Plan No. 906, in the Town of Markham, in the Regional Municipality of York as set out in Instrument No. LT1279255. P.I.N 29437-0001 to 0059 inclusive (LT).

Merges with 1)

FOURTHLY:**YORK REGION STANDARD CONDOMINIUM PLAN NO. 980**

- 3) Together with an easement in favour of part of York Region Standard Condominium Plan No. 980 being units 1 to 46 inclusive and the common elements within Block 14, Registered Plan 65M-3482 for ingress and egress over:
 - a) The common elements of York Region Standard Condominium Plan 1060, save and except the exclusive use portions.

Merges with 13)

- b) The common elements of York Region Standard Condominium Plan No. 1164 within Block 24, Registered Plan 65M-3482, save and except the exclusive use portions.

as in Instrument YR224806.

Merges with 97)

- 4) Together with an easement in favour of part of York Region Standard Condominium Plan No. 980 being units 1 to 46 inclusive and the common elements within Block 14, Registered Plan 65M-3482 for services and utilities over:

a) The common elements of York Region Standard Condominium Plan 1060.

Merges with 14)

b) The common elements of York Region Standard Condominium Plan No. 1164 within Block 24, Registered Plan 65M-3482.

as in Instrument YR224806.

Merges with 98)

- 5) Together with the free uninterrupted and unobstructed right and easement in perpetuity for ingress and egress for pedestrian, and vehicular traffic in favour of the owners of Block 14 on Registered Plan 65M-3482 over, along and upon the whole of;

Block 23, Registered Plan 65M-3482

All as set out in Instrument LT1594129

Merges with 78)

- 6) Together with the free uninterrupted and unobstructed, easement, right and licence in perpetuity in favour of the owners of Block 14, on Registered Plan 65M-3482, for the purposes of laying down, constructing and operating the municipal services and utilities that are required for the residential buildings erected upon the said Block 14, in, under, over, along and upon the whole of:

Block 23, Registered Plan 65M-3482

Including without limiting the generality of the forgoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service and related appurtenances incidental thereto, in, under, over, along and upon the said lands and of keeping, repairing, replacing and maintaining the same, from time to time, at any location or locations and for every such purpose, shall have free, uninterrupted and unobstructed access to the lands by its servants, employees, workmen, agents and contractors with vehicles and equipment at all times and for all purposes and things necessary for or incidental to the exercise and enjoyment of the rights and easement, all as set out In Instrument LT1594129.

Merges with 79)

- 7) Reserving the free uninterrupted and unobstructed easement, right, right in the nature of an easement and right-of-way in favour of the owners of Blocks 8, 22, part of Block 15, designated as Parts 4, 5, 7 and 11, on Reference Plan 65R-27765, and part of Block 24, designated as Parts 12, 14 and 16 on Reference Plan 65R-27765 and Part 2 on Reference Plan 65R-27679, on Registered Plan 65M-3482, their successors and assigns and their servants, agents, contractors or servicemen, for the purpose of ingress and egress for pedestrian and vehicular traffic over, along and upon Part of Block 14 on Registered Plan 65M-3482 designated as Part 1 on Reference Plan 65R-25320 as in Instrument YR 224806.

Merges with 11), 45), 58), 86)

- 8) Reserving an easement and right-of-way in favour of the owners of Blocks 8, 22, Part of Block 15 designated as Parts 4, 5, 7 and 11 on Reference Plan 65R-27765 and part of Block 24 designated as Parts 12, 14 and 16 on Reference Plan 65R-27765 and Part 2 on Reference Plan 65R-27679, on Registered Plan 65M-3482, their successors and assigns and their servants, agents, contractors or servicemen, for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings erected upon the said Blocks 8, Part of 15, 22 and 24, including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon the common elements within Block 14 on Registered Plan 65M-3482 as in Instrument YR 224806 (The term "common elements" in the paragraph shall have the meaning ascribed to it under the Condominium Act S.O. 1998).

Merges with 12), 46), 59), 87)

FIFTHLY:

YORK REGION STANDARD CONDOMINIUM PLAN NO. 1060

(A) and (B) combined, refer to all York Region Standard Condominium Plan No. 1060

- 9) Together with the free uninterrupted and unobstructed right and easement in perpetuity for ingress and egress for pedestrian and vehicular traffic in favour of the owners of both (A) and (B) over, along and upon the whole of;

Block 23, Registered Plan 65M-3482

All as set out in Instrument LT1594129.

Merges with 78)

- 10) Together with the free uninterrupted and unobstructed, easement, right and licence in perpetuity in favour of the owners of both (A) and (B), for the purposes of laying down, constructing and operating the municipal services and utilities that are required for the buildings erected upon (A) and (B), in, under, over, along and upon the whole of;

Block 23, Registered Plan 65M-3482

Including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service and related appurtenances incidental thereto, in, under, over, along and upon the said lands and of keeping, repairing, replacing and maintaining the same, from time to time, at any location or locations and for every such purpose, shall have free, uninterrupted and unobstructed access to the lands by its servants, employees, workmen, agents and contractors with vehicles and equipment at all times and for all purposes and things necessary for or incidental to the exercise and enjoyment of the rights and easement. All as set out in Instrument LT1594129.

Merges with 79)

- 11) Together with the free uninterrupted and unobstructed easement, right, right in the nature of an easement and right-of-way in favour of the owners of both (A) and (B), their successors and assigns and their servants, agents, contractors or servicemen for the purpose of ingress and egress for pedestrian and vehicular traffic over, along and upon part of the common elements of York Region Standard Condominium Plan 980, being part of Block 14 on Registered Plan 65M-3482, designated as Part 1 on Reference Plan 65R-25320. The term "common elements" in this paragraph shall have the meaning ascribed to it under the Condominium Act, SO. 1998. All as set out in Instrument YR224806.

Merges with 7)

- 12) Together with an easement and right-of-way in favour of the owners of both (A) and (B), their successors and assigns and their servants, agents, contractors or servicemen, for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings erected upon the said (A) and (B), including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon the common elements of York Region Standard Condominium Plan 980 within Block 14 on Registered Plan 65M-3482. The term "common elements" in this paragraph shall have the meaning ascribed to it under the Condominium Act, S.O., 1998. All as set out in instrument YR224806.

Merges with 8)

- 13) Subject to the free uninterrupted and unobstructed easement, right, right in the nature of an easement and right-of-way in favour of Units 1, to 46, inclusive, and the common elements of York Region Standard Condominium Plan 980, within Block 14, Registered Plan 65M-3482, their successors and assigns and their servants, agents, contractors or servicemen for the purpose of ingress and egress for pedestrian and vehicular traffic over, along and upon the common elements of York Region Standard Condominium Plan No. 1060, save and except the exclusive use portions, as in Instrument YR224806

Merges with 3a)

- 14) Subject to an easement and right-of-way in favour of Units 1 to 46, inclusive, and the common elements of York Region Standard Condominium Plan 980, within Block 14, Registered Plan 65M-3482, their successors and assigns and their servants, agents, contractors or servicemen, for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings erected upon York Region Standard Condominium Plan 980, including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electric power service, telephone cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1060 as in Instrument YR224806.

Merges with 4a)

SIXTHLY:

**YORK REGION STANDARD CONDOMINIUM PLAN NO. 1101
(hereinafter referred to as the "Condominium Lands")**

- 15) TOGETHER WITH a right or licence in the nature of a Right-Of-Way in favour of the Condominium Lands over those portions of the said Block 9 on said Plan of Subdivision 65M-3482 designated Part 16 on said Plan of Survey 65R-30088, for the purposes of vehicular and pedestrian ingress and egress, as in YR1075938.

Merges with 34)

- 16) TOGETHER WITH a right or licence in the nature of a Right-of-Way in favour of the Condominium Lands over those portions of the said Block 26 on said Plan of Subdivision 65M-3482 designated Part 26 on said Plan of Survey 65R-30088, for the purposes of vehicular and pedestrian ingress and egress, as in YR1075938.

Merges with 34)

- 17) TOGETHER WITH a right or licence in the nature of a Right-Of-Way in favour of the Condominium Lands over those portions of the said Block 23 on said Plan of Subdivision 65M-3482 designated Part 39 on said Plan of Survey 65R-30088, for the purposes of vehicular and pedestrian ingress and egress, as in YR1075938.

Merges with 80)

- 18) TOGETHER WITH a right or licence in the nature of a Right-Of-Way in favour of the Condominium Lands over those portions of the said Block 9 on said Plan of Subdivision 65M-3482 designated Parts 18, 31 and 33 on said Plan of Survey 65R-30088, for the purposes of pedestrian passage, as in YR1075938.

Merges with 35)

- 19) TOGETHER WITH a right or licence in the nature of a Right-Of-Way in favour of the Condominium Lands over those portions of the said Block 26 on said Plan of Subdivision 65M-3482 designated Parts 28, 34 and 36 on said Plan of Survey 65R-30088, for the purposes of pedestrian passage, as in YR1075938.

Merges with 35)

- 20) TOGETHER WITH an easement and right-of-way in favour of the Condominium Lands for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings erected within the said Condominium Lands including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 as in YR1075938.

Merges with 36)

- 21) TOGETHER WITH an easement and right-of-way in favour of the Condominium Lands for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required, for the buildings erected within the said Condominium Lands including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon all of Block 23 on said Registered Plan 65M-3482, as in Instrument YR1075938.

Merges with 81)

- 22) TOGETHER WITH a right or licence in the nature of an Easement in favour of the Condominium Lands over those portions of the said Block 9 on said Plan of Subdivision 65M-3482 designated Parts 21 and 23 on said Plan of Survey 65R-30088, for the use of visitor parking spaces contained therein, as in Instrument YR1075938.

Merges with 37)

- 23) TOGETHER WITH a right or licence in the nature of an Easement in favour of the Condominium Lands over those portions of the said Block 26 on said Plan of Subdivision 65M-3482 designated Part 30 on said Plan of Survey 65R-30088, for the use of visitor parking spaces contained therein as in Instrument YR1075938.

Merges with 37)

Reserving unto The Declarant, its successors and assigns, in benefit of the lands described as:

Firstly: All of Block 8 on said Registered Plan 65M-3482;

(now part of YRSCP 1164)

Secondly: Those portions of the said Block 9 on said Registered Plan 65M-3482 designated as Parts 15 to 24, both inclusive, and Parts 31, 32, 33 and 37 on said Plan of Survey deposited in the said Land Registry Office for the said Land Titles Division of York Region (No.65) as Plan 65R-30088;

(now part of YRSCP 1125)

Thirdly: All of Block 22 on said Registered Plan 65M-3482;

(now part of YRSCP 1164)

Fourthly: All of Block 23 on said Registered Plan 65M-3482 and designated as Parts 38, 39 and 40 on said Plan of Survey 65R-30088;

(now part of YRSCP 1164)

Fifthly: Those portions of the said Block 26 on said Registered Plan 65M-3482 designated as Parts 14, 25 to 30, both inclusive, 34, 35 and 36 on said Plan of Survey 65R-30088;

(now part of YRSCP 1125)

Sixthly: That portion of Block 24 on said Registered Plan 65M-3482 designated as Part 2 on a Plan of Survey deposited in the said Land Registry Office for the said Land Titles Division of York Region (No.65), as Plan 65R-27679;

(now part of YRSCP 1164)

- 24) a) A right-of-way in, over, on and through those portions of the said Condominium Lands designated Parts 3 and 7 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress as in Instrument YR1075938.

Merges with 28), 47), 60), 69), 88)

- 25) b) A right-of-way in, over, on and through those portions of the said Condominium Lands designated Part 2 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as in Instrument YR1075938.

Merges with 29), 48), 61), 70), 89)

- 26) c) An easement in, under, over, along and upon the Common Elements of the Condominium Lands for the purposes of installing, maintaining, operating altering, repairing, replacing and inspecting the services and utilities that are required for the buildings to be erected upon the said Parts 14, 15, 24, 25, 27, 29, 32 and 35 on said Plan of Survey 65R-30088, including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto as in Instrument YR1075938. The terms "common elements", "declaration" and "description" shall have the meanings ascribed to them under the Condominium Act, S.O. 1998.

Merges with 30), 49), 62), 71), 90)

- 27) d) An easement in, over, upon and through those portions of the said Condominium Lands designated Parts 4, 8 and 11 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein as in Instrument YR1075938.

Merges with 31), 50), 63), 72), 91)

SEVENTHLY:

**YORK REGION STANDARD CONDOMINIUM PLAN NO. 1125
(hereinafter referred to as the "Condominium Lands")**

- 28) TOGETHER WITH a right-of-way in favour of the Condominium Lands in, over, on and through those portions of the common elements of York Region Standard Condominium Plan No. 1101 designated Parts 3 and 7 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress, as set out in Instrument YR1075938.

Merges with 24)

- 29) TOGETHER WITH a right-of-way in favour of the Condominium Lands in, over, on and through those portions of the common elements of York Region Standard Condominium Plan No. 1101 designated Part 2 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage, as set out in Instrument YR1075938.

Merges with 25)

- 30) TOGETHER WITH an easement in favour of the Condominium Lands for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings to be erected upon the Condominium Lands, including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1101, as set out in Instrument YR1075938. The term "common elements" shall have the meaning ascribed to it under the Condominium Act, S.O. 1998.

Merges with 26)

- 31) TOGETHER WITH an easement in favour of the Condominium Lands in, over, upon and through those portions of the common elements of York Region Standard Condominium Plan No. 1101 designated Parts 4,8 and 11 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in, Instrument Number YR1075938.

Merges with 27)

- 32) TOGETHER WITH a right or licence in the nature of a Right-Of-Way in favour of the Condominium Lands over those portions of the said Block 23 on said Plan of Subdivision 65M-3482 designated Part 39 on said Plan of Survey 65R-30088, for the purposes of vehicular and pedestrian ingress and egress, as in Instrument YR1204917.

Merges with 82)

- 33) TOGETHER WITH an easement and right-of-way in favour of the Condominium Lands for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings erected within the said Condominium Lands including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon all of Block 23 on said Registered Plan 65M-3482, as in Instrument YR1204917.

Merges with 83)

- 34) SUBJECT TO a right or licence in the nature of a right-of-way in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 over those portions of the Condominium Lands designated Parts 16 and 26 on said Plan of Survey 65R-30088, for the purposes of vehicular and pedestrian ingress and egress, as set out in Instrument YR1075938.

Merges with 15), 16)

- 35) SUBJECT TO a right or licence in the nature of a Right-Of-Way in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 over portions of the Condominium Lands designated Parts 18, 28, 31, 33, 34 and 36 on said Plan of Survey 65R-30088, for the purposes of pedestrian passage, as set out in Instrument YR1075938.

Merges with 18), 19)

- 36) SUBJECT TO an easement and right-of-way in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings erected within the said York Region Standard Condominium Plan No. 1101 including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1125, as set out in Instrument YR1075938.

Merges with 20)

- 37) SUBJECT TO a right or licence in the nature of an Easement in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 over those portions of the Condominium Lands designated as Parts 21, 23 and 30 on said Plan of Survey 65R-30088, for the use of visitor parking spaces contained therein, as set out in Instrument YR1075938.

Merges with 22), 23)

Reserving unto the Declarant, its successors and assigns, in benefit of the lands described as:

Firstly: All of Block 8 on said Registered Plan 65M-3482;

Secondly: All of Block 22 on said Registered Plan 65M-3482;

Thirdly: All of Block 23 on said Registered Plan 65M-3482 and designated as Parts 38, 39 and 40 on said Plan of Survey 65R-30088;

Fourthly: That portion of Block 24 on said Registered Plan 65M-3482 designated as Part 2 on a Plan of Survey deposited in the said Land Registry Office for the said Land Titles Division of York Region (No.65) as Plan 65R-27679;

(combined are now all of YRSCP 1164)

- 38) a) A right-of-way in, over, on and through those portions of the said Condominium Lands designated Parts 16 and 26 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress as in Instrument YR1204917.

Merges with 51), 64), 73), 92)

- 39) b) A right-of-way in, over, on and through those portions of the said Condominium Lands designated Parts 18, 28, 31, 33, 34 and 36 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as in Instrument YR1204917.

Merges with 52), 65), 74), 93)

- 40) c) An easement for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings to be erected upon the lands described as Firstly, Secondly, Thirdly and Fourthly including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 as in Instrument YR1204917.

Merges with 53), 66), 75), 94)

- 41) d) An easement in, over, upon and through those portions of the said Condominium Lands designated Parts 21, 23 and 30 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein as in Instrument YR1204917.

Merges with 54), 67), 76), 95)

- 42) e) A temporary free uninterrupted and unobstructed easement, right, right in the nature of an easement and right-of-way for ingress and egress for pedestrian and vehicular traffic over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 save and except parts 16, 18, 19, 24, 25, 26, 27 and 37 on Reference Plan 65R-30088 for the purpose of the construction of dwellings on the aforementioned land described as "Firstly", "Secondly" and "Thirdly" as in Instrument YR1204917.

Merges with 55), 68), 77), 96)

EIGHTHLY:

YORK REGION STANDARD CONDOMINIUM PLAN NO. 1156

NONE.

NINETHLY:

YORK REGION STANDARD CONDOMINIUM PLAN NO. 1164

Firstly: All of Block 8 on a Plan of Subdivision registered in the Land Registry Office for the Land Titles Division of York Region (No.65) as Registered Plan 65M-3482;

- 43) TOGETHER WITH a free uninterrupted and unobstructed right and easement in perpetuity for ingress and egress for pedestrian and vehicular traffic over, along and upon the whole of Block 23 on said Registered Plan 65M-3482, as set out in Instrument No. LT1594129.

Merges with 78)

- 44) TOGETHER WITH a free uninterrupted and unobstructed right and easement in perpetuity for the purpose of laying down, constructing and operating the municipal services and utilities in, under, over, along and upon the whole of Block 23, on said Registered Plan 65M-3482, as set out in Instrument No. LT1594129.

Merges with 79)

- 45) TOGETHER WITH the free uninterrupted and unobstructed easement, right, right in the nature of an easement and right-of-way for the purpose of ingress and egress for pedestrian and vehicular traffic over, along and upon that portion of the Common Elements of York Region Standard Condominium Plan No. 980 designated as Part 1 on a Plan of Survey deposited in the said Land Registry Office for the said Land Titles Division of York Region (No.65) as Plan 65R-25320, as set out in Instrument No. YR224806.

Merges with 7)

- 46) TOGETHER WITH an easement and right-of-way for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon, that portion of common elements of said York Region Standard Condominium Plan No. 980 lying within Block 14 on said Registered Plan 65M-3482, as set out in Instrument No. YR224806.

Merges with 8)

- 47) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Parts 3 and 7 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress as set out in Instrument No. YR1075938.

Merges with 24)

- 48) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Part 2 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as set out in Instrument No. YR1075938.

Merges with 25)

- 49) TOGETHER WITH an easement in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1101 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities as more particularly described in Instrument No. YR1075938.

Merges with 26)

- 50) TOGETHER WITH an easement in, over, upon and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Parts 4, 8 and 11 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in Instrument No. YR1075938.

Merges with 27)

- 51) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 16 and 26 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian passage as set out in Instrument No. YR1204917.

Merge with 38)

- 52) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 18, 28, 31, 33, 34 and 36 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as set out in Instrument No. YR1204917.

Merges with 39)

- 53) TOGETHER WITH an easement in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings to be erected upon the Condominium Lands including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto as set out in Instrument No. YR1204917.

Merges with 40)

- 54) TOGETHER WITH and easement in, over, upon and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 21, 23 and 30 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in Instrument No. YR1204917.

Merges with 41)

- 55) TOGETHER WITH a temporary free uninterrupted and unobstructed easement and right-of-way for ingress and egress of pedestrian and vehicular construction traffic over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 save and except Parts 16, 18, 19, 24, 25, 26, 27 and 37 on Reference Plan 65R-30088 for the purpose of construction of dwellings on the Condominium Lands, as set out in Instrument No. YR1204917.

Merges with 42)

Secondly: All of Block 22 on said Registered Plan 65M-3482;

- 56) TOGETHER WITH a free uninterrupted and unobstructed right and easement in perpetuity for ingress and egress for pedestrian and vehicular traffic over, along and upon the whole of Block 23 on said Registered Plan 65M-3482, as set out in Instrument No. LT1594129.

Merges with 78)

- 57) TOGETHER WITH a free uninterrupted and unobstructed right and easement in perpetuity for the purpose of laying down, constructing and operating the municipal services and utilities in, under, over, along and upon the whole of Block 23 on said Registered Plan 65M-3482, as set out in Instrument No. LT1594129.

Merges with 79)

- 58) TOGETHER WITH the free uninterrupted and unobstructed easement, right, right in the nature of an easement and right-of-way for the purpose of ingress and egress for pedestrian and vehicular traffic over, along and upon that portion of the Common Elements of York Region Standard Condominium Plan No. 980 designated as Part 1 on a Plan of Survey deposited in the said Land Registry Office for the said Land Titles Division of York Region (No.65) as Plan 65R-25320, as set out in Instrument No. YR224806.

Merges with 7)

- 59) TOGETHER WITH an easement and right-of-way for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon that portion of common elements of said York Region Standard Condominium Plan No. 980 lying within Block 14 on said Registered Plan 65M-3482, as set out in Instrument No. YR224806.

Merges with 8)

- 60) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Parts 3 and 7 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress as set out in Instrument No. YR1075938.

Merges with 24)

- 61) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Part 2 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as set out in Instrument No. YR1075938.

Merges with 25)

- 62) TOGETHER WITH an easement in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1101 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities as more particularly described in Instrument No. YR1075938.

Merges with 26)

- 63) TOGETHER WITH and easement in, over, upon and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Parts 4, 8 and 11 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in Instrument No. YR1075938.

Merges with 27)

- 64) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 16 and 26 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian passage as set out in Instrument No. YR1204917.

Merges with 38)

- 65) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 18, 28, 31, 33, 34 and 36 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as set out in Instrument No. YR1204917.

Merges with 18), 19), 39)

- 66) TOGETHER WITH an easement in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings to be erected upon the Condominium Lands including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, as set out in Instrument No. YR1204917.

Merges with 40)

- 67) TOGETHER WITH and easement in, over, upon and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 21, 23 and 30 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in Instrument No. YR1204917.

Merges with 41)

- 68) TOGETHER WITH a temporary free uninterrupted and unobstructed easement and right-of-way for ingress and egress of pedestrian and vehicular construction traffic over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 save and except parts 16, 18, 19, 24, 25, 26, 27 and 37 on Reference Plan 65R-30088 for the purpose of construction of dwellings on the Condominium Lands, as set out in Instrument No. YR1204917.

Merges with 42)

Thirdly: All of Block 23 on said Registered Plan 65M-3482;

- 69) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Parts 3 and 7 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress as set out in Instrument No. YR1075938.

Merges with 24)

- 70) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Part 2 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as set out in Instrument No. YR1075938.

Merges with 25)

- 71) TOGETHER WITH an easement in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1101 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities as more particularly described in Instrument No. YR1075938.

Merges with 26)

- 72) TOGETHER WITH and easement in, over, upon and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Parts 4, 8 and 11 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in Instrument No. YR1075938.

Merges with 27)

- 73) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 16 and 26 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian passage as set out in Instrument No. YR1204917.

Merges with 38)

- 74) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 18, 28, 31, 33, 34 and 36 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as set out in Instrument No. YR1204917.

Merges with 39)

- 75) TOGETHER WITH an easement in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings to be erected upon the Condominium Lands including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, as set out in Instrument No. YR1204917.

Merges with 40)

- 76) TOGETHER WITH and easement in, over, upon and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 21, 23 and 30 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in Instrument No. YR1204917.

Merges with 41)

- 77) TOGETHER WITH a temporary free uninterrupted and unobstructed easement and right-of-way for ingress and egress of pedestrian and vehicular construction traffic over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 save and except Parts 16, 18, 19, 24, 25, 26, 27 and 37 on Reference Plan 65R-30088 for the purpose of construction of dwellings on the Condominium Lands, as set out in Instrument No. YR1204917.

Merges with 42)

- 78) SUBJECT TO a free uninterrupted and unobstructed right and easement in perpetuity in favour of the owner(s) of Blocks 8, 14 and 22, part of Block 15, designated as Parts 4, 5, 7 and 11 on Reference Plan 65R-27765 and part of Block 24, designated as Parts 12, 14 and 16, on Reference Plan 65R-27765 and Part 2 on Reference Plan 65R-27679, on said Registered Plan 65M-3482 for ingress and egress for pedestrian and vehicular traffic, over, along and upon Block 23 on said Registered Plan 65M-3482, as more particularly set out in Instrument No. LT1594129.

Merges with 5), 9), 43), 56), 84)

- 79) SUBJECT TO a free uninterrupted and unobstructed right and easement in perpetuity in favour of the owner(s) of Blocks 8, 14, and 22, part of Block 15, designated as Parts 4, 5, 7 and 11 on Reference Plan 65R-27765 and part of Block 24, designated as Parts 12, 14 and 16 on Reference Plan 65R-27765 and Part 2 on Reference plan 65R-27679 on said Registered Plan 65M-3482 for the purpose of laying down, constructing and operating the municipal services and utilities in, under, over, along and upon the said Block 23 on said Registered Plan 65M-3482 as more particularly set out in Instrument No. LT1594129.

Merges with 6), 10), 44), 57), 85)

- 80) SUBJECT TO a right in the nature of a right-of-way in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 over that portion of Block 23 on said Registered Plan 65M-3482 designated as Part 39 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress as set out in Instrument No. YR1075938.

Merges with 17)

- 81) SUBJECT TO an easement and right-of-way in favour of all units and common elements of York Region Standard Condominium Plan No. 1101 in, under, over, along and upon Block 23 on said Registered Plan 65M-3482 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings erected within York Region Standard Condominium Plan No. 1101 without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, as set out in Instrument No. YR1075938.

Merges with 21)

- 82) SUBJECT TO a right in the nature of a right-of-way in favour of all units and common elements of York Region Standard Condominium Plan No. 1125 over that portion of Block 23 on said Registered Plan 65M-3482 designated as Part 39 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress, as set out in Instrument No. YR1204917.

Merges with 32)

- 83) SUBJECT TO an easement and right-of-way in favour of all units and common elements of York Region Standard Condominium Plan No. 1125 in, under, over, along and upon Block 23 on said Registered Plan 65M-3482 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings erected within York Region Standard Condominium Plan No. 1125 without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, as set out in Instrument No. YR1204917.

Merges with 33)

Fourthly: Part of Block 24 on said Registered Plan 65M-3482, designated as Part 2 on a Plan of Survey deposited in the Land Registry Office for the said Land Titles Division of York Region (No. 65) as Plan 65R-27679;

- 84) TOGETHER WITH a free uninterrupted and unobstructed right and easement in perpetuity for ingress and egress for pedestrian and vehicular traffic over, along and upon the whole of Block 23 on said Registered Plan 65M-3482, as set out in Instrument No. LT1594129.

Merges with 78)

- 85) TOGETHER WITH a free uninterrupted and unobstructed right and easement in perpetuity for the purpose of laying down, constructing and operating the municipal services and utilities in, under, over, along and upon the whole of Block 23 on said Registered Plan 65M-3482, as set out in Instrument No. LT1594129.

Merges with 79)

- 86) TOGETHER WITH the free uninterrupted and unobstructed easement, right, right in the nature of an easement and right-of-way for the purpose of ingress and egress for pedestrian and vehicular traffic over, along and upon that portion of the Common Elements of York Region Standard Condominium Plan No. 980, designated as Part 1 on a Plan of Survey deposited in the said Land Registry Office for the said Land Titles Division of York Region (No. 65) as Plan 65R-25320, as set out in Instrument No. YR224806.

Merges with 7)

- 87) TOGETHER WITH an easement and right-of-way for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon that portion of common elements of Said York Region Standard Condominium Plan No. 980 lying within Block 14 on said Registered Plan 65M-3482, as set out in Instrument No. YR224806.

Merges with 8)

- 88) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Parts 3 and 7 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress as set out in Instrument No. YR1075938.

Merges with 24)

- 89) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Part 2 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as set out in Instrument No. YR1075938.

Merges with 25)

- 90) TOGETHER WITH an easement in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1101 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities as more particularly described in Instrument No. YR1075938.

Merges with 26)

- 91) TOGETHER WITH and easement in, over, upon and through part of the common elements of York Region Standard Condominium Plan No. 1101 designated as Parts 4, 8 and 11 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in Instrument No. YR1075938.

Merges with 27)

- 92) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 16 and 26 on said Plan of Survey 65R-30088 for the purposes of vehicular and pedestrian ingress and egress as set out in Instrument No. YR1204917.

Merges with 38)

- 93) TOGETHER WITH an easement in the nature of a right-of-way in, over, on and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 18, 28, 31, 33, 34 and 36 on said Plan of Survey 65R-30088 for the purposes of pedestrian passage as set out in Instrument No. YR1204917.

Merges with 39)

- 94) TOGETHER WITH an easement in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 for the purposes of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities that are required for the buildings to be erected upon the Condominium Lands including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, as set out in Instrument No. YR1204917.

Merges with 40)

- 95) TOGETHER WITH an easement in, over, upon and through part of the common elements of York Region Standard Condominium Plan No. 1125 designated as Parts 21, 23 and 30 on said Plan of Survey 65R-30088 for the use of visitor parking spaces contained therein, as set out in Instrument No. YR1204917.

Merges with 41)

- 96) TOGETHER WITH a temporary free uninterrupted and unobstructed easement and right-of-way for ingress and egress of pedestrian and vehicular construction traffic over, along and upon the common elements of York Region Standard Condominium Plan No. 1125 save and except Parts 16, 18, 19, 24, 25, 26, 27 and 37 on Reference Plan 65R-30088 for the purpose of construction of dwellings on the Condominium Lands, as set out in Instrument No. YR1204917.

Merges with 42)

- 97) SUBJECT TO the free uninterrupted and unobstructed easement, right, right in the nature of an easement and right-of-way in favour of Units 1 to 46 inclusive and the common elements of York Region Standard Condominium Plan No. 980, within Block 14 on said Registered Plan 65M-3482, their successors and assigns and their servants, agents, contractors or servicemen for the purpose of ingress and egress for pedestrian and vehicular traffic over, along, and upon the common elements of York Region Standard Condominium Plan No. 1164 within Block 24, Registered Plan 65M-3482, save and except the exclusive use portions as more particularly set out in Instrument No. YR224806.

Merges with 3b)

98) SUBJECT TO an easement and right-of-way in favour of Units 1 to 46, inclusive and the common elements of York Region Standard Condominium Plan No. 980, within Block 14 on Registered Plan 65M-3482, their successors and assigns and their servants, agents, contractors or servicemen for the purpose of installing, maintaining, operating, altering, repairing, replacing and inspecting the services and utilities including without limiting the generality of the foregoing, storm sewers, watermains, drainage works, culverts, catch basins, sanitary sewers, electrical power service, telephone, cable and telecommunication services, natural gas service, together with all appurtenances thereto, in, under, over, along and upon the common elements of York Region Standard Condominium Plan No. 1164 within Block 24 on said Registered Plan 65M-3482, as more particularly set out in Instrument No. YR224806.

Merges with 4b)

Dated the 28TH day of NOVEMBER, 2012.

SIMPSONWIGLE LAW LLP

Per: 
B. Chris Langlotz, Solicitor

SCHEDULE "C"

Each Condominium unit shall comprise the area within the heavy lines shown on Part 1, Sheets 1 to 14 inclusive, of the Description with respect to the unit numbers indicated thereon. The monuments controlling the extent of the units are the survey monuments, the physical surfaces and planes referred to below, and are illustrated on Part 1, Sheets 1 to 14 inclusive, of the Description, and all dimensions shall have reference to them.

BOUNDARIES OF THE RESIDENTIAL CONDOMINIUM UNITS

For Units 1 to 41 inclusive, 43 to 167 inclusive, 169 to 237 inclusive, 239 to 313 inclusive and 315 to 429 inclusive on Level 1.

Without limiting the generality of the foregoing, the boundaries of each unit are as follows:

THE VERTICAL BOUNDARIES ARE:

- (1) The backside surface and plane of the drywall and projections thereof on exterior walls and walls separating one Unit from another.
- (2) The unfinished unitside surfaces of the exterior doors and windows in closed position, door and window frames, window sills and exterior surfaces of all glass panels located therein.
- (3) The unfinished unitside surfaces of the garage doors in closed position and door frames.
- (4) The unitside face and plane of the masonry wall.
- (5) The garageside face and plane of the concrete basement wall.

THE HORIZONTAL BOUNDARIES ARE:

- (1) The upper surface of the concrete floor slab in the basement and the garage.
- (2) The backside surface and plane of the drywall sheeting of ceilings and bulkheads.
- (3) The upper surface of the wood subfloor where the ground floor extends beyond the basement.
- (4) The upper surface of the concrete basement wall between the garage and the basement.

The zero clearance – gas fired – direct vented fireplace is part of the Unit. The air vents and vent caps are part of the common element.

BOUNDARIES OF THE RECREATIONAL CONDOMINIUM UNITS

For Units 42, 168, 238 and 314, on Level 1

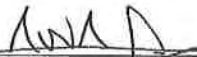
Units 42, 168, 238 and 314 shall comprise the areas within the heavy lines shown on Part 1, Sheet 1 of the Description with respect to Unit 42; Part 1, Sheet 2 of the Description with respect to Unit 168; Part 1, Sheet 3 of the Description with respect to Unit 238 and Part 1, Sheet 5 of the Description with respect to Unit 314 indicated thereon. The boundaries of Units 42, 168, 238 and 314 are controlled by survey monuments and/or the bearings and distances and/or the co-ordinate values illustrated on Part 1, Sheet 1; Part 1, Sheet 2; Part 1, Sheet 3 and Part 1, Sheet 5 of the Description.

I hereby certify that the written description of the monuments and boundaries of the Units contained herein accurately correspond with the diagrams of the Units shown on Part 1, Sheets 1 to 14 inclusive, of the Description.

I hereby certify that the list set out in Appendix "A" to Schedule "C" as required by O.Reg 48/01 s.36(7) (a) and (b) is accurate and complete.

Date: November 16, 2012

Holding Jones Vanderveen Inc.

Per: 
R.W.R. Jones
Ontario Land Surveyor

Reference should be made to the provisions of the Declaration itself, in order to determine the maintenance and repair responsibilities of any Unit, and whether specific physical components (such as any wires, pipes, cables, conduits, equipment, fixtures, structural components and/or any other appurtenances) are included or excluded from the Unit, regardless of whether same are located within or beyond the boundaries established for such Unit (see Number 1.5, Page 4 of this Declaration).

APPENDIX "A" TO SCHEDULE C
Unit Number Listing

EXISTING UNIT NUMBERS				NEW UNIT NUMBERS			
Condo No.	Unit	Level			Unit	Level	
885	1	1			1	1	
	2	1			2	1	
	3	1			3	1	
	4	1			4	1	
	5	1			5	1	
	6	1			6	1	
	7	1			7	1	
	8	1			8	1	
	9	1			9	1	
	10	1			10	1	
	11	1			11	1	
	12	1			12	1	
	13	1			13	1	
	14	1			14	1	
	15	1			15	1	
	16	1			16	1	
	17	1			17	1	
	18	1			18	1	
	19	1			19	1	
	20	1			20	1	
	21	1			21	1	
	22	1			22	1	
	23	1			23	1	
	24	1			24	1	
	25	1			25	1	
	26	1			26	1	
	27	1			27	1	
	28	1			28	1	
	29	1			29	1	
	30	1			30	1	
	31	1			31	1	
	32	1			32	1	
	33	1			33	1	
	34	1			34	1	
	35	1			35	1	
	36	1			36	1	
	37	1			37	1	
	38	1			38	1	
	39	1			39	1	
	40	1			40	1	
	41	1			41	1	
	42	1			42	1	
	43	1			43	1	
	44	1			44	1	
	45	1			45	1	
	46	1			46	1	
	47	1			47	1	
	48	1			48	1	
	49	1			49	1	
	50	1			50	1	
	51	1			51	1	
	52	1			52	1	
	53	1			53	1	
	54	1			54	1	
	55	1			55	1	
	56	1			56	1	
	57	1			57	1	
	58	1			58	1	
	59	1			59	1	
	60	1			60	1	
	61	1			61	1	
	62	1			62	1	

EXISTING UNIT NUMBERS				NEW UNIT NUMBERS			
Condo.No.	Unit	Level				Unit	Level
885	63	1				63	1
	64	1				64	1
	65	1				65	1
	66	1				66	1
	67	1				67	1
	68	1				68	1
	69	1				69	1
	70	1				70	1
	71	1				71	1
	72	1				72	1
	73	1				73	1
	74	1				74	1
	75	1				75	1
	76	1				76	1
	77	1				77	1
	78	1				78	1
	79	1				79	1
	80	1				80	1
	81	1				81	1
	82	1				82	1
	83	1				83	1
	84	1				84	1
	85	1				85	1
	86	1				86	1
	87	1				87	1
	88	1				88	1
	89	1				89	1
	90	1				90	1
	91	1				91	1
	92	1				92	1
	93	1				93	1
	94	1				94	1
	95	1				95	1
	96	1				96	1
	97	1				97	1
	98	1				98	1
	99	1				99	1
	100	1				100	1
	101	1				101	1
	102	1				102	1
	103	1				103	1
	104	1				104	1
	105	1				105	1
	106	1				106	1
	107	1				107	1
	108	1				108	1
	109	1				109	1
906	1	1				110	1
	2	1				111	1
	3	1				112	1
	4	1				113	1
	5	1				114	1
	6	1				115	1
	7	1				116	1
	8	1				117	1
	9	1				118	1
	10	1				119	1
	11	1				120	1
	12	1				121	1
	13	1				122	1
	14	1				123	1
	15	1				124	1
	16	1				125	1
	17	1				126	1
	18	1				127	1

EXISTING UNIT NUMBERS

NEW UNIT NUMBERS

Condo No.	Unit	Level				Unit	Level
906	19	1				128	1
	20	1				129	1
	21	1				130	1
	22	1				131	1
	23	1				132	1
	24	1				133	1
	25	1				134	1
	26	1				135	1
	27	1				136	1
	28	1				137	1
	29	1				138	1
	30	1				139	1
	31	1				140	1
	32	1				141	1
	33	1				142	1
	34	1				143	1
	35	1				144	1
	36	1				145	1
	37	1				146	1
	38	1				147	1
	39	1				148	1
	40	1				149	1
	41	1				150	1
	42	1				151	1
	43	1				152	1
	44	1				153	1
	45	1				154	1
	46	1				155	1
	47	1				156	1
	48	1				157	1
	49	1				158	1
	50	1				159	1
	51	1				160	1
	52	1				161	1
	53	1				162	1
	54	1				163	1
	55	1				164	1
	56	1				165	1
	57	1				166	1
58	1				167	1	
59	1				168	1	
932	1	1				169	1
	2	1				170	1
	3	1				171	1
	4	1				172	1
	5	1				173	1
	6	1				174	1
	7	1				175	1
	8	1				176	1
	9	1				177	1
	10	1				178	1
	11	1				179	1
	12	1				180	1
	13	1				181	1
	14	1				182	1
	15	1				183	1
16	1				184	1	
17	1				185	1	
18	1				186	1	
19	1				187	1	
20	1				188	1	
21	1				189	1	
22	1				190	1	
23	1				191	1	
24	1				192	1	

EXISTING UNIT NUMBERS			NEW UNIT NUMBERS				
Condo No.	Unit	Level			Unit	Level	
932	25	1			193	1	
	26	1			194	1	
	27	1			195	1	
	28	1			196	1	
	29	1			197	1	
	30	1			198	1	
	31	1			199	1	
	32	1			200	1	
	33	1			201	1	
	34	1			202	1	
	35	1			203	1	
	36	1			204	1	
	37	1			205	1	
	38	1			206	1	
	39	1			207	1	
	40	1			208	1	
	41	1			209	1	
	42	1			210	1	
	43	1			211	1	
	44	1			212	1	
	45	1			213	1	
	46	1			214	1	
	47	1			215	1	
	48	1			216	1	
	49	1			217	1	
	50	1			218	1	
	51	1			219	1	
	52	1			220	1	
	53	1			221	1	
	54	1			222	1	
	55	1			223	1	
	56	1			224	1	
	57	1			225	1	
	58	1			226	1	
	59	1			227	1	
	60	1			228	1	
	61	1			229	1	
	62	1			230	1	
	63	1			231	1	
	64	1			232	1	
	65	1			233	1	
	66	1			234	1	
	67	1			235	1	
	68	1			236	1	
	69	1			237	1	
	70	1			238	1	
	980	1	1			239	1
		2	1			240	1
		3	1			241	1
4		1			242	1	
5		1			243	1	
6		1			244	1	
7		1			245	1	
8		1			246	1	
9		1			247	1	
10		1			248	1	
11		1			249	1	
12		1			250	1	
13		1			251	1	
14		1			252	1	
15		1			253	1	
16		1			254	1	
17		1			255	1	
18		1			256	1	
19		1			257	1	

EXISTING UNIT NUMBERS			NEW UNIT NUMBERS			
Condo No.	Unit	Level			Unit	Level
980	20	1			258	1
	21	1			259	1
	22	1			260	1
	23	1			261	1
	24	1			262	1
	25	1			263	1
	26	1			264	1
	27	1			265	1
	28	1			266	1
	29	1			267	1
	30	1			268	1
	31	1			269	1
	32	1			270	1
	33	1			271	1
	34	1			272	1
	35	1			273	1
	36	1			274	1
	37	1			275	1
	38	1			276	1
	39	1			277	1
	40	1			278	1
	41	1			279	1
	42	1			280	1
	43	1			281	1
	44	1			282	1
	45	1			283	1
	46	1			284	1
	47	1			285	1
	48	1			286	1
	49	1			287	1
	50	1			288	1
	51	1			289	1
52	1			290	1	
1060	1	1			291	1
	2	1			292	1
	3	1			293	1
	4	1			294	1
	5	1			295	1
	6	1			296	1
	7	1			297	1
	8	1			298	1
	9	1			299	1
	10	1			300	1
	11	1			301	1
	12	1			302	1
	13	1			303	1
	14	1			304	1
	15	1			305	1
	16	1			306	1
	17	1			307	1
	18	1			308	1
	19	1			309	1
	20	1			310	1
	21	1			311	1
	22	1			312	1
	23	1			313	1
	24	1			314	1
1101	1	1			315	1
	2	1			316	1
	3	1			317	1
	4	1			318	1
	5	1			319	1
	6	1			320	1
	7	1			321	1
	8	1			322	1

EXISTING UNIT NUMBERS

NEW UNIT NUMBERS

Condo No.	Unit	Level				Unit	Level		
1101	9	1				323	1		
	10	1				324	1		
	11	1				325	1		
	12	1				326	1		
	13	1				327	1		
	14	1				328	1		
	15	1				329	1		
	16	1				330	1		
	17	1				331	1		
	18	1				332	1		
	19	1				333	1		
	20	1				334	1		
	21	1				335	1		
	22	1				336	1		
	23	1				337	1		
	24	1				338	1		
	25	1				339	1		
	26	1				340	1		
	27	1				341	1		
	28	1				342	1		
	29	1				343	1		
	30	1				344	1		
	31	1				345	1		
	32	1				346	1		
	33	1				347	1		
	34	1				348	1		
	35	1				349	1		
	36	1				350	1		
	37	1				351	1		
	38	1				352	1		
	39	1				353	1		
	40	1				354	1		
	1125	1	1				355	1	
		2	1				356	1	
		3	1				357	1	
		4	1				358	1	
		5	1				359	1	
		6	1				360	1	
		7	1				361	1	
		8	1				362	1	
9		1				363	1		
10		1				364	1		
11		1				365	1		
12		1				366	1		
13		1				367	1		
14		1				368	1		
15		1				369	1		
16		1				370	1		
17		1				371	1		
18		1				372	1		
19		1				373	1		
20		1				374	1		
21		1				375	1		
22		1				376	1		
23		1				377	1		
24		1				378	1		
25		1				379	1		
26		1				380	1		
27		1				381	1		
28		1				382	1		
29		1				383	1		
30		1				384	1		
31		1				385	1		
32		1				386	1		
33		1				387	1		

EXISTING UNIT NUMBERS

NEW UNIT NUMBERS

Condo No.	Unit	Level				Unit	Level	
1125	34	1				388	1	
	35	1				389	1	
	36	1				390	1	
	37	1				391	1	
	38	1				392	1	
	39	1				393	1	
	40	1				394	1	
	41	1				395	1	
	42	1				396	1	
	1156	1	1				397	1
2		1				398	1	
3		1				399	1	
4		1				400	1	
5		1				401	1	
6		1				402	1	
7		1				403	1	
8		1				404	1	
9		1				405	1	
10		1				406	1	
11		1				407	1	
12		1				408	1	
13		1				409	1	
14		1				410	1	
1164	1	1				411	1	
	2	1				412	1	
	3	1				413	1	
	4	1				414	1	
	5	1				415	1	
	6	1				416	1	
	7	1				417	1	
	8	1				418	1	
	9	1				419	1	
	10	1				420	1	
	11	1				421	1	
	12	1				422	1	
	13	1				423	1	
	14	1				424	1	
	15	1				425	1	
	16	1				426	1	
	17	1				427	1	
	18	1				428	1	
	19	1				429	1	

NEW UNIT NUMBERS				EXISTING UNIT NUMBERS			
Unit	Level			Condo-No.	Unit	Level	
	1	1		885	1	1	
	2	1			2	1	
	3	1			3	1	
	4	1			4	1	
	5	1			5	1	
	6	1			6	1	
	7	1			7	1	
	8	1			8	1	
	9	1			9	1	
	10	1			10	1	
	11	1			11	1	
	12	1			12	1	
	13	1			13	1	
	14	1			14	1	
	15	1			15	1	
	16	1			16	1	
	17	1			17	1	
	18	1			18	1	
	19	1			19	1	
	20	1			20	1	
	21	1			21	1	
	22	1			22	1	
	23	1			23	1	
	24	1			24	1	
	25	1			25	1	
	26	1			26	1	
	27	1			27	1	
	28	1			28	1	
	29	1			29	1	
	30	1			30	1	
	31	1			31	1	
	32	1			32	1	
	33	1			33	1	
	34	1			34	1	
	35	1			35	1	
	36	1			36	1	
	37	1			37	1	
	38	1			38	1	
	39	1			39	1	
	40	1			40	1	
	41	1			41	1	
	42	1			42	1	
	43	1			43	1	
	44	1			44	1	
	45	1			45	1	
	46	1			46	1	
	47	1			47	1	
	48	1			48	1	
	49	1			49	1	
	50	1			50	1	
	51	1			51	1	
	52	1			52	1	
	53	1			53	1	
	54	1			54	1	
	55	1			55	1	
	56	1			56	1	
	57	1			57	1	
	58	1			58	1	
	59	1			59	1	
	60	1			60	1	
	61	1			61	1	
	62	1			62	1	

NEW UNIT NUMBERS

EXISTING UNIT NUMBERS

Unit	Level	Condo No.	Unit	Level
63	1	885	63	1
64	1		64	1
65	1		65	1
66	1		66	1
67	1		67	1
68	1		68	1
69	1		69	1
70	1		70	1
71	1		71	1
72	1		72	1
73	1		73	1
74	1		74	1
75	1		75	1
76	1		76	1
77	1		77	1
78	1		78	1
79	1		79	1
80	1		80	1
81	1		81	1
82	1		82	1
83	1		83	1
84	1		84	1
85	1		85	1
86	1		86	1
87	1		87	1
88	1		88	1
89	1		89	1
90	1		90	1
91	1		91	1
92	1		92	1
93	1		93	1
94	1		94	1
95	1		95	1
96	1		96	1
97	1		97	1
98	1		98	1
99	1		99	1
100	1		100	1
101	1		101	1
102	1		102	1
103	1		103	1
104	1		104	1
105	1		105	1
106	1		106	1
107	1		107	1
108	1		108	1
109	1	906	109	1
110	1		1	1
111	1		2	1
112	1		3	1
113	1		4	1
114	1		5	1
115	1		6	1
116	1		7	1
117	1		8	1
118	1		9	1
119	1		10	1
120	1		11	1
121	1		12	1
122	1		13	1
123	1		14	1
124	1		15	1
125	1		16	1
126	1		17	1
127	1		18	1

NEW UNIT NUMBERS

EXISTING UNIT NUMBERS

Unit	Level	Condo No.	Unit	Level
193	1	932	25	1
194	1		26	1
195	1		27	1
196	1		28	1
197	1		29	1
198	1		30	1
199	1		31	1
200	1		32	1
201	1		33	1
202	1		34	1
203	1		35	1
204	1		36	1
205	1		37	1
206	1		38	1
207	1		39	1
208	1		40	1
209	1		41	1
210	1		42	1
211	1		43	1
212	1		44	1
213	1		45	1
214	1		46	1
215	1		47	1
216	1		48	1
217	1		49	1
218	1		50	1
219	1		51	1
220	1		52	1
221	1		53	1
222	1		54	1
223	1		55	1
224	1		56	1
225	1		57	1
226	1		58	1
227	1		59	1
228	1		60	1
229	1		61	1
230	1		62	1
231	1		63	1
232	1		64	1
233	1		65	1
234	1		66	1
235	1		67	1
236	1		68	1
237	1		69	1
238	1		70	1
239	1	980	1	1
240	1		2	1
241	1		3	1
242	1		4	1
243	1		5	1
244	1		6	1
245	1		7	1
246	1		8	1
247	1		9	1
248	1		10	1
249	1		11	1
250	1		12	1
251	1		13	1
252	1		14	1
253	1		15	1
254	1		16	1
255	1		17	1
256	1		18	1
257	1		19	1

NEW UNIT NUMBERS

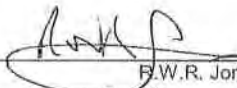
EXISTING UNIT NUMBERS

Unit	Level	Condo No.	Unit	Level
258	1	980	20	1
259	1		21	1
260	1		22	1
261	1		23	1
262	1		24	1
263	1		25	1
264	1		26	1
265	1		27	1
266	1		28	1
267	1		29	1
268	1		30	1
269	1		31	1
270	1		32	1
271	1		33	1
272	1		34	1
273	1		35	1
274	1		36	1
275	1		37	1
276	1		38	1
277	1		39	1
278	1		40	1
279	1		41	1
280	1		42	1
281	1		43	1
282	1		44	1
283	1		45	1
284	1		46	1
285	1		47	1
286	1		48	1
287	1	49	1	
288	1	50	1	
289	1	51	1	
290	1	52	1	
291	1	1060	1	1
292	1		2	1
293	1		3	1
294	1		4	1
295	1		5	1
296	1		6	1
297	1		7	1
298	1		8	1
299	1		9	1
300	1		10	1
301	1		11	1
302	1		12	1
303	1	13	1	
304	1	14	1	
305	1	15	1	
306	1	16	1	
307	1	17	1	
308	1	18	1	
309	1	19	1	
310	1	20	1	
311	1	21	1	
312	1	22	1	
313	1	23	1	
314	1	24	1	
315	1	1101	1	1
316	1		2	1
317	1		3	1
318	1		4	1
319	1		5	1
320	1		6	1
321	1		7	1
322	1		8	1

NEW UNIT NUMBERS				EXISTING UNIT NUMBERS			
Unit	Level			Condo No.	Unit	Level	
323	1			1101	9	1	
324	1				10	1	
325	1				11	1	
326	1				12	1	
327	1				13	1	
328	1				14	1	
329	1				15	1	
330	1				16	1	
331	1				17	1	
332	1				18	1	
333	1				19	1	
334	1				20	1	
335	1				21	1	
336	1				22	1	
337	1				23	1	
338	1				24	1	
339	1				25	1	
340	1				26	1	
341	1				27	1	
342	1				28	1	
343	1				29	1	
344	1				30	1	
345	1				31	1	
346	1				32	1	
347	1				33	1	
348	1				34	1	
349	1				35	1	
350	1				36	1	
351	1				37	1	
352	1				38	1	
353	1				39	1	
354	1				40	1	
355	1			1125	1	1	
356	1				2	1	
357	1				3	1	
358	1				4	1	
359	1				5	1	
360	1				6	1	
361	1				7	1	
362	1				8	1	
363	1				9	1	
364	1				10	1	
365	1				11	1	
366	1				12	1	
367	1				13	1	
368	1				14	1	
369	1				15	1	
370	1				16	1	
371	1				17	1	
372	1				18	1	
373	1				19	1	
374	1				20	1	
375	1				21	1	
376	1				22	1	
377	1				23	1	
378	1				24	1	
379	1				25	1	
380	1				26	1	
381	1				27	1	
382	1				28	1	
383	1				29	1	
384	1				30	1	
385	1				31	1	
386	1				32	1	
387	1				33	1	

NEW UNIT NUMBERS					EXISTING UNIT NUMBERS				
Unit	Level			Condo No.	Unit	Level			
388	1			1125	34	1			
389	1				35	1			
390	1				36	1			
391	1				37	1			
392	1				38	1			
393	1				39	1			
394	1				40	1			
395	1				41	1			
396	1				42	1			
397	1			1156	1	1			
398	1				2	1			
399	1				3	1			
400	1				4	1			
401	1				5	1			
402	1				6	1			
403	1				7	1			
404	1				8	1			
405	1				9	1			
406	1				10	1			
407	1				11	1			
408	1				12	1			
409	1				13	1			
410	1				14	1			
411	1			1164	1	1			
412	1				2	1			
413	1				3	1			
414	1				4	1			
415	1				5	1			
416	1				6	1			
417	1				7	1			
418	1				8	1			
419	1				9	1			
420	1				10	1			
421	1				11	1			
422	1				12	1			
423	1				13	1			
424	1				14	1			
425	1				15	1			
426	1				16	1			
427	1				17	1			
428	1				18	1			
429	1				19	1			

Dated at Vaughan this 16th day of November, 2012.


 F.W.R. Jones
 Ontario Land Surveyor

SCHEDULE D1

<u>Unit</u>	<u>Level</u>	<u>Proportion of Common Interest</u>	<u>Proportion of Contribution to Common Expenses exclusive of reserve fund contributions</u>
1	1	0.2352941%	0.2352941%
2	1	0.2352941%	0.2352941%
3	1	0.2352941%	0.2352941%
4	1	0.2352941%	0.2352941%
5	1	0.2352941%	0.2352941%
6	1	0.2352941%	0.2352941%
7	1	0.2352941%	0.2352941%
8	1	0.2352941%	0.2352941%
9	1	0.2352941%	0.2352941%
10	1	0.2352941%	0.2352941%
11	1	0.2352941%	0.2352941%
12	1	0.2352941%	0.2352941%
13	1	0.2352941%	0.2352941%
14	1	0.2352941%	0.2352941%
15	1	0.2352941%	0.2352941%
16	1	0.2352941%	0.2352941%
17	1	0.2352941%	0.2352941%
18	1	0.2352941%	0.2352941%
19	1	0.2352941%	0.2352941%
20	1	0.2352941%	0.2352941%
21	1	0.2352941%	0.2352941%
22	1	0.2352941%	0.2352941%
23	1	0.2352941%	0.2352941%
24	1	0.2352941%	0.2352941%
25	1	0.2352941%	0.2352941%
26	1	0.2352941%	0.2352941%
27	1	0.2352941%	0.2352941%
28	1	0.2352941%	0.2352941%
29	1	0.2352941%	0.2352941%
30	1	0.2352941%	0.2352941%
31	1	0.2352941%	0.2352941%
32	1	0.2352941%	0.2352941%
33	1	0.2352941%	0.2352941%
34	1	0.2352941%	0.2352941%
35	1	0.2352941%	0.2352941%
36	1	0.2352941%	0.2352941%
37	1	0.2352941%	0.2352941%
38	1	0.2352941%	0.2352941%
39	1	0.2352941%	0.2352941%
40	1	0.2352941%	0.2352941%
41	1	0.2352941%	0.2352941%
42	1	0.0000019%	0.0000019%
43	1	0.2352941%	0.2352941%
44	1	0.2352941%	0.2352941%
45	1	0.2352941%	0.2352941%
46	1	0.2352941%	0.2352941%
47	1	0.2352941%	0.2352941%
48	1	0.2352941%	0.2352941%
49	1	0.2352941%	0.2352941%
50	1	0.2352941%	0.2352941%
51	1	0.2352941%	0.2352941%
52	1	0.2352941%	0.2352941%
53	1	0.2352941%	0.2352941%

54	1	0.2352941%	0.2352941%
55	1	0.2352941%	0.2352941%
56	1	0.2352941%	0.2352941%
57	1	0.2352941%	0.2352941%
58	1	0.2352941%	0.2352941%
59	1	0.2352941%	0.2352941%
60	1	0.2352941%	0.2352941%
61	1	0.2352941%	0.2352941%
62	1	0.2352941%	0.2352941%
63	1	0.2352941%	0.2352941%
64	1	0.2352941%	0.2352941%
65	1	0.2352941%	0.2352941%
66	1	0.2352941%	0.2352941%
67	1	0.2352941%	0.2352941%
68	1	0.2352941%	0.2352941%
69	1	0.2352941%	0.2352941%
70	1	0.2352941%	0.2352941%
71	1	0.2352941%	0.2352941%
72	1	0.2352941%	0.2352941%
73	1	0.2352941%	0.2352941%
74	1	0.2352941%	0.2352941%
75	1	0.2352941%	0.2352941%
76	1	0.2352941%	0.2352941%
77	1	0.2352941%	0.2352941%
78	1	0.2352941%	0.2352941%
79	1	0.2352941%	0.2352941%
80	1	0.2352941%	0.2352941%
81	1	0.2352941%	0.2352941%
82	1	0.2352941%	0.2352941%
83	1	0.2352941%	0.2352941%
84	1	0.2352941%	0.2352941%
85	1	0.2352941%	0.2352941%
86	1	0.2352941%	0.2352941%
87	1	0.2352941%	0.2352941%
88	1	0.2352941%	0.2352941%
89	1	0.2352941%	0.2352941%
90	1	0.2352941%	0.2352941%
91	1	0.2352941%	0.2352941%
92	1	0.2352941%	0.2352941%
93	1	0.2352941%	0.2352941%
94	1	0.2352941%	0.2352941%
95	1	0.2352941%	0.2352941%
96	1	0.2352941%	0.2352941%
97	1	0.2352941%	0.2352941%
98	1	0.2352941%	0.2352941%
99	1	0.2352941%	0.2352941%
100	1	0.2352941%	0.2352941%
101	1	0.2352941%	0.2352941%
102	1	0.2352941%	0.2352941%
103	1	0.2352941%	0.2352941%
104	1	0.2352941%	0.2352941%
105	1	0.2352941%	0.2352941%
106	1	0.2352941%	0.2352941%
107	1	0.2352941%	0.2352941%
108	1	0.2352941%	0.2352941%
109	1	0.2352941%	0.2352941%
110	1	0.2352941%	0.2352941%
111	1	0.2352941%	0.2352941%
112	1	0.2352941%	0.2352941%

113	1	0.2352941%	0.2352941%
114	1	0.2352941%	0.2352941%
115	1	0.2352941%	0.2352941%
116	1	0.2352941%	0.2352941%
117	1	0.2352941%	0.2352941%
118	1	0.2352941%	0.2352941%
119	1	0.2352941%	0.2352941%
120	1	0.2352941%	0.2352941%
121	1	0.2352941%	0.2352941%
122	1	0.2352941%	0.2352941%
123	1	0.2352941%	0.2352941%
124	1	0.2352941%	0.2352941%
125	1	0.2352941%	0.2352941%
126	1	0.2352941%	0.2352941%
127	1	0.2352941%	0.2352941%
128	1	0.2352941%	0.2352941%
129	1	0.2352941%	0.2352941%
130	1	0.2352941%	0.2352941%
131	1	0.2352941%	0.2352941%
132	1	0.2352941%	0.2352941%
133	1	0.2352941%	0.2352941%
134	1	0.2352941%	0.2352941%
135	1	0.2352941%	0.2352941%
136	1	0.2352941%	0.2352941%
137	1	0.2352941%	0.2352941%
138	1	0.2352941%	0.2352941%
139	1	0.2352941%	0.2352941%
140	1	0.2352941%	0.2352941%
141	1	0.2352941%	0.2352941%
142	1	0.2352941%	0.2352941%
143	1	0.2352941%	0.2352941%
144	1	0.2352941%	0.2352941%
145	1	0.2352941%	0.2352941%
146	1	0.2352941%	0.2352941%
147	1	0.2352941%	0.2352941%
148	1	0.2352941%	0.2352941%
149	1	0.2352941%	0.2352941%
150	1	0.2352941%	0.2352941%
151	1	0.2352941%	0.2352941%
152	1	0.2352941%	0.2352941%
153	1	0.2352941%	0.2352941%
154	1	0.2352941%	0.2352941%
155	1	0.2352941%	0.2352941%
156	1	0.2352941%	0.2352941%
157	1	0.2352941%	0.2352941%
158	1	0.2352941%	0.2352941%
159	1	0.2352941%	0.2352941%
160	1	0.2352941%	0.2352941%
161	1	0.2352941%	0.2352941%
162	1	0.2352941%	0.2352941%
163	1	0.2352941%	0.2352941%
164	1	0.2352941%	0.2352941%
165	1	0.2352941%	0.2352941%
166	1	0.2352941%	0.2352941%
167	1	0.2352941%	0.2352941%
168	1	0.0000019%	0.0000019%
169	1	0.2352941%	0.2352941%
170	1	0.2352941%	0.2352941%
171	1	0.2352941%	0.2352941%

172	1	0.2352941%	0.2352941%
173	1	0.2352941%	0.2352941%
174	1	0.2352941%	0.2352941%
175	1	0.2352941%	0.2352941%
176	1	0.2352941%	0.2352941%
177	1	0.2352941%	0.2352941%
178	1	0.2352941%	0.2352941%
179	1	0.2352941%	0.2352941%
180	1	0.2352941%	0.2352941%
181	1	0.2352941%	0.2352941%
182	1	0.2352941%	0.2352941%
183	1	0.2352941%	0.2352941%
184	1	0.2352941%	0.2352941%
185	1	0.2352941%	0.2352941%
186	1	0.2352941%	0.2352941%
187	1	0.2352941%	0.2352941%
188	1	0.2352941%	0.2352941%
189	1	0.2352941%	0.2352941%
190	1	0.2352941%	0.2352941%
191	1	0.2352941%	0.2352941%
192	1	0.2352941%	0.2352941%
193	1	0.2352941%	0.2352941%
194	1	0.2352941%	0.2352941%
195	1	0.2352941%	0.2352941%
196	1	0.2352941%	0.2352941%
197	1	0.2352941%	0.2352941%
198	1	0.2352941%	0.2352941%
199	1	0.2352941%	0.2352941%
200	1	0.2352941%	0.2352941%
201	1	0.2352941%	0.2352941%
202	1	0.2352941%	0.2352941%
203	1	0.2352941%	0.2352941%
204	1	0.2352941%	0.2352941%
205	1	0.2352941%	0.2352941%
206	1	0.2352941%	0.2352941%
207	1	0.2352941%	0.2352941%
208	1	0.2352941%	0.2352941%
209	1	0.2352941%	0.2352941%
210	1	0.2352941%	0.2352941%
211	1	0.2352941%	0.2352941%
212	1	0.2352941%	0.2352941%
213	1	0.2352941%	0.2352941%
214	1	0.2352941%	0.2352941%
215	1	0.2352941%	0.2352941%
216	1	0.2352941%	0.2352941%
217	1	0.2352941%	0.2352941%
218	1	0.2352941%	0.2352941%
219	1	0.2352941%	0.2352941%
220	1	0.2352941%	0.2352941%
221	1	0.2352941%	0.2352941%
222	1	0.2352941%	0.2352941%
223	1	0.2352941%	0.2352941%
224	1	0.2352941%	0.2352941%
225	1	0.2352941%	0.2352941%
226	1	0.2352941%	0.2352941%
227	1	0.2352941%	0.2352941%
228	1	0.2352941%	0.2352941%
229	1	0.2352941%	0.2352941%
230	1	0.2352941%	0.2352941%

231	1	0.2352941%	0.2352941%
232	1	0.2352941%	0.2352941%
233	1	0.2352941%	0.2352941%
234	1	0.2352941%	0.2352941%
235	1	0.2352941%	0.2352941%
236	1	0.2352941%	0.2352941%
237	1	0.2352941%	0.2352941%
238	1	0.0000019%	0.0000019%
239	1	0.2352941%	0.2352941%
240	1	0.2352941%	0.2352941%
241	1	0.2352941%	0.2352941%
242	1	0.2352941%	0.2352941%
243	1	0.2352941%	0.2352941%
244	1	0.2352941%	0.2352941%
245	1	0.2352941%	0.2352941%
246	1	0.2352941%	0.2352941%
247	1	0.2352941%	0.2352941%
248	1	0.2352941%	0.2352941%
249	1	0.2352941%	0.2352941%
250	1	0.2352941%	0.2352941%
251	1	0.2352941%	0.2352941%
252	1	0.2352941%	0.2352941%
253	1	0.2352941%	0.2352941%
254	1	0.2352941%	0.2352941%
255	1	0.2352941%	0.2352941%
256	1	0.2352941%	0.2352941%
257	1	0.2352941%	0.2352941%
258	1	0.2352941%	0.2352941%
259	1	0.2352941%	0.2352941%
260	1	0.2352941%	0.2352941%
261	1	0.2352941%	0.2352941%
262	1	0.2352941%	0.2352941%
263	1	0.2352941%	0.2352941%
264	1	0.2352941%	0.2352941%
265	1	0.2352941%	0.2352941%
266	1	0.2352941%	0.2352941%
267	1	0.2352941%	0.2352941%
268	1	0.2352941%	0.2352941%
269	1	0.2352941%	0.2352941%
270	1	0.2352941%	0.2352941%
271	1	0.2352941%	0.2352941%
272	1	0.2352941%	0.2352941%
273	1	0.2352941%	0.2352941%
274	1	0.2352941%	0.2352941%
275	1	0.2352941%	0.2352941%
276	1	0.2352941%	0.2352941%
277	1	0.2352941%	0.2352941%
278	1	0.2352941%	0.2352941%
279	1	0.2352941%	0.2352941%
280	1	0.2352941%	0.2352941%
281	1	0.2352941%	0.2352941%
282	1	0.2352941%	0.2352941%
283	1	0.2352941%	0.2352941%
284	1	0.2352941%	0.2352941%
285	1	0.2352941%	0.2352941%
286	1	0.2352941%	0.2352941%
287	1	0.2352941%	0.2352941%
288	1	0.2352941%	0.2352941%
289	1	0.2352941%	0.2352941%

290	1	0.2352941%	0.2352941%
291	1	0.2352941%	0.2352941%
292	1	0.2352941%	0.2352941%
293	1	0.2352941%	0.2352941%
294	1	0.2352941%	0.2352941%
295	1	0.2352941%	0.2352941%
296	1	0.2352941%	0.2352941%
297	1	0.2352941%	0.2352941%
298	1	0.2352941%	0.2352941%
299	1	0.2352941%	0.2352941%
300	1	0.2352941%	0.2352941%
301	1	0.2352941%	0.2352941%
302	1	0.2352941%	0.2352941%
303	1	0.2352941%	0.2352941%
304	1	0.2352941%	0.2352941%
305	1	0.2352941%	0.2352941%
306	1	0.2352941%	0.2352941%
307	1	0.2352941%	0.2352941%
308	1	0.2352941%	0.2352941%
309	1	0.2352941%	0.2352941%
310	1	0.2352941%	0.2352941%
311	1	0.2352941%	0.2352941%
312	1	0.2352941%	0.2352941%
313	1	0.2352941%	0.2352941%
314	1	0.0000018%	0.0000018%
315	1	0.2352941%	0.2352941%
316	1	0.2352941%	0.2352941%
317	1	0.2352941%	0.2352941%
318	1	0.2352941%	0.2352941%
319	1	0.2352941%	0.2352941%
320	1	0.2352941%	0.2352941%
321	1	0.2352941%	0.2352941%
322	1	0.2352941%	0.2352941%
323	1	0.2352941%	0.2352941%
324	1	0.2352941%	0.2352941%
325	1	0.2352941%	0.2352941%
326	1	0.2352941%	0.2352941%
327	1	0.2352941%	0.2352941%
328	1	0.2352941%	0.2352941%
329	1	0.2352941%	0.2352941%
330	1	0.2352941%	0.2352941%
331	1	0.2352941%	0.2352941%
332	1	0.2352941%	0.2352941%
333	1	0.2352941%	0.2352941%
334	1	0.2352941%	0.2352941%
335	1	0.2352941%	0.2352941%
336	1	0.2352941%	0.2352941%
337	1	0.2352941%	0.2352941%
338	1	0.2352941%	0.2352941%
339	1	0.2352941%	0.2352941%
340	1	0.2352941%	0.2352941%
341	1	0.2352941%	0.2352941%
342	1	0.2352941%	0.2352941%
343	1	0.2352941%	0.2352941%
344	1	0.2352941%	0.2352941%
345	1	0.2352941%	0.2352941%
346	1	0.2352941%	0.2352941%
347	1	0.2352941%	0.2352941%
348	1	0.2352941%	0.2352941%

349	1	0.2352941%	0.2352941%
350	1	0.2352941%	0.2352941%
351	1	0.2352941%	0.2352941%
352	1	0.2352941%	0.2352941%
353	1	0.2352941%	0.2352941%
354	1	0.2352941%	0.2352941%
355	1	0.2352941%	0.2352941%
356	1	0.2352941%	0.2352941%
357	1	0.2352941%	0.2352941%
358	1	0.2352941%	0.2352941%
359	1	0.2352941%	0.2352941%
360	1	0.2352941%	0.2352941%
361	1	0.2352941%	0.2352941%
362	1	0.2352941%	0.2352941%
363	1	0.2352941%	0.2352941%
364	1	0.2352941%	0.2352941%
365	1	0.2352941%	0.2352941%
366	1	0.2352941%	0.2352941%
367	1	0.2352941%	0.2352941%
368	1	0.2352941%	0.2352941%
369	1	0.2352941%	0.2352941%
370	1	0.2352941%	0.2352941%
371	1	0.2352941%	0.2352941%
372	1	0.2352941%	0.2352941%
373	1	0.2352941%	0.2352941%
374	1	0.2352941%	0.2352941%
375	1	0.2352941%	0.2352941%
376	1	0.2352941%	0.2352941%
377	1	0.2352941%	0.2352941%
378	1	0.2352941%	0.2352941%
379	1	0.2352941%	0.2352941%
380	1	0.2352941%	0.2352941%
381	1	0.2352941%	0.2352941%
382	1	0.2352941%	0.2352941%
383	1	0.2352941%	0.2352941%
384	1	0.2352941%	0.2352941%
385	1	0.2352941%	0.2352941%
386	1	0.2352941%	0.2352941%
387	1	0.2352941%	0.2352941%
388	1	0.2352941%	0.2352941%
389	1	0.2352941%	0.2352941%
390	1	0.2352941%	0.2352941%
391	1	0.2352941%	0.2352941%
392	1	0.2352941%	0.2352941%
393	1	0.2352941%	0.2352941%
394	1	0.2352941%	0.2352941%
395	1	0.2352941%	0.2352941%
396	1	0.2352941%	0.2352941%
397	1	0.2352941%	0.2352941%
398	1	0.2352941%	0.2352941%
399	1	0.2352941%	0.2352941%
400	1	0.2352941%	0.2352941%
401	1	0.2352941%	0.2352941%
402	1	0.2352941%	0.2352941%
403	1	0.2352941%	0.2352941%
404	1	0.2352941%	0.2352941%
405	1	0.2352941%	0.2352941%
406	1	0.2352941%	0.2352941%
407	1	0.2352941%	0.2352941%

408	1	0.2352941%	0.2352941%
409	1	0.2352941%	0.2352941%
410	1	0.2352941%	0.2352941%
411	1	0.2352941%	0.2352941%
412	1	0.2352941%	0.2352941%
413	1	0.2352941%	0.2352941%
414	1	0.2352941%	0.2352941%
415	1	0.2352941%	0.2352941%
416	1	0.2352941%	0.2352941%
417	1	0.2352941%	0.2352941%
418	1	0.2352941%	0.2352941%
419	1	0.2352941%	0.2352941%
420	1	0.2352941%	0.2352941%
421	1	0.2352941%	0.2352941%
422	1	0.2352941%	0.2352941%
423	1	0.2352941%	0.2352941%
424	1	0.2352941%	0.2352941%
425	1	0.2352941%	0.2352941%
426	1	0.2352941%	0.2352941%
427	1	0.2352941%	0.2352941%
428	1	0.2352941%	0.2352941%
429	1	0.2352941%	0.2352941%
TOTAL		100.000000%	100.000000%

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: _____

B. Chris Langlotz

SCHEDULE D2
 Proportion of Contribution to Common Expenses for
 Reserve Fund Contribution for Common Elements and Assets
 Formerly Part of York Region Condominium Corporation No. 885
 Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.9573%
2	1	0.9309%
3	1	0.9309%
4	1	0.9573%
5	1	0.9309%
6	1	0.9573%
7	1	0.9573%
8	1	0.9573%
9	1	0.9573%
10	1	0.9573%
11	1	0.9573%
12	1	0.9573%
13	1	0.9573%
14	1	0.9573%
15	1	0.9309%
16	1	0.9573%
17	1	0.9309%
18	1	0.9573%
19	1	0.9573%
20	1	0.9573%
21	1	0.9573%
22	1	0.9573%
23	1	0.9309%
24	1	0.9309%
25	1	0.9573%
26	1	0.9309%
27	1	0.9043%
28	1	0.9309%
29	1	0.9043%
30	1	0.9043%
31	1	0.9043%
32	1	0.9309%
33	1	0.9309%
34	1	0.9043%
35	1	0.9043%
36	1	0.9043%
37	1	0.9043%
38	1	0.9043%
39	1	0.9309%
40	1	0.9573%
41	1	0.9309%
42	1	0.0000%
43	1	0.9309%
44	1	0.9043%
45	1	0.9309%
46	1	0.9043%
47	1	0.9043%
48	1	0.9309%
49	1	0.9573%
50	1	0.9043%
51	1	0.9043%
52	1	0.9043%

53	1	0.9043%
54	1	0.9309%
55	1	0.9043%
56	1	0.9043%
57	1	0.9573%
58	1	0.9309%
59	1	0.9043%
60	1	0.9309%
61	1	0.9309%
62	1	0.9309%
63	1	0.9043%
64	1	0.9043%
65	1	0.9309%
66	1	0.9309%
67	1	0.9043%
68	1	0.9309%
69	1	0.9309%
70	1	0.9043%
71	1	0.9043%
72	1	0.9043%
73	1	0.9309%
74	1	0.9043%
75	1	0.9309%
76	1	0.9043%
77	1	0.9043%
78	1	0.9043%
79	1	0.9043%
80	1	0.9309%
81	1	0.9309%
82	1	0.9043%
83	1	0.9043%
84	1	0.9043%
85	1	0.9309%
86	1	0.9573%
87	1	0.9043%
88	1	0.9043%
89	1	0.9309%
90	1	0.9309%
91	1	0.9309%
92	1	0.9309%
93	1	0.9573%
94	1	0.9309%
95	1	0.9043%
96	1	0.9043%
97	1	0.9309%
98	1	0.9042%
99	1	0.9042%
100	1	0.9042%
101	1	0.9042%
102	1	0.9309%
103	1	0.9309%
104	1	0.9043%
105	1	0.9573%
106	1	0.9309%
107	1	0.9043%
108	1	0.9043%
109	1	0.9309%
110	1	0.0000%
111	1	0.0000%

112	1	0.0000%
113	1	0.0000%
114	1	0.0000%
115	1	0.0000%
116	1	0.0000%
117	1	0.0000%
118	1	0.0000%
119	1	0.0000%
120	1	0.0000%
121	1	0.0000%
122	1	0.0000%
123	1	0.0000%
124	1	0.0000%
125	1	0.0000%
126	1	0.0000%
127	1	0.0000%
128	1	0.0000%
129	1	0.0000%
130	1	0.0000%
131	1	0.0000%
132	1	0.0000%
133	1	0.0000%
134	1	0.0000%
135	1	0.0000%
136	1	0.0000%
137	1	0.0000%
138	1	0.0000%
139	1	0.0000%
140	1	0.0000%
141	1	0.0000%
142	1	0.0000%
143	1	0.0000%
144	1	0.0000%
145	1	0.0000%
146	1	0.0000%
147	1	0.0000%
148	1	0.0000%
149	1	0.0000%
150	1	0.0000%
151	1	0.0000%
152	1	0.0000%
153	1	0.0000%
154	1	0.0000%
155	1	0.0000%
156	1	0.0000%
157	1	0.0000%
158	1	0.0000%
159	1	0.0000%
160	1	0.0000%
161	1	0.0000%
162	1	0.0000%
163	1	0.0000%
164	1	0.0000%
165	1	0.0000%
166	1	0.0000%
167	1	0.0000%
168	1	0.0000%
169	1	0.0000%
170	1	0.0000%

171	1	0.0000%
172	1	0.0000%
173	1	0.0000%
174	1	0.0000%
175	1	0.0000%
176	1	0.0000%
177	1	0.0000%
178	1	0.0000%
179	1	0.0000%
180	1	0.0000%
181	1	0.0000%
182	1	0.0000%
183	1	0.0000%
184	1	0.0000%
185	1	0.0000%
186	1	0.0000%
187	1	0.0000%
188	1	0.0000%
189	1	0.0000%
190	1	0.0000%
191	1	0.0000%
192	1	0.0000%
193	1	0.0000%
194	1	0.0000%
195	1	0.0000%
196	1	0.0000%
197	1	0.0000%
198	1	0.0000%
199	1	0.0000%
200	1	0.0000%
201	1	0.0000%
202	1	0.0000%
203	1	0.0000%
204	1	0.0000%
205	1	0.0000%
206	1	0.0000%
207	1	0.0000%
208	1	0.0000%
209	1	0.0000%
210	1	0.0000%
211	1	0.0000%
212	1	0.0000%
213	1	0.0000%
214	1	0.0000%
215	1	0.0000%
216	1	0.0000%
217	1	0.0000%
218	1	0.0000%
219	1	0.0000%
220	1	0.0000%
221	1	0.0000%
222	1	0.0000%
223	1	0.0000%
224	1	0.0000%
225	1	0.0000%
226	1	0.0000%
227	1	0.0000%
228	1	0.0000%
229	1	0.0000%

230	1	0.0000%
231	1	0.0000%
232	1	0.0000%
233	1	0.0000%
234	1	0.0000%
235	1	0.0000%
236	1	0.0000%
237	1	0.0000%
238	1	0.0000%
239	1	0.0000%
240	1	0.0000%
241	1	0.0000%
242	1	0.0000%
243	1	0.0000%
244	1	0.0000%
245	1	0.0000%
246	1	0.0000%
247	1	0.0000%
248	1	0.0000%
249	1	0.0000%
250	1	0.0000%
251	1	0.0000%
252	1	0.0000%
253	1	0.0000%
254	1	0.0000%
255	1	0.0000%
256	1	0.0000%
257	1	0.0000%
258	1	0.0000%
259	1	0.0000%
260	1	0.0000%
261	1	0.0000%
262	1	0.0000%
263	1	0.0000%
264	1	0.0000%
265	1	0.0000%
266	1	0.0000%
267	1	0.0000%
268	1	0.0000%
269	1	0.0000%
270	1	0.0000%
271	1	0.0000%
272	1	0.0000%
273	1	0.0000%
274	1	0.0000%
275	1	0.0000%
276	1	0.0000%
277	1	0.0000%
278	1	0.0000%
279	1	0.0000%
280	1	0.0000%
281	1	0.0000%
282	1	0.0000%
283	1	0.0000%
284	1	0.0000%
285	1	0.0000%
286	1	0.0000%
287	1	0.0000%
288	1	0.0000%

289	1	0.0000%
290	1	0.0000%
291	1	0.0000%
292	1	0.0000%
293	1	0.0000%
294	1	0.0000%
295	1	0.0000%
296	1	0.0000%
297	1	0.0000%
298	1	0.0000%
299	1	0.0000%
300	1	0.0000%
301	1	0.0000%
302	1	0.0000%
303	1	0.0000%
304	1	0.0000%
305	1	0.0000%
306	1	0.0000%
307	1	0.0000%
308	1	0.0000%
309	1	0.0000%
310	1	0.0000%
311	1	0.0000%
312	1	0.0000%
313	1	0.0000%
314	1	0.0000%
315	1	0.0000%
316	1	0.0000%
317	1	0.0000%
318	1	0.0000%
319	1	0.0000%
320	1	0.0000%
321	1	0.0000%
322	1	0.0000%
323	1	0.0000%
324	1	0.0000%
325	1	0.0000%
326	1	0.0000%
327	1	0.0000%
328	1	0.0000%
329	1	0.0000%
330	1	0.0000%
331	1	0.0000%
332	1	0.0000%
333	1	0.0000%
334	1	0.0000%
335	1	0.0000%
336	1	0.0000%
337	1	0.0000%
338	1	0.0000%
339	1	0.0000%
340	1	0.0000%
341	1	0.0000%
342	1	0.0000%
343	1	0.0000%
344	1	0.0000%
345	1	0.0000%
346	1	0.0000%
347	1	0.0000%

348	1	0.0000%
349	1	0.0000%
350	1	0.0000%
351	1	0.0000%
352	1	0.0000%
353	1	0.0000%
354	1	0.0000%
355	1	0.0000%
356	1	0.0000%
357	1	0.0000%
358	1	0.0000%
359	1	0.0000%
360	1	0.0000%
361	1	0.0000%
362	1	0.0000%
363	1	0.0000%
364	1	0.0000%
365	1	0.0000%
366	1	0.0000%
367	1	0.0000%
368	1	0.0000%
369	1	0.0000%
370	1	0.0000%
371	1	0.0000%
372	1	0.0000%
373	1	0.0000%
374	1	0.0000%
375	1	0.0000%
376	1	0.0000%
377	1	0.0000%
378	1	0.0000%
379	1	0.0000%
380	1	0.0000%
381	1	0.0000%
382	1	0.0000%
383	1	0.0000%
384	1	0.0000%
385	1	0.0000%
386	1	0.0000%
387	1	0.0000%
388	1	0.0000%
389	1	0.0000%
390	1	0.0000%
391	1	0.0000%
392	1	0.0000%
393	1	0.0000%
394	1	0.0000%
395	1	0.0000%
396	1	0.0000%
397	1	0.0000%
398	1	0.0000%
399	1	0.0000%
400	1	0.0000%
401	1	0.0000%
402	1	0.0000%
403	1	0.0000%
404	1	0.0000%
405	1	0.0000%
406	1	0.0000%

407	1	0.0000%
408	1	0.0000%
409	1	0.0000%
410	1	0.0000%
411	1	0.0000%
412	1	0.0000%
413	1	0.0000%
414	1	0.0000%
415	1	0.0000%
416	1	0.0000%
417	1	0.0000%
418	1	0.0000%
419	1	0.0000%
420	1	0.0000%
421	1	0.0000%
422	1	0.0000%
423	1	0.0000%
424	1	0.0000%
425	1	0.0000%
426	1	0.0000%
427	1	0.0000%
428	1	0.0000%
429	1	0.0000%
TOTAL		<u>100.0000%</u>

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: 
B. Chris Langlotz

SCHEDULE D3
Proportion of Contribution to Common Expenses for
Reserve Fund Contribution for Common Elements and Assets
Formerly Part of York Region Condominium Corporation No. 906
Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.0000%
2	1	0.0000%
3	1	0.0000%
4	1	0.0000%
5	1	0.0000%
6	1	0.0000%
7	1	0.0000%
8	1	0.0000%
9	1	0.0000%
10	1	0.0000%
11	1	0.0000%
12	1	0.0000%
13	1	0.0000%
14	1	0.0000%
15	1	0.0000%
16	1	0.0000%
17	1	0.0000%
18	1	0.0000%
19	1	0.0000%
20	1	0.0000%
21	1	0.0000%
22	1	0.0000%
23	1	0.0000%
24	1	0.0000%
25	1	0.0000%
26	1	0.0000%
27	1	0.0000%
28	1	0.0000%
29	1	0.0000%
30	1	0.0000%
31	1	0.0000%
32	1	0.0000%
33	1	0.0000%
34	1	0.0000%
35	1	0.0000%
36	1	0.0000%
37	1	0.0000%
38	1	0.0000%
39	1	0.0000%
40	1	0.0000%
41	1	0.0000%
42	1	0.0000%
43	1	0.0000%
44	1	0.0000%
45	1	0.0000%
46	1	0.0000%
47	1	0.0000%
48	1	0.0000%
49	1	0.0000%
50	1	0.0000%
51	1	0.0000%
52	1	0.0000%

53	1	0.0000%
54	1	0.0000%
55	1	0.0000%
56	1	0.0000%
57	1	0.0000%
58	1	0.0000%
59	1	0.0000%
60	1	0.0000%
61	1	0.0000%
62	1	0.0000%
63	1	0.0000%
64	1	0.0000%
65	1	0.0000%
66	1	0.0000%
67	1	0.0000%
68	1	0.0000%
69	1	0.0000%
70	1	0.0000%
71	1	0.0000%
72	1	0.0000%
73	1	0.0000%
74	1	0.0000%
75	1	0.0000%
76	1	0.0000%
77	1	0.0000%
78	1	0.0000%
79	1	0.0000%
80	1	0.0000%
81	1	0.0000%
82	1	0.0000%
83	1	0.0000%
84	1	0.0000%
85	1	0.0000%
86	1	0.0000%
87	1	0.0000%
88	1	0.0000%
89	1	0.0000%
90	1	0.0000%
91	1	0.0000%
92	1	0.0000%
93	1	0.0000%
94	1	0.0000%
95	1	0.0000%
96	1	0.0000%
97	1	0.0000%
98	1	0.0000%
99	1	0.0000%
100	1	0.0000%
101	1	0.0000%
102	1	0.0000%
103	1	0.0000%
104	1	0.0000%
105	1	0.0000%
106	1	0.0000%
107	1	0.0000%
108	1	0.0000%
109	1	0.0000%
110	1	1.7936%
111	1	1.7936%

112	1	1.7936%
113	1	1.7936%
114	1	1.7936%
115	1	1.7936%
116	1	1.7936%
117	1	1.7936%
118	1	1.7936%
119	1	1.7936%
120	1	1.7231%
121	1	1.7936%
122	1	1.7936%
123	1	1.7936%
124	1	1.7936%
125	1	1.7936%
126	1	1.7936%
127	1	1.7936%
128	1	1.7231%
129	1	1.7936%
130	1	1.7936%
131	1	1.7936%
132	1	1.7936%
133	1	1.7231%
134	1	1.7936%
135	1	1.7936%
136	1	1.7936%
137	1	1.7231%
138	1	1.7936%
139	1	1.7231%
140	1	1.7936%
141	1	1.7936%
142	1	1.6123%
143	1	1.6123%
144	1	1.6123%
145	1	1.7231%
146	1	1.6727%
147	1	1.6123%
148	1	1.6123%
149	1	1.6123%
150	1	1.6727%
151	1	1.7231%
152	1	1.6727%
153	1	1.6123%
154	1	1.6728%
155	1	1.6728%
156	1	1.6728%
157	1	1.6123%
158	1	1.6123%
159	1	1.7231%
160	1	1.6727%
161	1	1.6123%
162	1	1.6123%
163	1	1.6727%
164	1	1.6123%
165	1	1.6123%
166	1	1.7231%
167	1	1.7231%
168	1	0.0000%
169	1	0.0000%
170	1	0.0000%

171	1	0.0000%
172	1	0.0000%
173	1	0.0000%
174	1	0.0000%
175	1	0.0000%
176	1	0.0000%
177	1	0.0000%
178	1	0.0000%
179	1	0.0000%
180	1	0.0000%
181	1	0.0000%
182	1	0.0000%
183	1	0.0000%
184	1	0.0000%
185	1	0.0000%
186	1	0.0000%
187	1	0.0000%
188	1	0.0000%
189	1	0.0000%
190	1	0.0000%
191	1	0.0000%
192	1	0.0000%
193	1	0.0000%
194	1	0.0000%
195	1	0.0000%
196	1	0.0000%
197	1	0.0000%
198	1	0.0000%
199	1	0.0000%
200	1	0.0000%
201	1	0.0000%
202	1	0.0000%
203	1	0.0000%
204	1	0.0000%
205	1	0.0000%
206	1	0.0000%
207	1	0.0000%
208	1	0.0000%
209	1	0.0000%
210	1	0.0000%
211	1	0.0000%
212	1	0.0000%
213	1	0.0000%
214	1	0.0000%
215	1	0.0000%
216	1	0.0000%
217	1	0.0000%
218	1	0.0000%
219	1	0.0000%
220	1	0.0000%
221	1	0.0000%
222	1	0.0000%
223	1	0.0000%
224	1	0.0000%
225	1	0.0000%
226	1	0.0000%
227	1	0.0000%
228	1	0.0000%
229	1	0.0000%

230	1	0.0000%
231	1	0.0000%
232	1	0.0000%
233	1	0.0000%
234	1	0.0000%
235	1	0.0000%
236	1	0.0000%
237	1	0.0000%
238	1	0.0000%
239	1	0.0000%
240	1	0.0000%
241	1	0.0000%
242	1	0.0000%
243	1	0.0000%
244	1	0.0000%
245	1	0.0000%
246	1	0.0000%
247	1	0.0000%
248	1	0.0000%
249	1	0.0000%
250	1	0.0000%
251	1	0.0000%
252	1	0.0000%
253	1	0.0000%
254	1	0.0000%
255	1	0.0000%
256	1	0.0000%
257	1	0.0000%
258	1	0.0000%
259	1	0.0000%
260	1	0.0000%
261	1	0.0000%
262	1	0.0000%
263	1	0.0000%
264	1	0.0000%
265	1	0.0000%
266	1	0.0000%
267	1	0.0000%
268	1	0.0000%
269	1	0.0000%
270	1	0.0000%
271	1	0.0000%
272	1	0.0000%
273	1	0.0000%
274	1	0.0000%
275	1	0.0000%
276	1	0.0000%
277	1	0.0000%
278	1	0.0000%
279	1	0.0000%
280	1	0.0000%
281	1	0.0000%
282	1	0.0000%
283	1	0.0000%
284	1	0.0000%
285	1	0.0000%
286	1	0.0000%
287	1	0.0000%
288	1	0.0000%

289	1	0.0000%
290	1	0.0000%
291	1	0.0000%
292	1	0.0000%
293	1	0.0000%
294	1	0.0000%
295	1	0.0000%
296	1	0.0000%
297	1	0.0000%
298	1	0.0000%
299	1	0.0000%
300	1	0.0000%
301	1	0.0000%
302	1	0.0000%
303	1	0.0000%
304	1	0.0000%
305	1	0.0000%
306	1	0.0000%
307	1	0.0000%
308	1	0.0000%
309	1	0.0000%
310	1	0.0000%
311	1	0.0000%
312	1	0.0000%
313	1	0.0000%
314	1	0.0000%
315	1	0.0000%
316	1	0.0000%
317	1	0.0000%
318	1	0.0000%
319	1	0.0000%
320	1	0.0000%
321	1	0.0000%
322	1	0.0000%
323	1	0.0000%
324	1	0.0000%
325	1	0.0000%
326	1	0.0000%
327	1	0.0000%
328	1	0.0000%
329	1	0.0000%
330	1	0.0000%
331	1	0.0000%
332	1	0.0000%
333	1	0.0000%
334	1	0.0000%
335	1	0.0000%
336	1	0.0000%
337	1	0.0000%
338	1	0.0000%
339	1	0.0000%
340	1	0.0000%
341	1	0.0000%
342	1	0.0000%
343	1	0.0000%
344	1	0.0000%
345	1	0.0000%
346	1	0.0000%
347	1	0.0000%

348	1	0.0000%
349	1	0.0000%
350	1	0.0000%
351	1	0.0000%
352	1	0.0000%
353	1	0.0000%
354	1	0.0000%
355	1	0.0000%
356	1	0.0000%
357	1	0.0000%
358	1	0.0000%
359	1	0.0000%
360	1	0.0000%
361	1	0.0000%
362	1	0.0000%
363	1	0.0000%
364	1	0.0000%
365	1	0.0000%
366	1	0.0000%
367	1	0.0000%
368	1	0.0000%
369	1	0.0000%
370	1	0.0000%
371	1	0.0000%
372	1	0.0000%
373	1	0.0000%
374	1	0.0000%
375	1	0.0000%
376	1	0.0000%
377	1	0.0000%
378	1	0.0000%
379	1	0.0000%
380	1	0.0000%
381	1	0.0000%
382	1	0.0000%
383	1	0.0000%
384	1	0.0000%
385	1	0.0000%
386	1	0.0000%
387	1	0.0000%
388	1	0.0000%
389	1	0.0000%
390	1	0.0000%
391	1	0.0000%
392	1	0.0000%
393	1	0.0000%
394	1	0.0000%
395	1	0.0000%
396	1	0.0000%
397	1	0.0000%
398	1	0.0000%
399	1	0.0000%
400	1	0.0000%
401	1	0.0000%
402	1	0.0000%
403	1	0.0000%
404	1	0.0000%
405	1	0.0000%
406	1	0.0000%

407	1	0.0000%
408	1	0.0000%
409	1	0.0000%
410	1	0.0000%
411	1	0.0000%
412	1	0.0000%
413	1	0.0000%
414	1	0.0000%
415	1	0.0000%
416	1	0.0000%
417	1	0.0000%
418	1	0.0000%
419	1	0.0000%
420	1	0.0000%
421	1	0.0000%
422	1	0.0000%
423	1	0.0000%
424	1	0.0000%
425	1	0.0000%
426	1	0.0000%
427	1	0.0000%
428	1	0.0000%
429	1	0.0000%
TOTAL		<u>100.0000%</u>

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: 
B. Chris Langlotz

SCHEDULE D4

Proportion of Contribution to Common Expenses for
 Reserve Fund Contribution for Common Elements and Assets
 Formerly Part of York Region Condominium Corporation No. 932
 Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.0000%
2	1	0.0000%
3	1	0.0000%
4	1	0.0000%
5	1	0.0000%
6	1	0.0000%
7	1	0.0000%
8	1	0.0000%
9	1	0.0000%
10	1	0.0000%
11	1	0.0000%
12	1	0.0000%
13	1	0.0000%
14	1	0.0000%
15	1	0.0000%
16	1	0.0000%
17	1	0.0000%
18	1	0.0000%
19	1	0.0000%
20	1	0.0000%
21	1	0.0000%
22	1	0.0000%
23	1	0.0000%
24	1	0.0000%
25	1	0.0000%
26	1	0.0000%
27	1	0.0000%
28	1	0.0000%
29	1	0.0000%
30	1	0.0000%
31	1	0.0000%
32	1	0.0000%
33	1	0.0000%
34	1	0.0000%
35	1	0.0000%
36	1	0.0000%
37	1	0.0000%
38	1	0.0000%
39	1	0.0000%
40	1	0.0000%
41	1	0.0000%
42	1	0.0000%
43	1	0.0000%
44	1	0.0000%
45	1	0.0000%
46	1	0.0000%
47	1	0.0000%
48	1	0.0000%
49	1	0.0000%
50	1	0.0000%
51	1	0.0000%
52	1	0.0000%
53	1	0.0000%
54	1	0.0000%
55	1	0.0000%
56	1	0.0000%
57	1	0.0000%
58	1	0.0000%

59	1	0.0000%
60	1	0.0000%
61	1	0.0000%
62	1	0.0000%
63	1	0.0000%
64	1	0.0000%
65	1	0.0000%
66	1	0.0000%
67	1	0.0000%
68	1	0.0000%
69	1	0.0000%
70	1	0.0000%
71	1	0.0000%
72	1	0.0000%
73	1	0.0000%
74	1	0.0000%
75	1	0.0000%
76	1	0.0000%
77	1	0.0000%
78	1	0.0000%
79	1	0.0000%
80	1	0.0000%
81	1	0.0000%
82	1	0.0000%
83	1	0.0000%
84	1	0.0000%
85	1	0.0000%
86	1	0.0000%
87	1	0.0000%
88	1	0.0000%
89	1	0.0000%
90	1	0.0000%
91	1	0.0000%
92	1	0.0000%
93	1	0.0000%
94	1	0.0000%
95	1	0.0000%
96	1	0.0000%
97	1	0.0000%
98	1	0.0000%
99	1	0.0000%
100	1	0.0000%
101	1	0.0000%
102	1	0.0000%
103	1	0.0000%
104	1	0.0000%
105	1	0.0000%
106	1	0.0000%
107	1	0.0000%
108	1	0.0000%
109	1	0.0000%
110	1	0.0000%
111	1	0.0000%
112	1	0.0000%
113	1	0.0000%
114	1	0.0000%
115	1	0.0000%
116	1	0.0000%
117	1	0.0000%
118	1	0.0000%
119	1	0.0000%
120	1	0.0000%
121	1	0.0000%
122	1	0.0000%
123	1	0.0000%

124	1	0.0000%
125	1	0.0000%
126	1	0.0000%
127	1	0.0000%
128	1	0.0000%
129	1	0.0000%
130	1	0.0000%
131	1	0.0000%
132	1	0.0000%
133	1	0.0000%
134	1	0.0000%
135	1	0.0000%
136	1	0.0000%
137	1	0.0000%
138	1	0.0000%
139	1	0.0000%
140	1	0.0000%
141	1	0.0000%
142	1	0.0000%
143	1	0.0000%
144	1	0.0000%
145	1	0.0000%
146	1	0.0000%
147	1	0.0000%
148	1	0.0000%
149	1	0.0000%
150	1	0.0000%
151	1	0.0000%
152	1	0.0000%
153	1	0.0000%
154	1	0.0000%
155	1	0.0000%
156	1	0.0000%
157	1	0.0000%
158	1	0.0000%
159	1	0.0000%
160	1	0.0000%
161	1	0.0000%
162	1	0.0000%
163	1	0.0000%
164	1	0.0000%
165	1	0.0000%
166	1	0.0000%
167	1	0.0000%
168	1	0.0000%
169	1	1.4913%
170	1	1.4613%
171	1	1.4613%
172	1	1.4613%
173	1	1.4613%
174	1	1.4913%
175	1	1.4913%
176	1	1.4213%
177	1	1.4213%
178	1	1.4213%
179	1	1.4213%
180	1	1.4213%
181	1	1.5314%
182	1	1.5314%
183	1	1.5314%
184	1	1.4913%
185	1	1.4913%
186	1	1.4213%
187	1	1.4213%

188	1	1.4213%
189	1	1.4213%
190	1	1.4213%
191	1	1.4913%
192	1	1.4613%
193	1	1.4613%
194	1	1.4613%
195	1	1.4613%
196	1	1.4913%
197	1	1.4913%
198	1	1.4013%
199	1	1.4013%
200	1	1.4913%
201	1	1.4013%
202	1	1.4013%
203	1	1.4013%
204	1	1.4013%
205	1	1.4013%
206	1	1.4013%
207	1	1.4913%
208	1	1.4613%
209	1	1.4613%
210	1	1.4913%
211	1	1.4913%
212	1	1.4013%
213	1	1.4013%
214	1	1.4013%
215	1	1.4913%
216	1	1.4913%
217	1	1.4013%
218	1	1.4013%
219	1	1.4013%
220	1	1.4913%
221	1	1.4913%
222	1	1.4613%
223	1	1.4613%
224	1	1.4913%
225	1	1.4213%
226	1	1.4213%
227	1	1.4213%
228	1	1.4213%
229	1	1.4013%
230	1	1.4013%
231	1	1.4013%
232	1	1.4013%
233	1	1.4913%
234	1	1.4913%
235	1	1.4613%
236	1	1.4613%
237	1	1.4913%
238	1	0.0000%
239	1	0.0000%
240	1	0.0000%
241	1	0.0000%
242	1	0.0000%
243	1	0.0000%
244	1	0.0000%
245	1	0.0000%
246	1	0.0000%
247	1	0.0000%
248	1	0.0000%
249	1	0.0000%
250	1	0.0000%

251	1	0.0000%
252	1	0.0000%
253	1	0.0000%
254	1	0.0000%
255	1	0.0000%
256	1	0.0000%
257	1	0.0000%
258	1	0.0000%
259	1	0.0000%
260	1	0.0000%
261	1	0.0000%
262	1	0.0000%
263	1	0.0000%
264	1	0.0000%
265	1	0.0000%
266	1	0.0000%
267	1	0.0000%
268	1	0.0000%
269	1	0.0000%
270	1	0.0000%
271	1	0.0000%
272	1	0.0000%
273	1	0.0000%
274	1	0.0000%
275	1	0.0000%
276	1	0.0000%
277	1	0.0000%
278	1	0.0000%
279	1	0.0000%
280	1	0.0000%
281	1	0.0000%
282	1	0.0000%
283	1	0.0000%
284	1	0.0000%
285	1	0.0000%
286	1	0.0000%
287	1	0.0000%
288	1	0.0000%
289	1	0.0000%
290	1	0.0000%
291	1	0.0000%
292	1	0.0000%
293	1	0.0000%
294	1	0.0000%
295	1	0.0000%
296	1	0.0000%
297	1	0.0000%
298	1	0.0000%
299	1	0.0000%
300	1	0.0000%
301	1	0.0000%
302	1	0.0000%
303	1	0.0000%
304	1	0.0000%
305	1	0.0000%
306	1	0.0000%
307	1	0.0000%
308	1	0.0000%
309	1	0.0000%
310	1	0.0000%
311	1	0.0000%
312	1	0.0000%
313	1	0.0000%
314	1	0.0000%
315	1	0.0000%

316	1	0.0000%
317	1	0.0000%
318	1	0.0000%
319	1	0.0000%
320	1	0.0000%
321	1	0.0000%
322	1	0.0000%
323	1	0.0000%
324	1	0.0000%
325	1	0.0000%
326	1	0.0000%
327	1	0.0000%
328	1	0.0000%
329	1	0.0000%
330	1	0.0000%
331	1	0.0000%
332	1	0.0000%
333	1	0.0000%
334	1	0.0000%
335	1	0.0000%
336	1	0.0000%
337	1	0.0000%
338	1	0.0000%
339	1	0.0000%
340	1	0.0000%
341	1	0.0000%
342	1	0.0000%
343	1	0.0000%
344	1	0.0000%
345	1	0.0000%
346	1	0.0000%
347	1	0.0000%
348	1	0.0000%
349	1	0.0000%
350	1	0.0000%
351	1	0.0000%
352	1	0.0000%
353	1	0.0000%
354	1	0.0000%
355	1	0.0000%
356	1	0.0000%
357	1	0.0000%
358	1	0.0000%
359	1	0.0000%
360	1	0.0000%
361	1	0.0000%
362	1	0.0000%
363	1	0.0000%
364	1	0.0000%
365	1	0.0000%
366	1	0.0000%
367	1	0.0000%
368	1	0.0000%
369	1	0.0000%
370	1	0.0000%
371	1	0.0000%
372	1	0.0000%
373	1	0.0000%
374	1	0.0000%
375	1	0.0000%
376	1	0.0000%
377	1	0.0000%
378	1	0.0000%
379	1	0.0000%
380	1	0.0000%

381	1	0.0000%
382	1	0.0000%
383	1	0.0000%
384	1	0.0000%
385	1	0.0000%
386	1	0.0000%
387	1	0.0000%
388	1	0.0000%
389	1	0.0000%
390	1	0.0000%
391	1	0.0000%
392	1	0.0000%
393	1	0.0000%
394	1	0.0000%
395	1	0.0000%
396	1	0.0000%
397	1	0.0000%
398	1	0.0000%
399	1	0.0000%
400	1	0.0000%
401	1	0.0000%
402	1	0.0000%
403	1	0.0000%
404	1	0.0000%
405	1	0.0000%
406	1	0.0000%
407	1	0.0000%
408	1	0.0000%
409	1	0.0000%
410	1	0.0000%
411	1	0.0000%
412	1	0.0000%
413	1	0.0000%
414	1	0.0000%
415	1	0.0000%
416	1	0.0000%
417	1	0.0000%
418	1	0.0000%
419	1	0.0000%
420	1	0.0000%
421	1	0.0000%
422	1	0.0000%
423	1	0.0000%
424	1	0.0000%
425	1	0.0000%
426	1	0.0000%
427	1	0.0000%
428	1	0.0000%
429	1	0.0000%
TOTAL		<u>100.0000%</u>

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: 
B. Chris Langlotz

SCHEDULE D5
Proportion of Contribution to Common Expenses for
Reserve Fund Contribution for Common Elements and Assets
Formerly Part of York Region Standard Condominium Corporation No. 980
Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.0000%
2	1	0.0000%
3	1	0.0000%
4	1	0.0000%
5	1	0.0000%
6	1	0.0000%
7	1	0.0000%
8	1	0.0000%
9	1	0.0000%
10	1	0.0000%
11	1	0.0000%
12	1	0.0000%
13	1	0.0000%
14	1	0.0000%
15	1	0.0000%
16	1	0.0000%
17	1	0.0000%
18	1	0.0000%
19	1	0.0000%
20	1	0.0000%
21	1	0.0000%
22	1	0.0000%
23	1	0.0000%
24	1	0.0000%
25	1	0.0000%
26	1	0.0000%
27	1	0.0000%
28	1	0.0000%
29	1	0.0000%
30	1	0.0000%
31	1	0.0000%
32	1	0.0000%
33	1	0.0000%
34	1	0.0000%
35	1	0.0000%
36	1	0.0000%
37	1	0.0000%
38	1	0.0000%
39	1	0.0000%
40	1	0.0000%
41	1	0.0000%
42	1	0.0000%
43	1	0.0000%
44	1	0.0000%
45	1	0.0000%
46	1	0.0000%
47	1	0.0000%
48	1	0.0000%
49	1	0.0000%
50	1	0.0000%
51	1	0.0000%
52	1	0.0000%

53	1	0.0000%
54	1	0.0000%
55	1	0.0000%
56	1	0.0000%
57	1	0.0000%
58	1	0.0000%
59	1	0.0000%
60	1	0.0000%
61	1	0.0000%
62	1	0.0000%
63	1	0.0000%
64	1	0.0000%
65	1	0.0000%
66	1	0.0000%
67	1	0.0000%
68	1	0.0000%
69	1	0.0000%
70	1	0.0000%
71	1	0.0000%
72	1	0.0000%
73	1	0.0000%
74	1	0.0000%
75	1	0.0000%
76	1	0.0000%
77	1	0.0000%
78	1	0.0000%
79	1	0.0000%
80	1	0.0000%
81	1	0.0000%
82	1	0.0000%
83	1	0.0000%
84	1	0.0000%
85	1	0.0000%
86	1	0.0000%
87	1	0.0000%
88	1	0.0000%
89	1	0.0000%
90	1	0.0000%
91	1	0.0000%
92	1	0.0000%
93	1	0.0000%
94	1	0.0000%
95	1	0.0000%
96	1	0.0000%
97	1	0.0000%
98	1	0.0000%
99	1	0.0000%
100	1	0.0000%
101	1	0.0000%
102	1	0.0000%
103	1	0.0000%
104	1	0.0000%
105	1	0.0000%
106	1	0.0000%
107	1	0.0000%
108	1	0.0000%
109	1	0.0000%
110	1	0.0000%
111	1	0.0000%

112	1	0.0000%
113	1	0.0000%
114	1	0.0000%
115	1	0.0000%
116	1	0.0000%
117	1	0.0000%
118	1	0.0000%
119	1	0.0000%
120	1	0.0000%
121	1	0.0000%
122	1	0.0000%
123	1	0.0000%
124	1	0.0000%
125	1	0.0000%
126	1	0.0000%
127	1	0.0000%
128	1	0.0000%
129	1	0.0000%
130	1	0.0000%
131	1	0.0000%
132	1	0.0000%
133	1	0.0000%
134	1	0.0000%
135	1	0.0000%
136	1	0.0000%
137	1	0.0000%
138	1	0.0000%
139	1	0.0000%
140	1	0.0000%
141	1	0.0000%
142	1	0.0000%
143	1	0.0000%
144	1	0.0000%
145	1	0.0000%
146	1	0.0000%
147	1	0.0000%
148	1	0.0000%
149	1	0.0000%
150	1	0.0000%
151	1	0.0000%
152	1	0.0000%
153	1	0.0000%
154	1	0.0000%
155	1	0.0000%
156	1	0.0000%
157	1	0.0000%
158	1	0.0000%
159	1	0.0000%
160	1	0.0000%
161	1	0.0000%
162	1	0.0000%
163	1	0.0000%
164	1	0.0000%
165	1	0.0000%
166	1	0.0000%
167	1	0.0000%
168	1	0.0000%
169	1	0.0000%
170	1	0.0000%

171	1	0.0000%
172	1	0.0000%
173	1	0.0000%
174	1	0.0000%
175	1	0.0000%
176	1	0.0000%
177	1	0.0000%
178	1	0.0000%
179	1	0.0000%
180	1	0.0000%
181	1	0.0000%
182	1	0.0000%
183	1	0.0000%
184	1	0.0000%
185	1	0.0000%
186	1	0.0000%
187	1	0.0000%
188	1	0.0000%
189	1	0.0000%
190	1	0.0000%
191	1	0.0000%
192	1	0.0000%
193	1	0.0000%
194	1	0.0000%
195	1	0.0000%
196	1	0.0000%
197	1	0.0000%
198	1	0.0000%
199	1	0.0000%
200	1	0.0000%
201	1	0.0000%
202	1	0.0000%
203	1	0.0000%
204	1	0.0000%
205	1	0.0000%
206	1	0.0000%
207	1	0.0000%
208	1	0.0000%
209	1	0.0000%
210	1	0.0000%
211	1	0.0000%
212	1	0.0000%
213	1	0.0000%
214	1	0.0000%
215	1	0.0000%
216	1	0.0000%
217	1	0.0000%
218	1	0.0000%
219	1	0.0000%
220	1	0.0000%
221	1	0.0000%
222	1	0.0000%
223	1	0.0000%
224	1	0.0000%
225	1	0.0000%
226	1	0.0000%
227	1	0.0000%
228	1	0.0000%
229	1	0.0000%

230	1	0.0000%
231	1	0.0000%
232	1	0.0000%
233	1	0.0000%
234	1	0.0000%
235	1	0.0000%
236	1	0.0000%
237	1	0.0000%
238	1	0.0000%
239	1	2.0833%
240	1	1.7500%
241	1	1.7500%
242	1	1.9583%
243	1	1.9583%
244	1	2.0833%
245	1	2.0833%
246	1	1.7500%
247	1	1.7500%
248	1	1.9583%
249	1	1.9583%
250	1	2.0833%
251	1	1.7500%
252	1	1.7500%
253	1	1.7500%
254	1	1.7500%
255	1	1.7500%
256	1	2.0833%
257	1	1.9583%
258	1	1.9583%
259	1	1.9583%
260	1	1.9583%
261	1	1.8750%
262	1	2.0833%
263	1	1.9583%
264	1	1.8750%
265	1	1.8760%
266	1	2.0833%
267	1	2.0833%
268	1	1.7500%
269	1	1.7500%
270	1	1.7500%
271	1	1.7500%
272	1	2.0833%
273	1	1.8750%
274	1	1.8750%
275	1	1.8750%
276	1	1.8750%
277	1	1.8750%
278	1	1.8750%
279	1	2.0833%
280	1	1.9583%
281	1	1.9583%
282	1	1.9583%
283	1	1.9583%
284	1	2.0833%
285	1	2.0833%
286	1	1.9583%
287	1	1.9583%
288	1	1.9583%

289	1	1.9583%
290	1	2.0833%
291	1	0.0000%
292	1	0.0000%
293	1	0.0000%
294	1	0.0000%
295	1	0.0000%
296	1	0.0000%
297	1	0.0000%
298	1	0.0000%
299	1	0.0000%
300	1	0.0000%
301	1	0.0000%
302	1	0.0000%
303	1	0.0000%
304	1	0.0000%
305	1	0.0000%
306	1	0.0000%
307	1	0.0000%
308	1	0.0000%
309	1	0.0000%
310	1	0.0000%
311	1	0.0000%
312	1	0.0000%
313	1	0.0000%
314	1	0.0000%
315	1	0.0000%
316	1	0.0000%
317	1	0.0000%
318	1	0.0000%
319	1	0.0000%
320	1	0.0000%
321	1	0.0000%
322	1	0.0000%
323	1	0.0000%
324	1	0.0000%
325	1	0.0000%
326	1	0.0000%
327	1	0.0000%
328	1	0.0000%
329	1	0.0000%
330	1	0.0000%
331	1	0.0000%
332	1	0.0000%
333	1	0.0000%
334	1	0.0000%
335	1	0.0000%
336	1	0.0000%
337	1	0.0000%
338	1	0.0000%
339	1	0.0000%
340	1	0.0000%
341	1	0.0000%
342	1	0.0000%
343	1	0.0000%
344	1	0.0000%
345	1	0.0000%
346	1	0.0000%
347	1	0.0000%

348	1	0.0000%
349	1	0.0000%
350	1	0.0000%
351	1	0.0000%
352	1	0.0000%
353	1	0.0000%
354	1	0.0000%
355	1	0.0000%
356	1	0.0000%
357	1	0.0000%
358	1	0.0000%
359	1	0.0000%
360	1	0.0000%
361	1	0.0000%
362	1	0.0000%
363	1	0.0000%
364	1	0.0000%
365	1	0.0000%
366	1	0.0000%
367	1	0.0000%
368	1	0.0000%
369	1	0.0000%
370	1	0.0000%
371	1	0.0000%
372	1	0.0000%
373	1	0.0000%
374	1	0.0000%
375	1	0.0000%
376	1	0.0000%
377	1	0.0000%
378	1	0.0000%
379	1	0.0000%
380	1	0.0000%
381	1	0.0000%
382	1	0.0000%
383	1	0.0000%
384	1	0.0000%
385	1	0.0000%
386	1	0.0000%
387	1	0.0000%
388	1	0.0000%
389	1	0.0000%
390	1	0.0000%
391	1	0.0000%
392	1	0.0000%
393	1	0.0000%
394	1	0.0000%
395	1	0.0000%
396	1	0.0000%
397	1	0.0000%
398	1	0.0000%
399	1	0.0000%
400	1	0.0000%
401	1	0.0000%
402	1	0.0000%
403	1	0.0000%
404	1	0.0000%
405	1	0.0000%
406	1	0.0000%

407	1	0.0000%
408	1	0.0000%
409	1	0.0000%
410	1	0.0000%
411	1	0.0000%
412	1	0.0000%
413	1	0.0000%
414	1	0.0000%
415	1	0.0000%
416	1	0.0000%
417	1	0.0000%
418	1	0.0000%
419	1	0.0000%
420	1	0.0000%
421	1	0.0000%
422	1	0.0000%
423	1	0.0000%
424	1	0.0000%
425	1	0.0000%
426	1	0.0000%
427	1	0.0000%
428	1	0.0000%
429	1	0.0000%
TOTAL		<u>100.0000%</u>

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: 
B. Chris Langlotz

SCHEDULE D6
Proportion of Contribution to Common Expenses for
Reserve Fund Contribution for Common Elements and Assets
Formerly Part of York Region Standard Condominium Corporation No. 1060
Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.0000%
2	1	0.0000%
3	1	0.0000%
4	1	0.0000%
5	1	0.0000%
6	1	0.0000%
7	1	0.0000%
8	1	0.0000%
9	1	0.0000%
10	1	0.0000%
11	1	0.0000%
12	1	0.0000%
13	1	0.0000%
14	1	0.0000%
15	1	0.0000%
16	1	0.0000%
17	1	0.0000%
18	1	0.0000%
19	1	0.0000%
20	1	0.0000%
21	1	0.0000%
22	1	0.0000%
23	1	0.0000%
24	1	0.0000%
25	1	0.0000%
26	1	0.0000%
27	1	0.0000%
28	1	0.0000%
29	1	0.0000%
30	1	0.0000%
31	1	0.0000%
32	1	0.0000%
33	1	0.0000%
34	1	0.0000%
35	1	0.0000%
36	1	0.0000%
37	1	0.0000%
38	1	0.0000%
39	1	0.0000%
40	1	0.0000%
41	1	0.0000%
42	1	0.0000%
43	1	0.0000%
44	1	0.0000%
45	1	0.0000%
46	1	0.0000%
47	1	0.0000%
48	1	0.0000%
49	1	0.0000%
50	1	0.0000%
51	1	0.0000%
52	1	0.0000%

53	1	0.0000%
54	1	0.0000%
55	1	0.0000%
56	1	0.0000%
57	1	0.0000%
58	1	0.0000%
59	1	0.0000%
60	1	0.0000%
61	1	0.0000%
62	1	0.0000%
63	1	0.0000%
64	1	0.0000%
65	1	0.0000%
66	1	0.0000%
67	1	0.0000%
68	1	0.0000%
69	1	0.0000%
70	1	0.0000%
71	1	0.0000%
72	1	0.0000%
73	1	0.0000%
74	1	0.0000%
75	1	0.0000%
76	1	0.0000%
77	1	0.0000%
78	1	0.0000%
79	1	0.0000%
80	1	0.0000%
81	1	0.0000%
82	1	0.0000%
83	1	0.0000%
84	1	0.0000%
85	1	0.0000%
86	1	0.0000%
87	1	0.0000%
88	1	0.0000%
89	1	0.0000%
90	1	0.0000%
91	1	0.0000%
92	1	0.0000%
93	1	0.0000%
94	1	0.0000%
95	1	0.0000%
96	1	0.0000%
97	1	0.0000%
98	1	0.0000%
99	1	0.0000%
100	1	0.0000%
101	1	0.0000%
102	1	0.0000%
103	1	0.0000%
104	1	0.0000%
105	1	0.0000%
106	1	0.0000%
107	1	0.0000%
108	1	0.0000%
109	1	0.0000%
110	1	0.0000%
111	1	0.0000%

112	1	0.0000%
113	1	0.0000%
114	1	0.0000%
115	1	0.0000%
116	1	0.0000%
117	1	0.0000%
118	1	0.0000%
119	1	0.0000%
120	1	0.0000%
121	1	0.0000%
122	1	0.0000%
123	1	0.0000%
124	1	0.0000%
125	1	0.0000%
126	1	0.0000%
127	1	0.0000%
128	1	0.0000%
129	1	0.0000%
130	1	0.0000%
131	1	0.0000%
132	1	0.0000%
133	1	0.0000%
134	1	0.0000%
135	1	0.0000%
136	1	0.0000%
137	1	0.0000%
138	1	0.0000%
139	1	0.0000%
140	1	0.0000%
141	1	0.0000%
142	1	0.0000%
143	1	0.0000%
144	1	0.0000%
145	1	0.0000%
146	1	0.0000%
147	1	0.0000%
148	1	0.0000%
149	1	0.0000%
150	1	0.0000%
151	1	0.0000%
152	1	0.0000%
153	1	0.0000%
154	1	0.0000%
155	1	0.0000%
156	1	0.0000%
157	1	0.0000%
158	1	0.0000%
159	1	0.0000%
160	1	0.0000%
161	1	0.0000%
162	1	0.0000%
163	1	0.0000%
164	1	0.0000%
165	1	0.0000%
166	1	0.0000%
167	1	0.0000%
168	1	0.0000%
169	1	0.0000%
170	1	0.0000%

171	1	0.0000%
172	1	0.0000%
173	1	0.0000%
174	1	0.0000%
175	1	0.0000%
176	1	0.0000%
177	1	0.0000%
178	1	0.0000%
179	1	0.0000%
180	1	0.0000%
181	1	0.0000%
182	1	0.0000%
183	1	0.0000%
184	1	0.0000%
185	1	0.0000%
186	1	0.0000%
187	1	0.0000%
188	1	0.0000%
189	1	0.0000%
190	1	0.0000%
191	1	0.0000%
192	1	0.0000%
193	1	0.0000%
194	1	0.0000%
195	1	0.0000%
196	1	0.0000%
197	1	0.0000%
198	1	0.0000%
199	1	0.0000%
200	1	0.0000%
201	1	0.0000%
202	1	0.0000%
203	1	0.0000%
204	1	0.0000%
205	1	0.0000%
206	1	0.0000%
207	1	0.0000%
208	1	0.0000%
209	1	0.0000%
210	1	0.0000%
211	1	0.0000%
212	1	0.0000%
213	1	0.0000%
214	1	0.0000%
215	1	0.0000%
216	1	0.0000%
217	1	0.0000%
218	1	0.0000%
219	1	0.0000%
220	1	0.0000%
221	1	0.0000%
222	1	0.0000%
223	1	0.0000%
224	1	0.0000%
225	1	0.0000%
226	1	0.0000%
227	1	0.0000%
228	1	0.0000%
229	1	0.0000%

230	1	0.0000%
231	1	0.0000%
232	1	0.0000%
233	1	0.0000%
234	1	0.0000%
235	1	0.0000%
236	1	0.0000%
237	1	0.0000%
238	1	0.0000%
239	1	0.0000%
240	1	0.0000%
241	1	0.0000%
242	1	0.0000%
243	1	0.0000%
244	1	0.0000%
245	1	0.0000%
246	1	0.0000%
247	1	0.0000%
248	1	0.0000%
249	1	0.0000%
250	1	0.0000%
251	1	0.0000%
252	1	0.0000%
253	1	0.0000%
254	1	0.0000%
255	1	0.0000%
256	1	0.0000%
257	1	0.0000%
258	1	0.0000%
259	1	0.0000%
260	1	0.0000%
261	1	0.0000%
262	1	0.0000%
263	1	0.0000%
264	1	0.0000%
265	1	0.0000%
266	1	0.0000%
267	1	0.0000%
268	1	0.0000%
269	1	0.0000%
270	1	0.0000%
271	1	0.0000%
272	1	0.0000%
273	1	0.0000%
274	1	0.0000%
275	1	0.0000%
276	1	0.0000%
277	1	0.0000%
278	1	0.0000%
279	1	0.0000%
280	1	0.0000%
281	1	0.0000%
282	1	0.0000%
283	1	0.0000%
284	1	0.0000%
285	1	0.0000%
286	1	0.0000%
287	1	0.0000%
288	1	0.0000%

289	1	0.0000%
290	1	0.0000%
291	1	4.3479%
292	1	4.3478%
293	1	4.3478%
294	1	4.3478%
295	1	4.3479%
296	1	4.3478%
297	1	4.3478%
298	1	4.3478%
299	1	4.3479%
300	1	4.3478%
301	1	4.3478%
302	1	4.3478%
303	1	4.3479%
304	1	4.3478%
305	1	4.3478%
306	1	4.3478%
307	1	4.3479%
308	1	4.3478%
309	1	4.3478%
310	1	4.3478%
311	1	4.3479%
312	1	4.3478%
313	1	4.3478%
314	1	0.0000%
315	1	0.0000%
316	1	0.0000%
317	1	0.0000%
318	1	0.0000%
319	1	0.0000%
320	1	0.0000%
321	1	0.0000%
322	1	0.0000%
323	1	0.0000%
324	1	0.0000%
325	1	0.0000%
326	1	0.0000%
327	1	0.0000%
328	1	0.0000%
329	1	0.0000%
330	1	0.0000%
331	1	0.0000%
332	1	0.0000%
333	1	0.0000%
334	1	0.0000%
335	1	0.0000%
336	1	0.0000%
337	1	0.0000%
338	1	0.0000%
339	1	0.0000%
340	1	0.0000%
341	1	0.0000%
342	1	0.0000%
343	1	0.0000%
344	1	0.0000%
345	1	0.0000%
346	1	0.0000%

347	1	0.0000%
348	1	0.0000%
349	1	0.0000%
350	1	0.0000%
351	1	0.0000%
352	1	0.0000%
353	1	0.0000%
354	1	0.0000%
355	1	0.0000%
356	1	0.0000%
357	1	0.0000%
358	1	0.0000%
359	1	0.0000%
360	1	0.0000%
361	1	0.0000%
362	1	0.0000%
363	1	0.0000%
364	1	0.0000%
365	1	0.0000%
366	1	0.0000%
367	1	0.0000%
368	1	0.0000%
369	1	0.0000%
370	1	0.0000%
371	1	0.0000%
372	1	0.0000%
373	1	0.0000%
374	1	0.0000%
375	1	0.0000%
376	1	0.0000%
377	1	0.0000%
378	1	0.0000%
379	1	0.0000%
380	1	0.0000%
381	1	0.0000%
382	1	0.0000%
383	1	0.0000%
384	1	0.0000%
385	1	0.0000%
386	1	0.0000%
387	1	0.0000%
388	1	0.0000%
389	1	0.0000%
390	1	0.0000%
391	1	0.0000%
392	1	0.0000%
393	1	0.0000%
394	1	0.0000%
395	1	0.0000%
396	1	0.0000%
397	1	0.0000%
398	1	0.0000%
399	1	0.0000%
400	1	0.0000%
401	1	0.0000%
402	1	0.0000%
403	1	0.0000%
404	1	0.0000%
405	1	0.0000%

406	1	0.0000%
407	1	0.0000%
408	1	0.0000%
409	1	0.0000%
410	1	0.0000%
411	1	0.0000%
412	1	0.0000%
413	1	0.0000%
414	1	0.0000%
415	1	0.0000%
416	1	0.0000%
417	1	0.0000%
418	1	0.0000%
419	1	0.0000%
420	1	0.0000%
421	1	0.0000%
422	1	0.0000%
423	1	0.0000%
424	1	0.0000%
425	1	0.0000%
426	1	0.0000%
427	1	0.0000%
428	1	0.0000%
429	1	0.0000%
TOTAL		<u>100.0000%</u>

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: 
B. Chris Langlotz

SCHEDULE D7

Proportion of Contribution to Common Expenses for
Reserve Fund Contribution for Common Elements and Assets
Formerly Part of York Region Standard Condominium Corporation No. 1101
Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.0000%
2	1	0.0000%
3	1	0.0000%
4	1	0.0000%
5	1	0.0000%
6	1	0.0000%
7	1	0.0000%
8	1	0.0000%
9	1	0.0000%
10	1	0.0000%
11	1	0.0000%
12	1	0.0000%
13	1	0.0000%
14	1	0.0000%
15	1	0.0000%
16	1	0.0000%
17	1	0.0000%
18	1	0.0000%
19	1	0.0000%
20	1	0.0000%
21	1	0.0000%
22	1	0.0000%
23	1	0.0000%
24	1	0.0000%
25	1	0.0000%
26	1	0.0000%
27	1	0.0000%
28	1	0.0000%
29	1	0.0000%
30	1	0.0000%
31	1	0.0000%
32	1	0.0000%
33	1	0.0000%
34	1	0.0000%
35	1	0.0000%
36	1	0.0000%
37	1	0.0000%
38	1	0.0000%
39	1	0.0000%
40	1	0.0000%
41	1	0.0000%
42	1	0.0000%
43	1	0.0000%
44	1	0.0000%
45	1	0.0000%
46	1	0.0000%
47	1	0.0000%
48	1	0.0000%
49	1	0.0000%
50	1	0.0000%
51	1	0.0000%
52	1	0.0000%

53	1	0.0000%
54	1	0.0000%
55	1	0.0000%
56	1	0.0000%
57	1	0.0000%
58	1	0.0000%
59	1	0.0000%
60	1	0.0000%
61	1	0.0000%
62	1	0.0000%
63	1	0.0000%
64	1	0.0000%
65	1	0.0000%
66	1	0.0000%
67	1	0.0000%
68	1	0.0000%
69	1	0.0000%
70	1	0.0000%
71	1	0.0000%
72	1	0.0000%
73	1	0.0000%
74	1	0.0000%
75	1	0.0000%
76	1	0.0000%
77	1	0.0000%
78	1	0.0000%
79	1	0.0000%
80	1	0.0000%
81	1	0.0000%
82	1	0.0000%
83	1	0.0000%
84	1	0.0000%
85	1	0.0000%
86	1	0.0000%
87	1	0.0000%
88	1	0.0000%
89	1	0.0000%
90	1	0.0000%
91	1	0.0000%
92	1	0.0000%
93	1	0.0000%
94	1	0.0000%
95	1	0.0000%
96	1	0.0000%
97	1	0.0000%
98	1	0.0000%
99	1	0.0000%
100	1	0.0000%
101	1	0.0000%
102	1	0.0000%
103	1	0.0000%
104	1	0.0000%
105	1	0.0000%
106	1	0.0000%
107	1	0.0000%
108	1	0.0000%
109	1	0.0000%
110	1	0.0000%
111	1	0.0000%

112	1	0.0000%
113	1	0.0000%
114	1	0.0000%
115	1	0.0000%
116	1	0.0000%
117	1	0.0000%
118	1	0.0000%
119	1	0.0000%
120	1	0.0000%
121	1	0.0000%
122	1	0.0000%
123	1	0.0000%
124	1	0.0000%
125	1	0.0000%
126	1	0.0000%
127	1	0.0000%
128	1	0.0000%
129	1	0.0000%
130	1	0.0000%
131	1	0.0000%
132	1	0.0000%
133	1	0.0000%
134	1	0.0000%
135	1	0.0000%
136	1	0.0000%
137	1	0.0000%
138	1	0.0000%
139	1	0.0000%
140	1	0.0000%
141	1	0.0000%
142	1	0.0000%
143	1	0.0000%
144	1	0.0000%
145	1	0.0000%
146	1	0.0000%
147	1	0.0000%
148	1	0.0000%
149	1	0.0000%
150	1	0.0000%
151	1	0.0000%
152	1	0.0000%
153	1	0.0000%
154	1	0.0000%
155	1	0.0000%
156	1	0.0000%
157	1	0.0000%
158	1	0.0000%
159	1	0.0000%
160	1	0.0000%
161	1	0.0000%
162	1	0.0000%
163	1	0.0000%
164	1	0.0000%
165	1	0.0000%
166	1	0.0000%
167	1	0.0000%
168	1	0.0000%
169	1	0.0000%
170	1	0.0000%

171	1	0.0000%
172	1	0.0000%
173	1	0.0000%
174	1	0.0000%
175	1	0.0000%
176	1	0.0000%
177	1	0.0000%
178	1	0.0000%
179	1	0.0000%
180	1	0.0000%
181	1	0.0000%
182	1	0.0000%
183	1	0.0000%
184	1	0.0000%
185	1	0.0000%
186	1	0.0000%
187	1	0.0000%
188	1	0.0000%
189	1	0.0000%
190	1	0.0000%
191	1	0.0000%
192	1	0.0000%
193	1	0.0000%
194	1	0.0000%
195	1	0.0000%
196	1	0.0000%
197	1	0.0000%
198	1	0.0000%
199	1	0.0000%
200	1	0.0000%
201	1	0.0000%
202	1	0.0000%
203	1	0.0000%
204	1	0.0000%
205	1	0.0000%
206	1	0.0000%
207	1	0.0000%
208	1	0.0000%
209	1	0.0000%
210	1	0.0000%
211	1	0.0000%
212	1	0.0000%
213	1	0.0000%
214	1	0.0000%
215	1	0.0000%
216	1	0.0000%
217	1	0.0000%
218	1	0.0000%
219	1	0.0000%
220	1	0.0000%
221	1	0.0000%
222	1	0.0000%
223	1	0.0000%
224	1	0.0000%
225	1	0.0000%
226	1	0.0000%
227	1	0.0000%
228	1	0.0000%
229	1	0.0000%

230	1	0.0000%
231	1	0.0000%
232	1	0.0000%
233	1	0.0000%
234	1	0.0000%
235	1	0.0000%
236	1	0.0000%
237	1	0.0000%
238	1	0.0000%
239	1	0.0000%
240	1	0.0000%
241	1	0.0000%
242	1	0.0000%
243	1	0.0000%
244	1	0.0000%
245	1	0.0000%
246	1	0.0000%
247	1	0.0000%
248	1	0.0000%
249	1	0.0000%
250	1	0.0000%
251	1	0.0000%
252	1	0.0000%
253	1	0.0000%
254	1	0.0000%
255	1	0.0000%
256	1	0.0000%
257	1	0.0000%
258	1	0.0000%
259	1	0.0000%
260	1	0.0000%
261	1	0.0000%
262	1	0.0000%
263	1	0.0000%
264	1	0.0000%
265	1	0.0000%
266	1	0.0000%
267	1	0.0000%
268	1	0.0000%
269	1	0.0000%
270	1	0.0000%
271	1	0.0000%
272	1	0.0000%
273	1	0.0000%
274	1	0.0000%
275	1	0.0000%
276	1	0.0000%
277	1	0.0000%
278	1	0.0000%
279	1	0.0000%
280	1	0.0000%
281	1	0.0000%
282	1	0.0000%
283	1	0.0000%
284	1	0.0000%
285	1	0.0000%
286	1	0.0000%
287	1	0.0000%
288	1	0.0000%

289	1	0.0000%
290	1	0.0000%
291	1	0.0000%
292	1	0.0000%
293	1	0.0000%
294	1	0.0000%
295	1	0.0000%
296	1	0.0000%
297	1	0.0000%
298	1	0.0000%
299	1	0.0000%
300	1	0.0000%
301	1	0.0000%
302	1	0.0000%
303	1	0.0000%
304	1	0.0000%
305	1	0.0000%
306	1	0.0000%
307	1	0.0000%
308	1	0.0000%
309	1	0.0000%
310	1	0.0000%
311	1	0.0000%
312	1	0.0000%
313	1	0.0000%
314	1	0.0000%
315	1	2.5378%
316	1	2.4782%
317	1	2.5378%
318	1	2.4964%
319	1	2.4964%
320	1	2.5378%
321	1	2.5378%
322	1	2.4964%
323	1	2.4964%
324	1	2.4782%
325	1	2.4782%
326	1	2.4964%
327	1	2.5378%
328	1	2.4782%
329	1	2.4964%
330	1	2.4782%
331	1	2.5262%
332	1	2.4914%
333	1	2.4914%
334	1	2.5262%
335	1	2.4782%
336	1	2.4964%
337	1	2.4964%
338	1	2.4782%
339	1	2.4782%
340	1	2.4964%
341	1	2.4782%
342	1	2.4782%
343	1	2.4964%
344	1	2.4964%
345	1	2.4782%

346	1	2.4782%
347	1	2.4964%
348	1	2.5378%
349	1	2.5510%
350	1	2.4914%
351	1	2.4914%
352	1	2.4914%
353	1	2.4914%
354	1	2.5262%
355	1	0.0000%
356	1	0.0000%
357	1	0.0000%
358	1	0.0000%
359	1	0.0000%
360	1	0.0000%
361	1	0.0000%
362	1	0.0000%
363	1	0.0000%
364	1	0.0000%
365	1	0.0000%
366	1	0.0000%
367	1	0.0000%
368	1	0.0000%
369	1	0.0000%
370	1	0.0000%
371	1	0.0000%
372	1	0.0000%
373	1	0.0000%
374	1	0.0000%
375	1	0.0000%
376	1	0.0000%
377	1	0.0000%
378	1	0.0000%
379	1	0.0000%
380	1	0.0000%
381	1	0.0000%
382	1	0.0000%
383	1	0.0000%
384	1	0.0000%
385	1	0.0000%
386	1	0.0000%
387	1	0.0000%
388	1	0.0000%
389	1	0.0000%
390	1	0.0000%
391	1	0.0000%
392	1	0.0000%
393	1	0.0000%
394	1	0.0000%
395	1	0.0000%
396	1	0.0000%
397	1	0.0000%
398	1	0.0000%
399	1	0.0000%
400	1	0.0000%
401	1	0.0000%
402	1	0.0000%
403	1	0.0000%

404	1	0.0000%
405	1	0.0000%
406	1	0.0000%
407	1	0.0000%
408	1	0.0000%
409	1	0.0000%
410	1	0.0000%
411	1	0.0000%
412	1	0.0000%
413	1	0.0000%
414	1	0.0000%
415	1	0.0000%
416	1	0.0000%
417	1	0.0000%
418	1	0.0000%
419	1	0.0000%
420	1	0.0000%
421	1	0.0000%
422	1	0.0000%
423	1	0.0000%
424	1	0.0000%
425	1	0.0000%
426	1	0.0000%
427	1	0.0000%
428	1	0.0000%
429	1	0.0000%
TOTAL		100.0000%

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: 
B. Chris Langlotz

SCHEDULE D8

Proportion of Contribution to Common Expenses for
Reserve Fund Contribution for Common Elements and Assets
Formerly Part of York Region Standard Condominium Corporation No. 1125
Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.0000%
2	1	0.0000%
3	1	0.0000%
4	1	0.0000%
5	1	0.0000%
6	1	0.0000%
7	1	0.0000%
8	1	0.0000%
9	1	0.0000%
10	1	0.0000%
11	1	0.0000%
12	1	0.0000%
13	1	0.0000%
14	1	0.0000%
15	1	0.0000%
16	1	0.0000%
17	1	0.0000%
18	1	0.0000%
19	1	0.0000%
20	1	0.0000%
21	1	0.0000%
22	1	0.0000%
23	1	0.0000%
24	1	0.0000%
25	1	0.0000%
26	1	0.0000%
27	1	0.0000%
28	1	0.0000%
29	1	0.0000%
30	1	0.0000%
31	1	0.0000%
32	1	0.0000%
33	1	0.0000%
34	1	0.0000%
35	1	0.0000%
36	1	0.0000%
37	1	0.0000%
38	1	0.0000%
39	1	0.0000%
40	1	0.0000%
41	1	0.0000%
42	1	0.0000%
43	1	0.0000%
44	1	0.0000%
45	1	0.0000%
46	1	0.0000%
47	1	0.0000%
48	1	0.0000%
49	1	0.0000%
50	1	0.0000%
51	1	0.0000%
52	1	0.0000%

53	1	0.0000%
54	1	0.0000%
55	1	0.0000%
56	1	0.0000%
57	1	0.0000%
58	1	0.0000%
59	1	0.0000%
60	1	0.0000%
61	1	0.0000%
62	1	0.0000%
63	1	0.0000%
64	1	0.0000%
65	1	0.0000%
66	1	0.0000%
67	1	0.0000%
68	1	0.0000%
69	1	0.0000%
70	1	0.0000%
71	1	0.0000%
72	1	0.0000%
73	1	0.0000%
74	1	0.0000%
75	1	0.0000%
76	1	0.0000%
77	1	0.0000%
78	1	0.0000%
79	1	0.0000%
80	1	0.0000%
81	1	0.0000%
82	1	0.0000%
83	1	0.0000%
84	1	0.0000%
85	1	0.0000%
86	1	0.0000%
87	1	0.0000%
88	1	0.0000%
89	1	0.0000%
90	1	0.0000%
91	1	0.0000%
92	1	0.0000%
93	1	0.0000%
94	1	0.0000%
95	1	0.0000%
96	1	0.0000%
97	1	0.0000%
98	1	0.0000%
99	1	0.0000%
100	1	0.0000%
101	1	0.0000%
102	1	0.0000%
103	1	0.0000%
104	1	0.0000%
105	1	0.0000%
106	1	0.0000%
107	1	0.0000%
108	1	0.0000%
109	1	0.0000%
110	1	0.0000%
111	1	0.0000%

112	1	0.0000%
113	1	0.0000%
114	1	0.0000%
115	1	0.0000%
116	1	0.0000%
117	1	0.0000%
118	1	0.0000%
119	1	0.0000%
120	1	0.0000%
121	1	0.0000%
122	1	0.0000%
123	1	0.0000%
124	1	0.0000%
125	1	0.0000%
126	1	0.0000%
127	1	0.0000%
128	1	0.0000%
129	1	0.0000%
130	1	0.0000%
131	1	0.0000%
132	1	0.0000%
133	1	0.0000%
134	1	0.0000%
135	1	0.0000%
136	1	0.0000%
137	1	0.0000%
138	1	0.0000%
139	1	0.0000%
140	1	0.0000%
141	1	0.0000%
142	1	0.0000%
143	1	0.0000%
144	1	0.0000%
145	1	0.0000%
146	1	0.0000%
147	1	0.0000%
148	1	0.0000%
149	1	0.0000%
150	1	0.0000%
151	1	0.0000%
152	1	0.0000%
153	1	0.0000%
154	1	0.0000%
155	1	0.0000%
156	1	0.0000%
157	1	0.0000%
158	1	0.0000%
159	1	0.0000%
160	1	0.0000%
161	1	0.0000%
162	1	0.0000%
163	1	0.0000%
164	1	0.0000%
165	1	0.0000%
166	1	0.0000%
167	1	0.0000%
168	1	0.0000%
169	1	0.0000%
170	1	0.0000%

171	1	0.0000%
172	1	0.0000%
173	1	0.0000%
174	1	0.0000%
175	1	0.0000%
176	1	0.0000%
177	1	0.0000%
178	1	0.0000%
179	1	0.0000%
180	1	0.0000%
181	1	0.0000%
182	1	0.0000%
183	1	0.0000%
184	1	0.0000%
185	1	0.0000%
186	1	0.0000%
187	1	0.0000%
188	1	0.0000%
189	1	0.0000%
190	1	0.0000%
191	1	0.0000%
192	1	0.0000%
193	1	0.0000%
194	1	0.0000%
195	1	0.0000%
196	1	0.0000%
197	1	0.0000%
198	1	0.0000%
199	1	0.0000%
200	1	0.0000%
201	1	0.0000%
202	1	0.0000%
203	1	0.0000%
204	1	0.0000%
205	1	0.0000%
206	1	0.0000%
207	1	0.0000%
208	1	0.0000%
209	1	0.0000%
210	1	0.0000%
211	1	0.0000%
212	1	0.0000%
213	1	0.0000%
214	1	0.0000%
215	1	0.0000%
216	1	0.0000%
217	1	0.0000%
218	1	0.0000%
219	1	0.0000%
220	1	0.0000%
221	1	0.0000%
222	1	0.0000%
223	1	0.0000%
224	1	0.0000%
225	1	0.0000%
226	1	0.0000%
227	1	0.0000%
228	1	0.0000%
229	1	0.0000%

230	1	0.0000%
231	1	0.0000%
232	1	0.0000%
233	1	0.0000%
234	1	0.0000%
235	1	0.0000%
236	1	0.0000%
237	1	0.0000%
238	1	0.0000%
239	1	0.0000%
240	1	0.0000%
241	1	0.0000%
242	1	0.0000%
243	1	0.0000%
244	1	0.0000%
245	1	0.0000%
246	1	0.0000%
247	1	0.0000%
248	1	0.0000%
249	1	0.0000%
250	1	0.0000%
251	1	0.0000%
252	1	0.0000%
253	1	0.0000%
254	1	0.0000%
255	1	0.0000%
256	1	0.0000%
257	1	0.0000%
258	1	0.0000%
259	1	0.0000%
260	1	0.0000%
261	1	0.0000%
262	1	0.0000%
263	1	0.0000%
264	1	0.0000%
265	1	0.0000%
266	1	0.0000%
267	1	0.0000%
268	1	0.0000%
269	1	0.0000%
270	1	0.0000%
271	1	0.0000%
272	1	0.0000%
273	1	0.0000%
274	1	0.0000%
275	1	0.0000%
276	1	0.0000%
277	1	0.0000%
278	1	0.0000%
279	1	0.0000%
280	1	0.0000%
281	1	0.0000%
282	1	0.0000%
283	1	0.0000%
284	1	0.0000%
285	1	0.0000%
286	1	0.0000%
287	1	0.0000%
288	1	0.0000%

289	1	0.0000%
290	1	0.0000%
291	1	0.0000%
292	1	0.0000%
293	1	0.0000%
294	1	0.0000%
295	1	0.0000%
296	1	0.0000%
297	1	0.0000%
298	1	0.0000%
299	1	0.0000%
300	1	0.0000%
301	1	0.0000%
302	1	0.0000%
303	1	0.0000%
304	1	0.0000%
305	1	0.0000%
306	1	0.0000%
307	1	0.0000%
308	1	0.0000%
309	1	0.0000%
310	1	0.0000%
311	1	0.0000%
312	1	0.0000%
313	1	0.0000%
314	1	0.0000%
315	1	0.0000%
316	1	0.0000%
317	1	0.0000%
318	1	0.0000%
319	1	0.0000%
320	1	0.0000%
321	1	0.0000%
322	1	0.0000%
323	1	0.0000%
324	1	0.0000%
325	1	0.0000%
326	1	0.0000%
327	1	0.0000%
328	1	0.0000%
329	1	0.0000%
330	1	0.0000%
331	1	0.0000%
332	1	0.0000%
333	1	0.0000%
334	1	0.0000%
335	1	0.0000%
336	1	0.0000%
337	1	0.0000%
338	1	0.0000%
339	1	0.0000%
340	1	0.0000%
341	1	0.0000%
342	1	0.0000%
343	1	0.0000%
344	1	0.0000%
345	1	0.0000%
346	1	0.0000%
347	1	0.0000%


348	1	0.0000%
349	1	0.0000%
350	1	0.0000%
351	1	0.0000%
352	1	0.0000%
353	1	0.0000%
354	1	0.0000%
355	1	2.4838%
356	1	2.3551%
357	1	2.3551%
358	1	2.3461%
359	1	2.3733%
360	1	2.4048%
361	1	2.4048%
362	1	2.4048%
363	1	2.4048%
364	1	2.4838%
365	1	2.3461%
366	1	2.3551%
367	1	2.3551%
368	1	2.3461%
369	1	2.3461%
370	1	2.3551%
371	1	2.3551%
372	1	2.4838%
373	1	2.3461%
374	1	2.3551%
375	1	2.4838%
376	1	2.3733%
377	1	2.4048%
378	1	2.4048%
379	1	2.2874%
380	1	2.2874%
381	1	2.4048%
382	1	2.2874%
383	1	2.3404%
384	1	2.4048%
385	1	2.4048%
386	1	2.4838%
387	1	2.3461%
388	1	2.3551%
389	1	2.3461%
390	1	2.3461%
391	1	2.3551%
392	1	2.4838%
393	1	2.4838%
394	1	2.3551%
395	1	2.3551%
396	1	2.3461%
397	1	0.0000%
398	1	0.0000%
399	1	0.0000%
400	1	0.0000%
401	1	0.0000%
402	1	0.0000%
403	1	0.0000%
404	1	0.0000%
405	1	0.0000%
406	1	0.0000%

407	1	0.0000%
408	1	0.0000%
409	1	0.0000%
410	1	0.0000%
411	1	0.0000%
412	1	0.0000%
413	1	0.0000%
414	1	0.0000%
415	1	0.0000%
416	1	0.0000%
417	1	0.0000%
418	1	0.0000%
419	1	0.0000%
420	1	0.0000%
421	1	0.0000%
422	1	0.0000%
423	1	0.0000%
424	1	0.0000%
425	1	0.0000%
426	1	0.0000%
427	1	0.0000%
428	1	0.0000%
429	1	0.0000%
TOTAL		<u>100.0000%</u>

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: _____


B. Chris Langlotz

SCHEDULE D9
Proportion of Contribution to Common Expenses for
Reserve Fund Contribution for Common Elements and Assets
Formerly Part of York Region Standard Condominium Corporation No. 1156
Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.0000%
2	1	0.0000%
3	1	0.0000%
4	1	0.0000%
5	1	0.0000%
6	1	0.0000%
7	1	0.0000%
8	1	0.0000%
9	1	0.0000%
10	1	0.0000%
11	1	0.0000%
12	1	0.0000%
13	1	0.0000%
14	1	0.0000%
15	1	0.0000%
16	1	0.0000%
17	1	0.0000%
18	1	0.0000%
19	1	0.0000%
20	1	0.0000%
21	1	0.0000%
22	1	0.0000%
23	1	0.0000%
24	1	0.0000%
25	1	0.0000%
26	1	0.0000%
27	1	0.0000%
28	1	0.0000%
29	1	0.0000%
30	1	0.0000%
31	1	0.0000%
32	1	0.0000%
33	1	0.0000%
34	1	0.0000%
35	1	0.0000%
36	1	0.0000%
37	1	0.0000%
38	1	0.0000%
39	1	0.0000%
40	1	0.0000%
41	1	0.0000%
42	1	0.0000%
43	1	0.0000%
44	1	0.0000%
45	1	0.0000%
46	1	0.0000%
47	1	0.0000%
48	1	0.0000%
49	1	0.0000%
50	1	0.0000%
51	1	0.0000%
52	1	0.0000%

53	1	0.0000%
54	1	0.0000%
55	1	0.0000%
56	1	0.0000%
57	1	0.0000%
58	1	0.0000%
59	1	0.0000%
60	1	0.0000%
61	1	0.0000%
62	1	0.0000%
63	1	0.0000%
64	1	0.0000%
65	1	0.0000%
66	1	0.0000%
67	1	0.0000%
68	1	0.0000%
69	1	0.0000%
70	1	0.0000%
71	1	0.0000%
72	1	0.0000%
73	1	0.0000%
74	1	0.0000%
75	1	0.0000%
76	1	0.0000%
77	1	0.0000%
78	1	0.0000%
79	1	0.0000%
80	1	0.0000%
81	1	0.0000%
82	1	0.0000%
83	1	0.0000%
84	1	0.0000%
85	1	0.0000%
86	1	0.0000%
87	1	0.0000%
88	1	0.0000%
89	1	0.0000%
90	1	0.0000%
91	1	0.0000%
92	1	0.0000%
93	1	0.0000%
94	1	0.0000%
95	1	0.0000%
96	1	0.0000%
97	1	0.0000%
98	1	0.0000%
99	1	0.0000%
100	1	0.0000%
101	1	0.0000%
102	1	0.0000%
103	1	0.0000%
104	1	0.0000%
105	1	0.0000%
106	1	0.0000%
107	1	0.0000%
108	1	0.0000%
109	1	0.0000%
110	1	0.0000%
111	1	0.0000%

112	1	0.0000%
113	1	0.0000%
114	1	0.0000%
115	1	0.0000%
116	1	0.0000%
117	1	0.0000%
118	1	0.0000%
119	1	0.0000%
120	1	0.0000%
121	1	0.0000%
122	1	0.0000%
123	1	0.0000%
124	1	0.0000%
125	1	0.0000%
126	1	0.0000%
127	1	0.0000%
128	1	0.0000%
129	1	0.0000%
130	1	0.0000%
131	1	0.0000%
132	1	0.0000%
133	1	0.0000%
134	1	0.0000%
135	1	0.0000%
136	1	0.0000%
137	1	0.0000%
138	1	0.0000%
139	1	0.0000%
140	1	0.0000%
141	1	0.0000%
142	1	0.0000%
143	1	0.0000%
144	1	0.0000%
145	1	0.0000%
146	1	0.0000%
147	1	0.0000%
148	1	0.0000%
149	1	0.0000%
150	1	0.0000%
151	1	0.0000%
152	1	0.0000%
153	1	0.0000%
154	1	0.0000%
155	1	0.0000%
156	1	0.0000%
157	1	0.0000%
158	1	0.0000%
159	1	0.0000%
160	1	0.0000%
161	1	0.0000%
162	1	0.0000%
163	1	0.0000%
164	1	0.0000%
165	1	0.0000%
166	1	0.0000%
167	1	0.0000%
168	1	0.0000%
169	1	0.0000%
170	1	0.0000%

171	1	0.0000%
172	1	0.0000%
173	1	0.0000%
174	1	0.0000%
175	1	0.0000%
176	1	0.0000%
177	1	0.0000%
178	1	0.0000%
179	1	0.0000%
180	1	0.0000%
181	1	0.0000%
182	1	0.0000%
183	1	0.0000%
184	1	0.0000%
185	1	0.0000%
186	1	0.0000%
187	1	0.0000%
188	1	0.0000%
189	1	0.0000%
190	1	0.0000%
191	1	0.0000%
192	1	0.0000%
193	1	0.0000%
194	1	0.0000%
195	1	0.0000%
196	1	0.0000%
197	1	0.0000%
198	1	0.0000%
199	1	0.0000%
200	1	0.0000%
201	1	0.0000%
202	1	0.0000%
203	1	0.0000%
204	1	0.0000%
205	1	0.0000%
206	1	0.0000%
207	1	0.0000%
208	1	0.0000%
209	1	0.0000%
210	1	0.0000%
211	1	0.0000%
212	1	0.0000%
213	1	0.0000%
214	1	0.0000%
215	1	0.0000%
216	1	0.0000%
217	1	0.0000%
218	1	0.0000%
219	1	0.0000%
220	1	0.0000%
221	1	0.0000%
222	1	0.0000%
223	1	0.0000%
224	1	0.0000%
225	1	0.0000%
226	1	0.0000%
227	1	0.0000%
228	1	0.0000%
229	1	0.0000%

230	1	0.0000%
231	1	0.0000%
232	1	0.0000%
233	1	0.0000%
234	1	0.0000%
235	1	0.0000%
236	1	0.0000%
237	1	0.0000%
238	1	0.0000%
239	1	0.0000%
240	1	0.0000%
241	1	0.0000%
242	1	0.0000%
243	1	0.0000%
244	1	0.0000%
245	1	0.0000%
246	1	0.0000%
247	1	0.0000%
248	1	0.0000%
249	1	0.0000%
250	1	0.0000%
251	1	0.0000%
252	1	0.0000%
253	1	0.0000%
254	1	0.0000%
255	1	0.0000%
256	1	0.0000%
257	1	0.0000%
258	1	0.0000%
259	1	0.0000%
260	1	0.0000%
261	1	0.0000%
262	1	0.0000%
263	1	0.0000%
264	1	0.0000%
265	1	0.0000%
266	1	0.0000%
267	1	0.0000%
268	1	0.0000%
269	1	0.0000%
270	1	0.0000%
271	1	0.0000%
272	1	0.0000%
273	1	0.0000%
274	1	0.0000%
275	1	0.0000%
276	1	0.0000%
277	1	0.0000%
278	1	0.0000%
279	1	0.0000%
280	1	0.0000%
281	1	0.0000%
282	1	0.0000%
283	1	0.0000%
284	1	0.0000%
285	1	0.0000%
286	1	0.0000%
287	1	0.0000%
288	1	0.0000%


289	1	0.0000%
290	1	0.0000%
291	1	0.0000%
292	1	0.0000%
293	1	0.0000%
294	1	0.0000%
295	1	0.0000%
296	1	0.0000%
297	1	0.0000%
298	1	0.0000%
299	1	0.0000%
300	1	0.0000%
301	1	0.0000%
302	1	0.0000%
303	1	0.0000%
304	1	0.0000%
305	1	0.0000%
306	1	0.0000%
307	1	0.0000%
308	1	0.0000%
309	1	0.0000%
310	1	0.0000%
311	1	0.0000%
312	1	0.0000%
313	1	0.0000%
314	1	0.0000%
315	1	0.0000%
316	1	0.0000%
317	1	0.0000%
318	1	0.0000%
319	1	0.0000%
320	1	0.0000%
321	1	0.0000%
322	1	0.0000%
323	1	0.0000%
324	1	0.0000%
325	1	0.0000%
326	1	0.0000%
327	1	0.0000%
328	1	0.0000%
329	1	0.0000%
330	1	0.0000%
331	1	0.0000%
332	1	0.0000%
333	1	0.0000%
334	1	0.0000%
335	1	0.0000%
336	1	0.0000%
337	1	0.0000%
338	1	0.0000%
339	1	0.0000%
340	1	0.0000%
341	1	0.0000%
342	1	0.0000%
343	1	0.0000%
344	1	0.0000%
345	1	0.0000%
346	1	0.0000%
347	1	0.0000%

348	1	0.0000%
349	1	0.0000%
350	1	0.0000%
351	1	0.0000%
352	1	0.0000%
353	1	0.0000%
354	1	0.0000%
355	1	0.0000%
356	1	0.0000%
357	1	0.0000%
358	1	0.0000%
359	1	0.0000%
360	1	0.0000%
361	1	0.0000%
362	1	0.0000%
363	1	0.0000%
364	1	0.0000%
365	1	0.0000%
366	1	0.0000%
367	1	0.0000%
368	1	0.0000%
369	1	0.0000%
370	1	0.0000%
371	1	0.0000%
372	1	0.0000%
373	1	0.0000%
374	1	0.0000%
375	1	0.0000%
376	1	0.0000%
377	1	0.0000%
378	1	0.0000%
379	1	0.0000%
380	1	0.0000%
381	1	0.0000%
382	1	0.0000%
383	1	0.0000%
384	1	0.0000%
385	1	0.0000%
386	1	0.0000%
387	1	0.0000%
388	1	0.0000%
389	1	0.0000%
390	1	0.0000%
391	1	0.0000%
392	1	0.0000%
393	1	0.0000%
394	1	0.0000%
395	1	0.0000%
396	1	0.0000%
397	1	7.3322%
398	1	7.0300%
399	1	7.0300%
400	1	7.2129%
401	1	7.2129%
402	1	7.0300%
403	1	7.0300%
404	1	7.3322%
405	1	7.1520%

406	1	7.0300%
407	1	7.2129%
408	1	7.2129%
409	1	7.0300%
410	1	7.1520%
411	1	0.0000%
412	1	0.0000%
413	1	0.0000%
414	1	0.0000%
415	1	0.0000%
416	1	0.0000%
417	1	0.0000%
418	1	0.0000%
419	1	0.0000%
420	1	0.0000%
421	1	0.0000%
422	1	0.0000%
423	1	0.0000%
424	1	0.0000%
425	1	0.0000%
426	1	0.0000%
427	1	0.0000%
428	1	0.0000%
429	1	0.0000%
TOTAL		<u>100.0000%</u>

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: 
B. Chris Langlotz

SCHEDULE D10
Proportion of Contribution to Common Expenses for
Reserve Fund Contribution for Common Elements and Assets
Formerly Part of York Region Standard Condominium Corporation No. 1164
Expressed in Percentages

<u>Unit</u>	<u>Level</u>	<u>Percentage</u>
1	1	0.0000%
2	1	0.0000%
3	1	0.0000%
4	1	0.0000%
5	1	0.0000%
6	1	0.0000%
7	1	0.0000%
8	1	0.0000%
9	1	0.0000%
10	1	0.0000%
11	1	0.0000%
12	1	0.0000%
13	1	0.0000%
14	1	0.0000%
15	1	0.0000%
16	1	0.0000%
17	1	0.0000%
18	1	0.0000%
19	1	0.0000%
20	1	0.0000%
21	1	0.0000%
22	1	0.0000%
23	1	0.0000%
24	1	0.0000%
25	1	0.0000%
26	1	0.0000%
27	1	0.0000%
28	1	0.0000%
29	1	0.0000%
30	1	0.0000%
31	1	0.0000%
32	1	0.0000%
33	1	0.0000%
34	1	0.0000%
35	1	0.0000%
36	1	0.0000%
37	1	0.0000%
38	1	0.0000%
39	1	0.0000%
40	1	0.0000%
41	1	0.0000%
42	1	0.0000%
43	1	0.0000%
44	1	0.0000%
45	1	0.0000%
46	1	0.0000%
47	1	0.0000%
48	1	0.0000%
49	1	0.0000%
50	1	0.0000%
51	1	0.0000%
52	1	0.0000%

53	1	0.0000%
54	1	0.0000%
55	1	0.0000%
56	1	0.0000%
57	1	0.0000%
58	1	0.0000%
59	1	0.0000%
60	1	0.0000%
61	1	0.0000%
62	1	0.0000%
63	1	0.0000%
64	1	0.0000%
65	1	0.0000%
66	1	0.0000%
67	1	0.0000%
68	1	0.0000%
69	1	0.0000%
70	1	0.0000%
71	1	0.0000%
72	1	0.0000%
73	1	0.0000%
74	1	0.0000%
75	1	0.0000%
76	1	0.0000%
77	1	0.0000%
78	1	0.0000%
79	1	0.0000%
80	1	0.0000%
81	1	0.0000%
82	1	0.0000%
83	1	0.0000%
84	1	0.0000%
85	1	0.0000%
86	1	0.0000%
87	1	0.0000%
88	1	0.0000%
89	1	0.0000%
90	1	0.0000%
91	1	0.0000%
92	1	0.0000%
93	1	0.0000%
94	1	0.0000%
95	1	0.0000%
96	1	0.0000%
97	1	0.0000%
98	1	0.0000%
99	1	0.0000%
100	1	0.0000%
101	1	0.0000%
102	1	0.0000%
103	1	0.0000%
104	1	0.0000%
105	1	0.0000%
106	1	0.0000%
107	1	0.0000%
108	1	0.0000%
109	1	0.0000%
110	1	0.0000%
111	1	0.0000%

112	1	0.0000%
113	1	0.0000%
114	1	0.0000%
115	1	0.0000%
116	1	0.0000%
117	1	0.0000%
118	1	0.0000%
119	1	0.0000%
120	1	0.0000%
121	1	0.0000%
122	1	0.0000%
123	1	0.0000%
124	1	0.0000%
125	1	0.0000%
126	1	0.0000%
127	1	0.0000%
128	1	0.0000%
129	1	0.0000%
130	1	0.0000%
131	1	0.0000%
132	1	0.0000%
133	1	0.0000%
134	1	0.0000%
135	1	0.0000%
136	1	0.0000%
137	1	0.0000%
138	1	0.0000%
139	1	0.0000%
140	1	0.0000%
141	1	0.0000%
142	1	0.0000%
143	1	0.0000%
144	1	0.0000%
145	1	0.0000%
146	1	0.0000%
147	1	0.0000%
148	1	0.0000%
149	1	0.0000%
150	1	0.0000%
151	1	0.0000%
152	1	0.0000%
153	1	0.0000%
154	1	0.0000%
155	1	0.0000%
156	1	0.0000%
157	1	0.0000%
158	1	0.0000%
159	1	0.0000%
160	1	0.0000%
161	1	0.0000%
162	1	0.0000%
163	1	0.0000%
164	1	0.0000%
165	1	0.0000%
166	1	0.0000%
167	1	0.0000%
168	1	0.0000%
169	1	0.0000%
170	1	0.0000%

171	1	0.0000%
172	1	0.0000%
173	1	0.0000%
174	1	0.0000%
175	1	0.0000%
176	1	0.0000%
177	1	0.0000%
178	1	0.0000%
179	1	0.0000%
180	1	0.0000%
181	1	0.0000%
182	1	0.0000%
183	1	0.0000%
184	1	0.0000%
185	1	0.0000%
186	1	0.0000%
187	1	0.0000%
188	1	0.0000%
189	1	0.0000%
190	1	0.0000%
191	1	0.0000%
192	1	0.0000%
193	1	0.0000%
194	1	0.0000%
195	1	0.0000%
196	1	0.0000%
197	1	0.0000%
198	1	0.0000%
199	1	0.0000%
200	1	0.0000%
201	1	0.0000%
202	1	0.0000%
203	1	0.0000%
204	1	0.0000%
205	1	0.0000%
206	1	0.0000%
207	1	0.0000%
208	1	0.0000%
209	1	0.0000%
210	1	0.0000%
211	1	0.0000%
212	1	0.0000%
213	1	0.0000%
214	1	0.0000%
215	1	0.0000%
216	1	0.0000%
217	1	0.0000%
218	1	0.0000%
219	1	0.0000%
220	1	0.0000%
221	1	0.0000%
222	1	0.0000%
223	1	0.0000%
224	1	0.0000%
225	1	0.0000%
226	1	0.0000%
227	1	0.0000%
228	1	0.0000%
229	1	0.0000%

230	1	0.0000%
231	1	0.0000%
232	1	0.0000%
233	1	0.0000%
234	1	0.0000%
235	1	0.0000%
236	1	0.0000%
237	1	0.0000%
238	1	0.0000%
239	1	0.0000%
240	1	0.0000%
241	1	0.0000%
242	1	0.0000%
243	1	0.0000%
244	1	0.0000%
245	1	0.0000%
246	1	0.0000%
247	1	0.0000%
248	1	0.0000%
249	1	0.0000%
250	1	0.0000%
251	1	0.0000%
252	1	0.0000%
253	1	0.0000%
254	1	0.0000%
255	1	0.0000%
256	1	0.0000%
257	1	0.0000%
258	1	0.0000%
259	1	0.0000%
260	1	0.0000%
261	1	0.0000%
262	1	0.0000%
263	1	0.0000%
264	1	0.0000%
265	1	0.0000%
266	1	0.0000%
267	1	0.0000%
268	1	0.0000%
269	1	0.0000%
270	1	0.0000%
271	1	0.0000%
272	1	0.0000%
273	1	0.0000%
274	1	0.0000%
275	1	0.0000%
276	1	0.0000%
277	1	0.0000%
278	1	0.0000%
279	1	0.0000%
280	1	0.0000%
281	1	0.0000%
282	1	0.0000%
283	1	0.0000%
284	1	0.0000%
285	1	0.0000%
286	1	0.0000%
287	1	0.0000%
288	1	0.0000%

289	1	0.0000%
290	1	0.0000%
291	1	0.0000%
292	1	0.0000%
293	1	0.0000%
294	1	0.0000%
295	1	0.0000%
296	1	0.0000%
297	1	0.0000%
298	1	0.0000%
299	1	0.0000%
300	1	0.0000%
301	1	0.0000%
302	1	0.0000%
303	1	0.0000%
304	1	0.0000%
305	1	0.0000%
306	1	0.0000%
307	1	0.0000%
308	1	0.0000%
309	1	0.0000%
310	1	0.0000%
311	1	0.0000%
312	1	0.0000%
313	1	0.0000%
314	1	0.0000%
315	1	0.0000%
316	1	0.0000%
317	1	0.0000%
318	1	0.0000%
319	1	0.0000%
320	1	0.0000%
321	1	0.0000%
322	1	0.0000%
323	1	0.0000%
324	1	0.0000%
325	1	0.0000%
326	1	0.0000%
327	1	0.0000%
328	1	0.0000%
329	1	0.0000%
330	1	0.0000%
331	1	0.0000%
332	1	0.0000%
333	1	0.0000%
334	1	0.0000%
335	1	0.0000%
336	1	0.0000%
337	1	0.0000%
338	1	0.0000%
339	1	0.0000%
340	1	0.0000%
341	1	0.0000%
342	1	0.0000%
343	1	0.0000%
344	1	0.0000%
345	1	0.0000%
346	1	0.0000%
347	1	0.0000%

348	1	0.0000%
349	1	0.0000%
350	1	0.0000%
351	1	0.0000%
352	1	0.0000%
353	1	0.0000%
354	1	0.0000%
355	1	0.0000%
356	1	0.0000%
357	1	0.0000%
358	1	0.0000%
359	1	0.0000%
360	1	0.0000%
361	1	0.0000%
362	1	0.0000%
363	1	0.0000%
364	1	0.0000%
365	1	0.0000%
366	1	0.0000%
367	1	0.0000%
368	1	0.0000%
369	1	0.0000%
370	1	0.0000%
371	1	0.0000%
372	1	0.0000%
373	1	0.0000%
374	1	0.0000%
375	1	0.0000%
376	1	0.0000%
377	1	0.0000%
378	1	0.0000%
379	1	0.0000%
380	1	0.0000%
381	1	0.0000%
382	1	0.0000%
383	1	0.0000%
384	1	0.0000%
385	1	0.0000%
386	1	0.0000%
387	1	0.0000%
388	1	0.0000%
389	1	0.0000%
390	1	0.0000%
391	1	0.0000%
392	1	0.0000%
393	1	0.0000%
394	1	0.0000%
395	1	0.0000%
396	1	0.0000%
397	1	0.0000%
398	1	0.0000%
399	1	0.0000%
400	1	0.0000%
401	1	0.0000%
402	1	0.0000%
403	1	0.0000%
404	1	0.0000%
405	1	0.0000%
406	1	0.0000%

407	1	0.0000%
408	1	0.0000%
409	1	0.0000%
410	1	0.0000%
411	1	5.4851%
412	1	5.3105%
413	1	5.3105%
414	1	5.3105%
415	1	5.4851%
416	1	5.2407%
417	1	5.3105%
418	1	5.3105%
419	1	5.3105%
420	1	5.0513%
421	1	5.0513%
422	1	5.3105%
423	1	5.3105%
424	1	5.0513%
425	1	5.0513%
426	1	5.3105%
427	1	5.3105%
428	1	5.3105%
429	1	5.1684%
TOTAL		100.0000%

I certify this total to be correct.

SIMPSONWIGLE LAW LLP

Per: _____


B. Chris Langlotz

SCHEDULE "E"
COMMON EXPENSES

Common Expenses shall include all expenses of the Corporation incurred by it or its Board of Directors (hereinafter called "the Board") in the performance of the objects and duties of the Corporation whether such objects or duties are imposed under the provisions of the Act or of the within Declaration or performed pursuant to any registered By-Law of the Corporation and without limiting the generality of this shall include:

- (a) all sums of money levied or charged to the Corporation on account of any and all public and private suppliers of insurance coverage, taxes, utilities, unless separately metered, and services including, without limiting the generality of the foregoing, levies or charges for:
 - o garbage collection,
 - o insurance premiums,
 - o water and sewage,
 - o electricity,
 - o waste disposal,
 - o fuel, including gas and electricity,
 - o maintenance materials, tools and supplies,
 - o snow removal and landscaping,
 - o the cost of maintenance and repairs that are the responsibility of the Corporation as provided for in the Declaration; and
 - o the cost of any telecommunication agreement entered into by the Corporation for the supply of telecommunication services to the Corporation and the units.
- (b) all sums of money paid or payable by the Corporation for legal counsel, engineering, Reserve Fund Study's, accounting, expert appraising, advising, maintenance, managerial and secretarial services required by the Corporation or the Board in the performance by the Corporation of its objects and duties;
- (c) remuneration payable by the Corporation to any employees deemed necessary for the proper operation and maintenance of the property;
- (d) the cost of maintaining fidelity bonds as provided in the By-laws;
- (e) all sums of money paid or payable by the Corporation to or for the benefit of any and all persons, firms or corporations engaged or retained by the Corporation, the Board, its duly authorized agents, servants, and employees for the purpose of performing any or all of the duties of the Corporation;
- (f) the cost of furnishings and equipment for use in and about the common elements including the repair, maintenance, operation, or replacement thereof;
- (g) all sums of money assessed by the Corporation or the Board (which sums shall be assessed in the same proportions as the proportions designated for common expenses in Schedule "D" attached hereto) for collection from the unit owners to be set aside in a Reserve Fund as more particularly described in the Declaration and the Act;
- (h) all sums of money paid or payable by the Corporation pursuant to the provisions of Subsection (7) of Section 97 and Subsection (4) of Section 98 of the Act, as amended;

- (i) the costs of borrowing money for the purpose of carrying out the objects and duties of the Corporation;
- (j) the cost of insurance appraisals;
- (k) the fees and disbursements of the Insurance Trustee, when required;
- (l) shared expenses incurred with respect to the obligations of the Corporation under any agreement with any other person, firm or corporation.

SCHEDULE "F"**EXCLUSIVE USE OF PARTS OF COMMON ELEMENTS**

Subject to the provisions of the Act, this Declaration, the By-laws, and the Rules of the Corporation, the owner of certain units shall have the exclusive use of those parts of the common elements designated on the Description, subject, however, to the right of entry thereon by the Corporation or its designee for purposes of maintaining, repairing or replacing services located thereon, thereover or thereunder which are for the benefit of any other part of the property or for the purposes of fulfilling its responsibilities with respect to maintenance and repair as hereinbefore provided:

- (a) The Owner of a unit shall have the exclusive use, subject to the provisions of this Declaration, the By-laws of the Corporation, and the Rules passed pursuant thereto, of that part of the common elements located at the FRONT of each unit which is designated by being numbered the same as the number of each such unit with the letter "A" following such number, as illustrated on PART 2, SHEETS 1 TO 9 INCLUSIVE of the Description. If not so designated on the Description, then the unit shall not have the aforementioned exclusive use area.
- (b) The Owner of a unit shall have the exclusive use, subject to the provisions of this Declaration, the By-laws of the Corporation, and the Rules passed pursuant thereto, of that part of the common elements located at the REAR of each unit which is designated by being numbered the same as the number of each such unit with the letter "B" following such number, as illustrated on PART 2, SHEETS 1 TO 9 INCLUSIVE of the Description. If not so designated on the Description, then the unit shall not have the aforementioned exclusive use area.
- (c) The Owner of a unit shall have the exclusive use, subject to the provisions of this Declaration, the By-laws of the Corporation, and the Rules passed pursuant thereto, of that part of the common elements located at the FRONT, REAR and SIDE of each unit, which is designated by being numbered the same as the number of each such unit with the letter "C" following such number, as illustrated on PART 2, SHEETS 1 TO 9 INCLUSIVE of the Description. If not so designated on the Description, then the unit shall not have the aforementioned exclusive use area.
- (d) The use of exclusive use spaces are subject to interruption from time to time relating to the reading of service meters possibly located thereon and the use of exclusive use spaces are further subject to interruption from time to time for the purpose of maintenance, repair or replacement of the identified services located thereon by the Corporation or its designee as hereinbefore provided.



YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217
c/o FirstService Residential

YORK REGION STANDARD CONDOMINIUM CORPORATION 1217
BUDGET FOR THE FISCAL YEAR
JULY 1, 2021 TO JUNE 30, 2022

	Budget 2020-2021	Budget 2021-2022
Common Element Assessment	4,329,504	4,459,632
Operating Interest	2,000	420
Sundry Revenue	-	-
TOTAL REVENUE	4,331,504	4,460,052
<u>ADMINISTRATIVE EXPENSES</u>		
Management Fees	161,739	164,974
Legal Fees	600	600
Audit Fees	7,353	7,266
Regulatory Fees	6,384	6,384
TOTAL ADMINISTRATIVE EXPENSES	176,077	179,224
<u>OTHER EXPENSES</u>		
Office Expenses	5,400	5,580
Bank Charges & Interest	300	300
Cable	252,823	316,965
TOTAL OTHER EXPENSES	258,523	322,845
<u>CONTRACTS</u>		
Year Round Grounds Care	578,900	561,909
Insurance Premium	546,006	483,914
TOTAL CONTRACTS	1,124,906	1,045,823
<u>REPAIRS AND MAINTENANCE</u>		
Landscaping	18,000	15,000
Window Cleaning	15,368	13,600
Window Repairs	2,000	10,000
Roofs & Eavestroughs	6,000	4,800
Eavestrough Cleaning	15,040	19,605
General Repairs & Maintenance	32,000	45,000
Trees	15,000	26,000
Pest Control	10,000	10,000
TOTAL REPAIRS & MAINTENANCE	113,408	144,005
Recreational VAC	1,437,121	1,519,316
TOTAL OPERATING EXPENSES	3,110,035	3,211,213
<u>RESERVE FUND (TOTAL FOR ALL 9 PHASES)</u>		
Reserve Fund Provision	1,221,469	1,248,839
TOTAL EXPENSES	4,331,504	4,460,052
SURPLUS / (DEFICIT)	-	-

YRSCC #1217
75 Augusta Drive Way | Markham, ON. L6E 2A2
Tel 905.201.9895 | Fax 416.293.5904



FirstService Residential | Ontario
2645 Skymark Ave. | Suite 101 |
Mississauga, ON L4W 4H2
Tel 416.293.5900 | Fax 416.293.5904
www.fsresidential.com

Resident Care 1.855.244.8854

VILLAGE AMENITIES COMMITTEE

BUDGET FOR THE FISCAL YEAR ENDED

JUNE 30, 2022

VILLAGE AMENITIES COMMITTEE

BUDGET FOR THE FISCAL YEAR ENDED

JUNE 30, 2022

	2021 BUDGET	2022 BUDGET
<u>REVENUE</u>		
Shared Services Fees	2,194,569	2,320,276
Operating Interest	2,000	1,200
Sundry Revenue	2,000	3,000
Sewage Revenue	51,018	51,410
TOTAL REVENUE	2,249,587	2,375,886
<u>ADMINISTRATIVE EXPENSES</u>		
Management Fees	128,647	131,220
Legal Fees	1,000	1,000
Audit Fees	6,500	6,509
TOTAL ADMINISTRATIVE EXPENSES	136,147	138,729
<u>OTHER EXPENSES</u>		
Office Expenses	7,000	6,500
Bank Charges & Interest	350	350
Signs	4,000	4,000
Telephones	12,500	12,500
Copier Expense	3,000	4,500
Property Tax	2,200	2,200
TOTAL OTHER EXPENSES	29,050	30,050
<u>UTILITIES EXPENSES</u>		
Hydro	53,550	59,000
Gas	27,500	27,500
Water	425,000	516,000
TOTAL UTILITIES EXPENSES	506,050	602,500
<u>CONTRACTS</u>		
H.V.A.C. Maintenance	9,840	11,000
Fire Protection	7,200	7,200
Year Round Grounds Care	385,000	366,415
Elevators	4,740	4,884
Security	233,014	242,000
Cleaners	66,504	80,000
Carpet Cleaning	2,600	2,600
Pool/Fountain Maintenance	46,000	55,000

VILLAGE AMENITIES COMMITTEE

BUDGET FOR THE FISCAL YEAR ENDED

JUNE 30, 2022

	2021	2022
	BUDGET	BUDGET
Insurance Premium	39,500	39,500
Window Cleaning	1,250	1,250
TOTAL CONTRACTS	795,648	809,849
<u>REPAIRS & MAINTENANCE</u>		
Ground Maintenance	95,500	125,000
Redecorating & Painting	1,000	1,000
Elevator Repairs & Maintenance	1,250	1,250
Electrical	7,500	7,500
Electrical Supplies	500	500
Plumbing	6,200	8,000
Doors, Locks & Keys	4,000	4,000
Cleaning Equipment/Supplies	4,500	10,000
Equipment Maintenance	4,000	6,000
General Repairs And Maintenance	29,000	25,000
Irrigation System Repairs	1,500	2,500
Laneways/Roadways	1,000	3,000
Security Equipment	6,000	6,000
Swan Maintenance	1,000	500
Pest Control	2,000	2,000
TOTAL REPAIRS & MAINTENANCE	164,950	202,250
TOTAL OPERATING EXPENSES	1,631,845	1,783,378
Reserve Fund Provision	650,242	692,508
TOTAL RESERVE FUND PROVISION	650,242	692,508
TOTAL EXPENSES	2,282,087	2,475,886
UTILIZATION OF PRIOR YEAR SURPLUS / DEFICIT RECOVERY	(32,500)	(100,000)
NET EXPENSES	2,249,587	2,375,886
SURPLUS / (DEFICIT)	-	-

VILLAGE AMENITIES COMMITTEE
BUDGET FOR THE FISCAL YEAR ENDED
JUNE 30, 2022

COMMENTARY ON BUDGETED EXPENSES

ADMINISTRATIVE EXPENSES

Management Fees	131,220	New Contract
Legal Fees	1,000	Unchanged
Audit Fees	6,509	Static

TOTAL ADMINISTRATIVE EXPENSES	\$ 138,729
--------------------------------------	-------------------

OTHER EXPENSES

Office Expenses	6,500	Reduced
Bank Charges & Interest	350	Unchanged
Signs	4,000	Unchanged
Telephones	12,500	Unchanged
Copier Expense	4,500	Increased Printing Volume
Property Tax	2,200	Unchanged

TOTAL OTHER EXPENSES	\$ 30,050
-----------------------------	------------------

UTILITIES EXPENSES

Hydro	59,000	ON Energy Rebate ended
Gas	27,500	Unchanged
Water	516,000	Increased demand

TOTAL UTILITIES EXPENSES	\$ 602,500
---------------------------------	-------------------

CONTRACTS

H.V.A.C. Maintenance	11,000	N/A
Fire Protection	7,200	Unchanged
Year Round Grounds Care	366,415	Contract only, Salt Costs moved to Ground Maint.
Elevators	4,884	Minimal Contract Increase
Security	242,000	Minimal Contract Increase
Cleaners	80,000	Minimal Contract Increase
Carpet Cleaning	2,600	Unchanged
Pool/Fountain Maintenance	55,000	Increased Service during pandemic
Insurance Premium	39,500	Mild Increase anticipated
Window Cleaning	1,250	Unchanged

TOTAL CONTRACTS	\$ 809,849
------------------------	-------------------

REPAIRS & MAINTENANCE

Ground Maintenance	125,000	Aging Infrastructure-Salt Costs Added
Redecorating & Painting	1,000	Unchanged
Elevator Repairs & Maintenance	1,250	Unchanged
Electrical	7,500	Unchanged
Electrical Supplies	500	Unchanged

VILLAGE AMENITIES COMMITTEE
BUDGET FOR THE FISCAL YEAR ENDED
JUNE 30, 2022

COMMENTARY ON BUDGETED EXPENSES

Plumbing	8,000	Increased for Maintenance Requirements
Doors, Locks & Keys	4,000	Unchanged
Cleaning Equipment/Supplies	10,000	Additional Pandemic Requirements
Equipment Maintenance	6,000	Increased
General Repairs And Maintenance	25,000	Decreased
Irrigation System Repairs	2,500	Increased
Laneways/Roadways	3,000	Increased
Security Equipment	6,000	Unchanged
Swan Maintenance	500	Decreased
Pest Control	2,000	Unchanged

TOTAL REPAIRS & MAINTENANCE	\$ 202,250
--	-------------------

Reserve Fund Provision

Reserve Fund Provision	692,508	Provision as required by the Condominium Act of Ontario. This amount was determined by the most recent Reserve Fund Study completed.
------------------------	---------	--

TOTAL Reserve Fund Provision	\$ 692,508
-------------------------------------	-------------------

TOTAL OPERATING EXPENSES	\$ 2,475,886
---------------------------------	---------------------

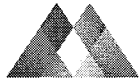
**YORK REGION STANDARD CONDOMINIUM
CORPORATION NO. 1217**

Financial Statements

Year ended June 30, 2020

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217
Index to Financial Statements
June 30, 2020

	PAGE
INDEPENDENT AUDITOR'S REPORT.....	1 - 2
BALANCE SHEET.....	3
STATEMENT OF RESERVE FUND.....	4
STATEMENT OF SHARED FACILITIES FUND.....	5
STATEMENT OF OPERATING FUND.....	5
STATEMENT OF REVENUE AND EXPENDITURES.....	6
SCHEDULES TO FINANCIAL STATEMENTS.....	7
STATEMENT OF CASH FLOWS.....	8
NOTES TO FINANCIAL STATEMENTS.....	9 - 15



INDEPENDENT AUDITOR'S REPORT

To the Owners of
York Region Standard Condominium Corporation No. 1217

Opinion

We have audited the financial statements of York Region Standard Condominium Corporation No. 1217, which comprise the balance sheet as at June 30, 2020, and the statements of reserve fund, shared facilities fund, operating fund, revenue and expenditures and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at June 30, 2020, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Directors for the Financial Statements

Management and Directors are responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management and Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management and Directors are responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management and Directors either intend to terminate the Corporation or to cease operations, or have no realistic alternative but to do so.

Directors are responsible for overseeing the Corporation's financial reporting process.

INDEPENDENT AUDITOR'S REPORT - cont'd

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- ◆ Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ◆ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- ◆ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management and Directors.
- ◆ Conclude on the appropriateness of management and Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- ◆ Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Adams & Miles LLP

Chartered Professional Accountants
Licensed Public Accountants

Toronto, Canada
October 28, 2020

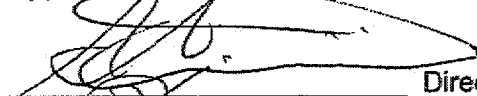

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Balance Sheet

June 30, 2020

	2020	2019
Assets		
Current		
Cash	\$ 127,953	\$ 8,329
Accounts receivable	5,164	273
Prepaid expenditures	38,811	279,242
	171,928	287,844
Reserve investments (Note 4)	3,846,190	3,929,813
Investment in shared facilities	244,336	199,204
	\$ 4,262,454	\$ 4,416,861
Liabilities		
Current		
Accounts payable and accrued liabilities	\$ 116,065	\$ 182,319
Fund balances		
Reserve fund	3,777,156	3,905,056
Shared facilities fund	244,336	199,204
Operating fund	124,897	130,282
	4,146,389	4,234,542
	\$ 4,262,454	\$ 4,416,861

Approved on behalf of the Board:


 _____ Director

 _____ Director

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Statement of Reserve Fund

Year ended June 30, 2020

	2020	2019
Balance, beginning of year	\$ 3,905,056	\$ 3,474,290
Add		
Allocation from common element assessments	1,194,816	1,305,992
Interest	67,666	82,860
Insurance recovery (Note 5)	-	918,277
	1,262,482	2,307,129
Deduct		
Roofing (Note 5)	442,374	1,121,910
Steps, foundations and decks	249,150	226,779
Windows and doors	160,520	62,331
Interlocking	156,669	96,030
Driveways	151,396	68,351
Garage	115,576	92,792
Skylight	35,999	-
Soffit	25,088	-
Plumbing and drainage	15,365	18,886
Fencing	13,808	1,414
Electrical	6,052	1,079
Leak repairs	5,696	-
Trees and landscaping	5,474	22,184
Drywall	4,455	32,889
Interior	2,760	-
Painting	-	105,694
Reserve fund study	-	21,866
Concrete	-	4,158
	1,390,382	1,876,363
Balance, end of year	\$ 3,777,156	\$ 3,905,056

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Statement of Shared Facilities Fund

Year ended June 30, 2020

	2020	2019
Balance, beginning of year	\$ 199,204	\$ 124,285
Add		
Share of excess of revenue over expenditures of Shared Facilities (Note 6)	45,132	74,919
Balance, end of year	\$ 244,336	\$ 199,204

Statement of Operating Fund

Year ended June 30, 2020

	2020	2019
Balance, beginning of year	\$ 130,282	\$ 283,418
Deduct		
Excess of expenditures over revenue	(5,385)	(153,136)
Balance, end of year	\$ 124,897	\$ 130,282

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Statement of Revenue and Expenditures

Year ended June 30, 2020

	2020 Budget (Note 11)	2020 Actual	2019 Actual
Revenue			
Common element assessments	\$ 4,127,164	\$ 4,127,159	\$ 3,846,714
Interest and other	3,600	2,400	4,395
	4,130,764	4,129,559	3,851,109
Less allocation to reserve fund	1,194,816	1,194,816	1,305,992
	2,935,948	2,934,743	2,545,117
Expenditures (See analysis of certain expenditures on page 7)			
Shared costs (Note 6)	1,408,950	1,409,015	1,367,857
Contract	967,480	981,993	789,941
Administrative (Note 9)	425,763	412,879	405,445
Repair and maintenance	133,755	136,241	135,010
	2,935,948	2,940,128	2,698,253
Excess of expenditures over revenue	\$ -	\$ (5,385)	\$ (153,136)

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Schedules to Financial Statements

Year ended June 30, 2020

	2020 Budget (Note 11)	2020 Actual	2019 Actual
Contract			
Year round grounds care	\$ 581,548	\$ 576,514	\$ 554,037
Insurance	385,932	405,479	235,904
	\$ 967,480	\$ 981,993	\$ 789,941

Administrative

Cable (Note 9)	\$ 245,446	\$ 245,446	\$ 238,300
Management	158,568	150,699	147,020
Office	13,649	9,525	13,057
Audit	7,500	7,209	7,068
Legal	600	-	-
	\$ 425,763	\$ 412,879	\$ 405,445

Repair and maintenance

Landscaping and trees	\$ 43,000	\$ 44,971	\$ 41,343
Windows	32,815	27,583	33,114
General	27,000	29,401	20,823
Roofs and eavestroughs	18,940	12,454	24,039
Pest control	12,000	21,832	15,691
	\$ 133,755	\$ 136,241	\$ 135,010

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Statement of Cash Flows

Year ended June 30, 2020

	2020	2019
Cash provided by (used in)		
Operating activities		
Excess of expenditures over revenue	\$ (5,385)	\$ (153,136)
Changes in		
Accounts receivable	(4,891)	8,730
Prepaid expenditures	240,431	(175,794)
Accounts payable and accrued liabilities	(66,255)	69,973
	163,900	(250,227)
Financing activities		
Allocation to reserve fund	1,194,816	1,305,992
Insurance recovery - reserve fund	-	918,277
	1,194,816	2,224,269
Investing activities		
Decrease (increase) in reserve investments	83,623	(430,332)
Reserve fund interest	67,667	82,860
Reserve fund expenditures	(1,390,382)	(1,876,363)
	(1,239,092)	(2,223,835)
Change in cash	119,624	(249,793)
Cash, beginning of year	8,329	258,122
Cash, end of year	\$ 127,953	\$ 8,329

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Notes to Financial Statements

Year ended June 30, 2020

1. Nature of operations

On December 17, 2012, nine condominium corporations within Swan Lake Village amalgamated to form York Region Standard Condominium Corporation No. 1217, which is a not-for-profit organization under the Condominium Act, 1998 that is exempt from taxes under the Income Tax Act. Its purpose is to manage and maintain the common elements (as defined in the Corporation's Declaration and By-Laws) and to provide common services for the benefit of the owners of a 425 unit residential condominium community in Swan Lake Village located in Markham, Ontario.

The names of the former condominium corporations are as follows:

York Region Condominium Corporation No. 885
York Region Condominium Corporation No. 906
York Region Condominium Corporation No. 932
York Region Standard Condominium Corporation No. 980
York Region Standard Condominium Corporation No. 1060
York Region Standard Condominium Corporation No. 1101
York Region Standard Condominium Corporation No. 1125
York Region Standard Condominium Corporation No. 1156
York Region Standard Condominium Corporation No. 1164

2. Summary of significant accounting policies

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires the Corporation's management and Directors to make estimates and assumptions that affect the reported amount of assets, liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenue and expenditures during the year. These estimates and assumptions are reviewed periodically, and adjustments are reported in the Statement of Revenue and Expenditures in the year in which they become known. Significant accounting policies are as follows:

Accrual basis of accounting

Revenue and expenditures are recorded on the accrual basis of accounting under which they are recorded in the financial statements in the year they are earned or incurred respectively, whether or not such transactions have been settled by the receipt or payment of money.

Common elements

The common elements of the Corporation are owned proportionately by the owners and consequently are not reflected as assets in these financial statements.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Notes to Financial Statements

Year ended June 30, 2020

2. Summary of significant accounting policies - cont'd

Reserve fund

The Corporation is required by the Condominium Act, 1998 to allocate to a reserve fund amounts that are calculated from expected repair and replacement costs and life expectancies of the common elements of the Corporation and are reasonably expected to provide sufficient funds to repair and replace the common elements. The reserve fund is charged with the cost of major repair and replacement of the common elements and assets of the Corporation.

Fund accounting

Revenue and expenditures related to major repair and replacement of the common elements are reported in the Statement of Reserve Fund.

The Corporations' share of the accumulated surplus of the Swan Lake Village Amenities is reported in the Statement of Shared Facilities Fund.

Revenue and expenditures for operations of the Corporation and for maintenance of the common elements are reported in the Statement of Revenue and Expenditures.

Revenue recognition

Common element assessments are recognized as revenue monthly based on the budget distributed to owners each year. Interest and other revenue are recognized as revenue of the related fund when earned.

Reserve investments

Reserve investments are recorded at cost plus accrued interest.

Contributed services

Directors and owners volunteer their time to assist in the Corporation's activities. These services materially benefit the Corporation; however, a reasonable estimate of the time spent and its fair market value cannot be made and accordingly, these contributed services are not recognized in the financial statements.

Fund balance management

The Corporation manages its fund balances through annual budgets that accumulate amounts adequate for reserve fund requirements and day-to-day operations and by investment of funds in compliance with the requirements of the Condominium Act, 1998.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Notes to Financial Statements

Year ended June 30, 2020

3. Adequacy of reserve fund

The Directors have used reports of Enerplan Building Consultants dated March 25, 2019 and March 26, 2019 and such other information as were available to them to evaluate the adequacy of the reserve fund.

Proposed allocations according to the reports and actual allocations are as follows:

	Reserve Fund Plan	Actual
Phase 1 (formerly YRCC No. 885)	\$ 319,579	\$ 319,579
Phase 3A (formerly YRCC No. 906)	165,677	165,677
Phase 3B (formerly YRCC No. 932)	168,425	168,425
Phase 5A (formerly YRSCC No. 980)	166,549	166,549
Phase 5C (formerly YRSCC No. 1060)	58,645	58,645
Phase 4B (formerly YRSCC No. 1101)	96,352	96,352
Phase 4A (former YRSCC No. 1125)	115,164	115,164
Phase 4D (formerly YRSCC No. 1156)	61,189	61,189
Phase 4C (formerly YRSCC No. 1164)	43,236	43,236
	\$ 1,194,816	\$ 1,194,816

Proposed expenditures according to the reports and actual expenditures are as follows:

	Reserve Fund Plan	Actual
Phase 1 (formerly YRCC No. 885)	\$ 229,101	\$ 186,410
Phase 3A (formerly YRCC No. 906)	182,896	201,241
Phase 3B (formerly YRCC No. 932)	243,460	211,465
Phase 5A (formerly YRSCC No. 980)	226,767	89,487
Phase 5C (formerly YRSCC No. 1060)	156,927	196,691
Phase 4B (formerly YRSCC No. 1101)	157,679	126,626
Phase 4A (formerly YRSCC No. 1125)	88,728	99,567
Phase 4D (formerly YRSCC No. 1156)	33,016	26,059
Phase 4C (formerly YRSCC No. 1164)	46,296	252,836
	\$ 1,364,870	\$ 1,390,382

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Notes to Financial Statements

Year ended June 30, 2020

3. Adequacy of reserve fund - cont'd

Proposed year-end balances according to the reports and actual year-end balances are as follows:

	Reserve Fund Plan	Actual
Phase 1 (formerly YRCC No. 885)	\$ 1,061,457	\$ 1,096,416
Phase 3A (formerly YRCC No. 906)	641,660	611,182
Phase 3B (formerly YRCC No. 932)	570,352	600,000
Phase 5A (formerly YRSCC No. 980)	408,193	557,808
Phase 5C (formerly YRSCC No. 1060)	249,091	127,126
Phase 4B (formerly YRSCC No. 1101)	189,038	203,934
Phase 4A (formerly YRSCC No. 1125)	149,212	202,110
Phase 4D (formerly YRSCC No. 1156)	155,548	170,943
Phase 4C (formerly YRSCC No. 1164)	180,365	207,637
	<u>\$ 3,604,916</u>	<u>\$ 3,777,156</u>

Any evaluation of the adequacy of the reserve fund is based upon assumptions as to the future interest and inflation rates and estimates of the life expectancy of the building components and their replacement costs. These factors are subject to change over time and the changes may be material; accordingly, the Condominium Act, 1998 requires reserve fund studies be updated every three years.

The Directors' evaluation is that the present reserve fund balance together with the allocations proposed in the Notices of Future Funding of Reserve Funds can be reasonably expected to provide sufficient funds to pay for future major repair and replacement.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Notes to Financial Statements

Year ended June 30, 2020

4. Reserve investments

	2020	2019
Guaranteed investment certificates	\$ 2,012,029	\$ 2,309,775
Cash	1,834,161	1,620,038
	<u>\$ 3,846,190</u>	<u>\$ 3,929,813</u>

The guaranteed investment certificates mature between July 2020 and April 2024 and earn interest at rates between 1.65% and 3.43% per annum. Cash is held in bank accounts with Canadian Imperial Bank of Commerce earning interest at the bank's prime rate less 1.95% per annum, in investment savings accounts with Bank of Nova Scotia earning interest at variable rates per annum and in non-interest bearing broker accounts with Scotia Wealth Management. Market value as at year-end approximates cost plus accrued interest.

5. Insurance recovery

The Corporation suffered damage to its buildings due to a storm in May 2018. In the prior fiscal year, the insurance claim was finalized and the amount received by the Corporation of \$918,277 was recorded in the Statement of Reserve Fund. Related roof replacement costs of \$1,093,805 were recorded in the prior fiscal year in the Statement of Reserve Fund.

6. Shared costs

The Corporation shares certain facilities with York Region Condominium Corporation No. 933, York Region Condominium Corporation No. 921 and York Region Standard Condominium Corporation No. 1032 under a shared facilities agreement. This agreement provides for the mutual use, operation, maintenance and repair of Swan Lake Village Amenities including the Swan Club facility.

Costs are shared as follows:

York Region Standard Condominium Corporation No. 1217	65.49%
York Region Condominium Corporation No. 933	13.87%
York Region Condominium Corporation No. 921	13.87%
York Region Standard Condominium Corporation No. 1032	6.77%
	<u>100.00%</u>

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Notes to Financial Statements

Year ended June 30, 2020

6. Shared costs - cont'd

The Shared Facilities Committee has elected not to distribute its excess (deficiency) of revenue over expenditures. The Corporation has accounted for its share of the operating fund of the shared facilities as an asset of the Corporation.

Separate financial statements have been prepared for Swan Lake Village Amenities Shared Facilities for the year ended June 30, 2020.

7. Related party transactions

During the year, the Directors did not receive remuneration nor have an interest in any transactions of the Corporation. The management company collects amounts from owners and others for issuing statutory notices.

8. Financial instruments

The Corporation's financial instruments that are exposed to concentrations of credit risk consist primarily of cash, accounts receivable, reserve investments and investment in Shared Facilities. The Corporation places its cash and reserve investments with high credit quality institutions and believes its exposure to credit risk is not significant.

9. Commitments

The Corporation has contractual obligations for various operating expenditures including management, year round grounds care and cable. All contracts contain short-term cancellation clauses with the exception of the cable contract, which expires in June 2023 with a current annual cost of approximately \$246,000.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217

Notes to Financial Statements

Year ended June 30, 2020

10. COVID-19

Events have occurred as a result of the COVID-19 (coronavirus) pandemic that have caused economic uncertainty. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government responses, remain unclear at this time. Potential risks that the Corporation faces as a result of the pandemic are as follows:

- (i) Significant change in operational costs
 - ◆ Assessment and response:
Change in operational costs, if any, have been reflected in the financial statements.
- (ii) Due to reduced cash inflows and/or increased operating costs, the Corporation may be in an operating deficit position which may necessitate increased fees or a special assessment
 - ◆ Assessment and response:
The Corporation has positive working capital and is in an operating surplus position. The Corporation continues to be a going concern.

11. Budget amounts

The budget amounts on the Statement of Revenue and Expenditures and Schedules to Financial Statements are presented for information purposes only, are unaudited and not covered by the Independent Auditor's Report of Adams & Miles LLP, Chartered Professional Accountants, dated October 28, 2020.



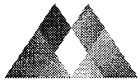
SWAN LAKE VILLAGE AMENITIES

Financial Statements

Year ended June 30, 2020

SWAN LAKE VILLAGE AMENITIES
Index to Financial Statements
June 30, 2020

	PAGE
INDEPENDENT AUDITOR'S REPORT.....	1 - 2
BALANCE SHEET.....	3
STATEMENT OF RESERVE FUND.....	4
STATEMENT OF CAPITAL ASSET FUND.....	5
STATEMENT OF OPERATING FUND.....	5
STATEMENT OF REVENUE AND EXPENDITURES	6
SCHEDULES TO FINANCIAL STATEMENTS.....	7 - 8
STATEMENT OF CASH FLOWS.....	9
NOTES TO FINANCIAL STATEMENTS.....	10 - 15



INDEPENDENT AUDITOR'S REPORT

To the Members of
Swan Lake Village Amenities Committee

Opinion

We have audited the financial statements of Swan Lake Village Amenities, which comprise the balance sheet as at June 30, 2020, and the statements of reserve fund, capital asset fund, operating fund, revenue and expenditures and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Shared Facilities as at June 30, 2020, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Shared Facilities in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Committee Members for the Financial Statements

Management and Committee Members are responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management and Committee Members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management and Committee Members are responsible for assessing the Shared Facilities' ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management and Committee Members either intend to terminate the Shared Facilities or to cease operations, or have no realistic alternative but to do so.

Committee Members are responsible for overseeing the Shared Facilities' financial reporting process.

INDEPENDENT AUDITOR'S REPORT - cont'd

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- ◆ Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ◆ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Shared Facilities' internal control.
- ◆ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management and Committee Members.
- ◆ Conclude on the appropriateness of management and Committee Members' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Shared Facilities' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Shared Facilities to cease to continue as a going concern.
- ◆ Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with Committee Members regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Adams & Miles LLP

Chartered Professional Accountants
Licensed Public Accountants

Toronto, Canada
November 3, 2020

SWAN LAKE VILLAGE AMENITIES

Balance Sheet

June 30, 2020

	2020	2019
Assets		
Current		
Cash	\$ 512,293	\$ 423,972
Accounts receivable	6,259	-
Due from York Region Standard Condominium Corporation No. 1143	-	2,550
Prepaid expenditures	1,698	6,218
	520,250	432,740
Reserve investments (Note 4)	1,081,478	922,415
Capital asset (Note 5)	207,725	207,725
	\$ 1,809,453	\$ 1,562,880


Liabilities

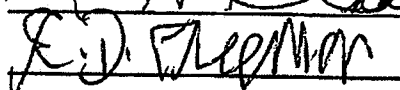
Current		
Accounts payable and accrued liabilities	\$ 166,264	\$ 147,111

Fund balances

Reserve fund	1,062,376	903,871
Capital asset fund	207,725	207,725
Operating fund	373,088	304,173
	1,643,189	1,415,769
	\$ 1,809,453	\$ 1,562,880

Approved on behalf of the Committee:


Member


Member

SWAN LAKE VILLAGE AMENITIES

Statement of Reserve Fund

Year ended June 30, 2020

	2020	2019
Balance, beginning of year	\$ 903,871	\$ 822,587
Add		
Allocation from common element assessments	610,556	573,292
Interest	17,467	16,533
	628,023	589,825
Deduct		
Heating, ventilation and air conditioning	149,079	17,244
Landscaping	122,902	123,584
Asphalt	80,982	28,718
Roof	24,170	8,814
Swimming pool	16,029	58,374
Office	15,777	-
Concrete	15,383	56,400
Fence	12,300	-
Common area refurbishment	11,602	20,550
Doors	11,429	5,894
Consulting	4,520	8,193
Interlocking	2,825	9,494
Electrical	2,520	3,640
Elevator	-	104,434
Caulking	-	34,425
Other	-	28,777
	469,518	508,541
Balance, end of year	\$ 1,062,376	\$ 903,871

SWAN LAKE VILLAGE AMENITIES

Statement of Capital Asset Fund

Year ended June 30, 2020

	2020	2019
Balance, beginning and end of year	\$ 207,725	\$ 207,725

Statement of Operating Fund

Year ended June 30, 2020

	2020	2019
Balance, beginning of year	\$ 304,173	\$ 189,776
Add		
Excess of revenue over expenditures	68,915	114,397
Balance, end of year	\$ 373,088	\$ 304,173

SWAN LAKE VILLAGE AMENITIES**Statement of Revenue and Expenditures**

Year ended June 30, 2020

	2020 Budget (Note 11)	2020 Actual	2019 Actual
Revenue			
Assessments to corporations (Note 6)	\$ 2,151,549	\$ 2,151,662	\$ 2,088,798
Sewer line charges to corporations (Note 6)	49,920	49,928	48,622
Interest and other	7,200	13,358	14,536
	2,208,669	2,214,948	2,151,956
Less allocation to reserve fund	610,556	610,556	573,292
	1,598,113	1,604,392	1,578,664
Expenditures (See analysis of expenditures on pages 7 and 8)			
Contract	780,106	780,305	733,846
Utilities	513,000	469,744	446,132
Administrative	153,923	147,348	150,909
Repair and maintenance	151,084	138,080	133,380
	1,598,113	1,535,477	1,464,267
Excess of revenue over expenditures	\$ -	\$ 68,915	\$ 114,397

SWAN LAKE VILLAGE AMENITIES
Schedules to Financial Statements
Year ended June 30, 2020

	2020 Budget (Note 11)	2020 Actual	2019 Actual
Contract			
Ground	\$ 404,318	\$ 390,178	\$ 379,717
Security	224,808	226,400	216,418
Cleaners	66,504	69,328	66,503
Pool and fountain maintenance	41,080	41,581	25,057
Insurance	18,480	28,690	16,499
Heating, ventilation and air conditioning	9,840	10,895	9,543
Fire protection	7,200	7,092	7,068
Elevators	4,200	2,573	11,295
Carpet cleaning	2,500	2,237	537
Window cleaning	1,176	1,331	1,209
	\$ 780,106	\$ 780,305	\$ 733,846
Utilities			
Water	\$ 430,000	\$ 399,149	\$ 381,921
Electricity	55,000	46,859	40,811
Gas	28,000	23,736	23,400
	\$ 513,000	\$ 469,744	\$ 446,132
Administrative			
Management	\$ 122,520	\$ 116,262	\$ 122,522
Office	23,900	24,831	22,014
Audit	6,503	6,255	6,130
Legal	1,000	-	243
	\$ 153,923	\$ 147,348	\$ 150,909

SWAN LAKE VILLAGE AMENITIES
Schedules to Financial Statements
Year ended June 30, 2020

	2020 Budget (Note 11)	2020 Actual	2019 Actual
Repair and maintenance			
Ground	\$ 85,500	\$ 79,502	\$ 67,442
General	39,000	22,785	39,089
Electrical	8,000	6,500	8,168
Plumbing	6,204	12,218	7,093
Security	6,000	6,000	1,903
Supplies	2,880	4,620	2,844
Equipment	2,500	5,438	1,051
Pest control	1,000	1,017	-
Contingency	-	-	5,790
	\$ 151,084	\$ 138,080	\$ 133,380

SWAN LAKE VILLAGE AMENITIES**Statement of Cash Flows****Year ended June 30, 2020**

	2020	2019
Cash provided by (used in)		
Operating activities		
Excess of revenue over expenditures	\$ 68,915	\$ 114,397
Changes in		
Accounts receivable	(6,259)	-
Due from York Region Standard Condominium Corporation No. 1143	2,550	(2,550)
Prepaid expenditures	4,520	-
Accounts payable and accrued liabilities	19,153	(10,824)
	88,879	101,023
Financing activities		
Allocation to reserve fund	610,556	573,292
Investing activities		
Increase in reserve investments	(159,063)	(66,225)
Reserve fund interest	17,467	16,533
Reserve fund expenditures	(469,518)	(508,541)
	(611,114)	(558,233)
Change in cash	88,321	116,082
Cash, beginning of year	423,972	307,890
Cash, end of year	\$ 512,293	\$ 423,972

SWAN LAKE VILLAGE AMENITIES

Notes to Financial Statements

Year ended June 30, 2020

1. Nature of operations

Swan Lake Village Amenities (Shared Facilities) includes various recreational amenities, parklands and roadways and provides common services on a not-for-profit basis, to the condominium corporations forming Swan Lake Village in Markham, Ontario. The Shared Facilities is a not-for-profit organization that is exempt from taxes under the Income Tax Act.

The Shared Facilities' agreement started January 1, 2001 and an addendum effective January 1, 2006 govern the ownership, use, operation, management, maintenance, repair and cost-sharing responsibilities with respect to certain shared services, areas, facilities and/or equipment described therein as the Network Lands, recreation centres including the Swan Club, the registered condominium corporations and any future developed phases of Swan Lake Village.

Operations are funded by assessments to each condominium corporation within Swan Lake Village based on an annual budget approved by the Village Amenities Committee which is comprised of representatives from each condominium corporation.

2. Summary of significant accounting policies

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires the Shared Facilities' management and Committee Members to make estimates and assumptions that affect the reported amount of assets, liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenue and expenditures during the year. These estimates and assumptions are reviewed periodically, and adjustments are reported in the Statement of Revenue and Expenditures in the year in which they become known. Significant accounting policies are as follows:

Accrual basis of accounting

Revenue and expenditures are recorded on the accrual basis of accounting under which they are recorded in the financial statements in the year they are earned or incurred respectively, whether or not such transactions have been settled by the receipt or payment of money.

Common elements

The common elements of Swan Lake Village Amenities are owned proportionately by York Region Condominium Corporation No. 921, York Region Condominium Corporation No. 933, York Region Standard Condominium Corporation No. 1032, and York Region Standard Condominium Corporation No. 1217 and consequently are not reflected as assets in these financial statements.

SWAN LAKE VILLAGE AMENITIES

Notes to Financial Statements

Year ended June 30, 2020

2. Summary of significant accounting policies - cont'd

Reserve fund

The Shared Facilities is required by the Condominium Act, 1998 to allocate to a reserve fund amounts that are calculated from expected repair and replacement costs and life expectancies of the common elements of the Shared Facilities and are reasonably expected to provide sufficient funds to repair and replace the common elements. The reserve fund is charged with the cost of major repair and replacement of the common elements and assets of the Shared Facilities.

Fund accounting

Revenue and expenditures related to major repair and replacement of the common elements are reported in the Statement of Reserve Fund.

The construction cost of the site management office, net of accumulated amortization is recorded in the Statement of Capital Asset Fund.

Revenue and expenditures for operations of the Shared Facilities and for maintenance of the common elements are reported in the Statement of Revenue and Expenditures.

Revenue recognition

Revenue from York Region Condominium Corporation No. 921, York Region Condominium Corporation No. 933, York Region Standard Condominium Corporation No. 1032, and York Region Standard Condominium Corporation No. 1217 is recognized monthly based on the budget approved by the Shared Facilities' Committee each year. Interest and other revenue are recognized as revenue of the related fund when earned.

Reserve investments

Reserve investments are recorded at cost plus accrued interest.

Capital asset

Capital assets, consisting of the site management office, are recorded at cost net of amortization provided to June 30, 2016. Subsequent to June 30, 2016, the capital assets are not amortized as their residual value is expected to be greater than the cost.

Contributed services

Committee Members volunteer their time to assist in the Shared Facilities' activities. These services materially benefit the Shared Facilities; however, a reasonable estimate of the time spent and its fair market value cannot be made and accordingly, these contributed services are not recognized in the financial statements.

SWAN LAKE VILLAGE AMENITIES

Notes to Financial Statements

Year ended June 30, 2020

2. Summary of significant accounting policies - cont'd

Fund balance management

The Shared Facilities manages its fund balances through annual budgets that accumulate amounts adequate for reserve fund requirements and day-to-day operations and by investment of funds in compliance with the requirements of the Condominium Act, 1998.

3. Adequacy of reserve fund

The Committee Members have used the report of Enerplan Building Consultants dated March 1, 2019 and such other information as was available to them to evaluate the adequacy of the reserve fund. That report proposed allocations of \$610,556 for 2020, expenditures of \$968,668 and a year-end balance as at June 30, 2020 of \$757,220. Actual amounts were allocations of \$610,556, expenditures of \$469,518 and a year-end balance of \$1,062,376. Reserve fund allocations are proposed to increase by 6.50% annually for 2021 and 2022, by inflation annually for 2023 to 2027 and remain constant at \$932,024 annually thereafter.

Any evaluation of the adequacy of the reserve fund is based upon assumptions as to the future interest and inflation rates and estimates of the life expectancy of the building components and their replacement costs. These factors are subject to change over time and the changes may be material; accordingly, the Condominium Act, 1998 requires reserve fund studies be updated every three years.

The Committee Members' evaluation is that the present reserve fund balance together with the allocations proposed in the Notice of Future Funding of the Reserve Fund can be reasonably expected to provide sufficient funds to pay for future major repair and replacement.

SWAN LAKE VILLAGE AMENITIES

Notes to Financial Statements

Year ended June 30, 2020

4. Reserve investments

	2020	2019
Guaranteed investment certificates	\$ 366,716	\$ 358,307
Cash	714,762	564,108
	<u>\$ 1,081,478</u>	<u>\$ 922,415</u>

The guaranteed investment certificates mature between July 2020 and June 2023 and earn interest at rates between 1.12% and 3.15% per annum. Cash is held in a bank account with Canadian Imperial Bank of Commerce earning interest at the bank's prime rate less 1.95% per annum and in investment savings accounts with Scotia Wealth Management earning interest at variable rates. Market value as at year-end approximates cost plus accrued interest.

5. Capital asset

	2020		2019	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Site management office	\$ 239,392	\$ 31,667	\$ 207,725	\$ 207,725

6. Shared costs

Under the Shared Facilities agreement, as amended, the costs to operate the Shared Facilities are paid proportionately, based on the number of units in each corporation as follows:

York Region Standard Condominium Corporation No. 1217	65.49%
York Region Condominium Corporation No. 933	13.87%
York Region Condominium Corporation No. 921	13.87%
York Region Standard Condominium Corporation No. 1032	6.77%
	<u>100.00%</u>

SWAN LAKE VILLAGE AMENITIES

Notes to Financial Statements

Year ended June 30, 2020

6. Shared costs - cont'd

	2020	2019
York Region Standard Condominium Corporation No. 1217	\$ 1,409,015	\$ 1,367,857
York Region Condominium Corporation No. 933	298,386	289,664
York Region Condominium Corporation No. 921	298,386	289,664
York Region Standard Condominium Corporation No. 1032	145,875	141,613
	<u>\$ 2,151,662</u>	<u>\$ 2,088,798</u>

There is another cost sharing agreement, effective 2006, whereby York Region Standard Condominium Corporation No. 1082 and York Region Standard Condominium Corporation No. 1143 contribute towards utility (sewage) charges by paying \$14 per month per unit in each corporation, increasing every year based on the consumer price index. Amounts received from these corporations were as follows:

	2020	2019
York Region Standard Condominium Corporation No. 1082	\$ 18,505	\$ 18,021
York Region Standard Condominium Corporation No. 1143	31,423	30,601
	<u>\$ 49,928</u>	<u>\$ 48,622</u>

7. Related party transactions

During the year, the Committee Members did not receive remuneration nor have an interest in any transactions of the Shared Facilities.

8. Financial instruments

The Shared Facilities' financial instruments that are exposed to concentrations of credit risk consist primarily of cash, accounts receivable and reserve investments. The Shared Facilities places its cash and reserve investments with high credit quality institutions and believes its exposure to credit risk is not significant.

SWAN LAKE VILLAGE AMENITIES

Notes to Financial Statements

Year ended June 30, 2020

9. Commitments

The Shared Facilities has contractual obligations for various operating expenditures including year round grounds care, security, cleaners, pool and fountain maintenance and heating, ventilation and air conditioning. All contracts contain short-term cancellation clauses.

10. COVID-19

Events have occurred as a result of the COVID-19 (coronavirus) pandemic that have caused economic uncertainty. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government responses, remain unclear at this time. Potential risks that the Shared Facilities faces as a result of the pandemic are as follows:

- (i) Significant change in operational costs
 - ◆ Assessment and response:
Change in operational costs, if any, have been reflected in the financial statements.
- (ii) Due to reduced cash inflows and/or increased operating costs, the Shared Facilities may be in an operating deficit position which may necessitate increased fees or a special assessment
 - ◆ Assessment and response:
The Shared Facilities has positive working capital and is in an operating surplus position. The Shared Facilities continues to be a going concern.
- (iii) Valuation issues related to capital assets
 - ◆ Assessment and response:
Impairment testing for capital assets has been done and there is no impairment.

11. Budget amounts

The budget amounts on the Statement of Revenue and Expenditures and Schedules to Financial Statements are presented for information purposes only, are unaudited and not covered by the Independent Auditor's Report of Adams & Miles LLP, Chartered Professional Accountants, dated November 3, 2020.



**Atrens-Counsel
Insurance Brokers**

Part of Arthur J. Gallagher Canada Limited

CERTIFICATE OF INSURANCE

This is to certify that insurance described below has been effected with the Insurer(s) shown, subject to the terms and conditions of the policy applicable.

NAMED INSURED: YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1217
ADDITIONAL NAMED INSUREDS: ALL REGISTERED UNIT OWNERS FROM TIME TO TIME AND ALL REGISTERED MORTGAGEES FROM TIME TO TIME
PROPERTY INSURED: Louisbourg Way; Augusta Drive Way; Celebrity Greens Way; Johnson Links Way; Wave Hill Way; Giverny Way; Lakeside Vista Way; Oasis Way; Sanctuary Way; Lake Vista Way; Dale Meadow Way; Warnock Green Way; Emily Glen; Pinehurst Club Way; Wood Duck Island; Loon Harbour; Kingfisher Cove; Coleen Bay; Blue Heron Beach; Christina Falls; Sandpiper Key; Markham, Ontario L6E 1J2

TERM: April 2, 2021 TO April 2, 2022

COMMERCIAL PACKAGE POLICY NO. 501600169

PROPERTY: Form: Comprehensive All Risk Policy
Amount of Insurance: \$196,467,000.00
Deductibles: \$ 25,000.00 STANDARD
\$ 25,000.00 SEWER BACKUP
\$ 25,000.00 WATER
\$ 25,000.00 FLOOD
3% or \$ 100,000.00 EARTHQUAKE
Company: Novex Insurance Company 30%
Great Lakes Insurance SE UK 15%
Tokio Marine Kiln 510 25%
Aviva Insurance Company of Canada 10%
Wawanesa Insurance 8%
Chubb Insurance Company of Canada 5%
RSA Insurance Company of Canada 2%
Trisura Guarantee Insurance Company 5%

COMPREHENSIVE GENERAL LIABILITY:
Novex Limit of Liability: \$5,000,000.00
Novex Excess Limit of Liability: \$15,000,000.00

DIRECTORS AND OFFICERS LIABILITY:
Novex Limit of Liability: \$5,000,000.00
Novex Excess Limit of Liability: \$10,000,000.00

EQUIPMENT BREAKDOWN INSURANCE:
Limit per Accident: \$196,467,000.00
Company: Aviva Insurance Company of Canada
Policy Number: 81638409-0799

This document is furnished as a matter of courtesy and only as information of the fact that Policies have been concurrently prepared.

It is not a contract, confers no right upon any person and imposes no liability on the Insuring Companies.

A photocopy of this executed Certificate may be relied upon to the same extent as if it were an original executed certificate.

**ATRENS-COUNSEL INSURANCE BROKERS
Part of Arthur J. Gallagher Canada Limited**

Authorized Representative

Date: March 23, 2021



**Atrens-Counsel
Insurance Brokers**

Part of Arthur J. Gallagher Canada Limited

CERTIFICATE OF INSURANCE

This is to certify that insurance described below has been effected with the Insurer(s) shown,
subject to the terms and conditions of the policy applicable.

NAMED INSURED: YORK REGION CONDOMINIUM CORPORATION NO. 921, YORK REGION CONDOMINIUM CORPORATION
NO. 933, YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1032, YORK REGION
STANDARD CONDOMINIUM CORPORATION NO. 1217 O/A VILLAGE AMENITIES COMMITTEE A/O SWAN
CLUB

**ADDITIONAL NAMED
INSUREDS:** ALL REGISTERED UNIT OWNERS FROM TIME TO TIME AND ALL REGISTERED
MORTGAGEES FROM TIME TO TIME

PROPERTY INSURED: 25 & 100 Lakeside Vista Way, 22 Celebrity Greens Way
75 Augusta Drive Way, 25 Belle Terre Way and
9 Blue Heron Beach Way
Markham, Ontario
L6E 1B5

TERM: July 1, 2021 TO July 1, 2022

COMMERCIAL PACKAGE POLICY NO. 7115292

PROPERTY: Form: Comprehensive All Risk Policy
Amount of Insurance: \$24,103,000.00
Deductibles: \$ 10,000.00 STANDARD
\$ 25,000.00 SEWER BACKUP
\$ 25,000.00 WATER
\$ 25,000.00 FLOOD
\$ 100,000.00 EARTHQUAKE
Company: Wawanesa Insurance 25%
RSA Insurance Company of Canada 25%
Aviva Insurance Company of Canada 25%
Travelers Canada 5%
Trisura Gurantee Insurance Company 20%

COMPREHENSIVE GENERAL LIABILITY:

Wawanesa Limit of Liability: \$5,000,000.00
Novex Excess Limit of Liability: \$5,000,000.00

DIRECTORS AND OFFICERS LIABILITY:

Limit of Liability: N/A

EQUIPMENT BREAKDOWN INSURANCE:

Limit per Accident: \$24,103,000.00
Company: Aviva Insurance Company of Canada
Policy Number: **CMP81652512**

This document is furnished as a matter of courtesy and only as information of the fact that Policies have been concurrently prepared.

It is not a contract, confers no right upon any person and imposes no liability on the Insuring Companies.

A photocopy of this executed Certificate may be relied upon to the same extent as if it were an original executed certificate.

**ATRENS-COUNSEL INSURANCE BROKERS
Part of Arthur J. Gallagher Canada Limited**

Authorized Representative

Date: June 24, 2021



**Atrens-Counsel
Insurance Brokers**

Part of Arthur J. Gallagher Canada Limited

Your Protection is Our Business
www.atrens-counsel.com

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 1.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time the average contribution per unit per month to the reserve fund is \$240.57. Based on the proposed funding plan, the average increase in contribution per unit per month will be \$6.01 in 2019/20; \$4.93 in 2020/21; and \$5.03 in 2021/22.


The proposed funding plan will be implemented beginning on July 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

York Region Standard Condominium
Corporation No. 1217 Phase 1


.....
(signature)

GEORGE VISINTINI
.....
(print name)


.....
(signature)

SUSAN SMART
.....
(print name)

*Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.*

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 1 (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$319,579.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$695,211.00
Minimum Reserve Fund Balance during the projected period:	\$229,259.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	2.2%

The Reserve Fund Study can be examined in the Management Office, within
working hours and after reasonable notice provided as per Section 55
of the Condominium Act, 1998

_____ (set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 1 CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$695,211.00
Minimum Reserve Balance (as indicated in this Table):	\$229,259.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	2.20%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution** *	Closing Balance
2018/2019	\$695,211.00	\$311,784.00	\$72,212.00	\$15,295.00		\$950,078.00
2019/2020	\$950,078.00	\$319,579.00	\$229,101.00	\$20,902.00	2.50%	\$1,061,457.00
2020/2021	\$1,061,457.00	\$325,970.00	\$321,871.00	\$23,352.00	2.00%	\$1,088,909.00
2021/2022	\$1,088,909.00	\$332,490.00	\$238,431.00	\$23,956.00	2.00%	\$1,206,923.00
2022/2023	\$1,206,923.00	\$339,139.00	\$223,708.00	\$26,552.00	2.00%	\$1,348,907.00
2023/2024	\$1,348,907.00	\$345,922.00	\$79,201.00	\$33,723.00	2.00%	\$1,649,351.00
2024/2025	\$1,649,351.00	\$352,841.00	\$80,785.00	\$41,234.00	2.00%	\$1,962,640.00
2025/2026	\$1,962,640.00	\$359,897.00	\$78,557.00	\$49,066.00	2.00%	\$2,293,046.00
2026/2027	\$2,293,046.00	\$367,095.00	\$75,847.00	\$57,326.00	2.00%	\$2,641,621.00
2027/2028	\$2,641,621.00	\$374,437.00	\$814,782.00	\$66,041.00	2.00%	\$2,267,317.00
2028/2029	\$2,267,317.00	\$381,926.00	\$805,687.00	\$56,683.00	2.00%	\$1,900,239.00
2029/2030	\$1,900,239.00	\$389,565.00	\$1,039,306.00	\$47,506.00	2.00%	\$1,298,003.00
2030/2031	\$1,298,003.00	\$397,356.00	\$1,046,834.00	\$32,450.00	2.00%	\$680,976.00
2031/2032	\$680,976.00	\$405,303.00	\$744,848.00	\$17,024.00	2.00%	\$358,455.00
2032/2033	\$358,455.00	\$413,409.00	\$349,497.00	\$8,961.00	2.00%	\$431,328.00
2033/2034	\$431,328.00	\$421,677.00	\$225,989.00	\$10,783.00	2.00%	\$637,799.00
2034/2035	\$637,799.00	\$430,111.00	\$145,806.00	\$15,945.00	2.00%	\$938,049.00
2035/2036	\$938,049.00	\$438,713.00	\$344,528.00	\$23,451.00	2.00%	\$1,055,684.00
2036/2037	\$1,055,684.00	\$447,487.00	\$282,934.00	\$26,392.00	2.00%	\$1,246,629.00
2037/2038	\$1,246,629.00	\$456,437.00	\$482,953.00	\$31,166.00	2.00%	\$1,251,279.00
2038/2039	\$1,251,279.00	\$465,566.00	\$308,301.00	\$31,282.00	2.00%	\$1,439,826.00
2039/2040	\$1,439,826.00	\$474,877.00	\$590,491.00	\$35,996.00	2.00%	\$1,360,207.00
2040/2041	\$1,360,207.00	\$484,375.00	\$489,885.00	\$34,005.00	2.00%	\$1,388,702.00
2041/2042	\$1,388,702.00	\$494,062.00	\$387,486.00	\$34,718.00	2.00%	\$1,529,996.00
2042/2043	\$1,529,996.00	\$503,943.00	\$268,022.00	\$38,250.00	2.00%	\$1,804,167.00
2043/2044	\$1,804,167.00	\$514,022.00	\$77,378.00	\$45,104.00	2.00%	\$2,285,916.00
2044/2045	\$2,285,916.00	\$524,303.00	\$74,860.00	\$57,148.00	2.00%	\$2,792,506.00
2045/2046	\$2,792,506.00	\$534,789.00	\$117,889.00	\$69,813.00	2.00%	\$3,279,219.00
2046/2047	\$3,279,219.00	\$545,484.00	\$1,073,601.00	\$81,980.00	2.00%	\$2,833,083.00
2047/2048	\$2,833,083.00	\$556,394.00	\$1,207,349.00	\$70,827.00	2.00%	\$2,252,955.00
2048/2049	\$2,252,955.00	\$567,522.00	\$1,233,686.00	\$56,324.00	2.00%	\$1,643,116.00
2049/2050	\$1,643,116.00	\$578,872.00	\$1,301,067.00	\$41,078.00	2.00%	\$961,999.00
2050/2051	\$961,999.00	\$590,450.00	\$1,347,240.00	\$24,050.00	2.00%	\$229,259.00
2051/2052	\$229,259.00	\$602,259.00	\$407,708.00	\$5,731.00	2.00%	\$429,541.00
2052/2053	\$429,541.00	\$614,304.00	\$113,272.00	\$10,739.00	2.00%	\$941,312.00
2053/2054	\$941,312.00	\$626,590.00	\$140,465.00	\$23,533.00	2.00%	\$1,450,970.00
2054/2055	\$1,450,970.00	\$639,122.00	\$289,204.00	\$36,274.00	2.00%	\$1,837,162.00
2055/2056	\$1,837,162.00	\$651,904.00	\$282,379.00	\$45,929.00	2.00%	\$2,252,616.00
2056/2057	\$2,252,616.00	\$664,942.00	\$255,498.00	\$56,315.00	2.00%	\$2,718,377.00
2057/2058	\$2,718,377.00	\$678,241.00	\$1,846,528.00	\$67,959.00	2.00%	\$1,618,050.00
2058/2059	\$1,618,050.00	\$691,806.00	\$1,357,796.00	\$40,451.00	2.00%	\$992,511.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 1 has reviewed the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$311,784.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 1 CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$311,784.00		\$0.00	\$311,784.00
2019/2020	\$319,579.00	2.50%	\$0.00	\$319,579.00
2020/2021	\$325,970.00	2.00%	\$0.00	\$325,970.00
2021/2022	\$332,490.00	2.00%	\$0.00	\$332,490.00
2022/2023	\$339,139.00	2.00%	\$0.00	\$339,139.00
2023/2024	\$345,922.00	2.00%	\$0.00	\$345,922.00
2024/2025	\$352,841.00	2.00%	\$0.00	\$352,841.00
2025/2026	\$359,897.00	2.00%	\$0.00	\$359,897.00
2026/2027	\$367,095.00	2.00%	\$0.00	\$367,095.00
2027/2028	\$374,437.00	2.00%	\$0.00	\$374,437.00
2028/2029	\$381,926.00	2.00%	\$0.00	\$381,926.00
2029/2030	\$389,565.00	2.00%	\$0.00	\$389,565.00
2030/2031	\$397,356.00	2.00%	\$0.00	\$397,356.00
2031/2032	\$405,303.00	2.00%	\$0.00	\$405,303.00
2032/2033	\$413,409.00	2.00%	\$0.00	\$413,409.00
2033/2034	\$421,677.00	2.00%	\$0.00	\$421,677.00
2034/2035	\$430,111.00	2.00%	\$0.00	\$430,111.00
2035/2036	\$438,713.00	2.00%	\$0.00	\$438,713.00
2036/2037	\$447,487.00	2.00%	\$0.00	\$447,487.00
2037/2038	\$456,437.00	2.00%	\$0.00	\$456,437.00
2038/2039	\$465,566.00	2.00%	\$0.00	\$465,566.00
2039/2040	\$474,877.00	2.00%	\$0.00	\$474,877.00
2040/2041	\$484,375.00	2.00%	\$0.00	\$484,375.00
2041/2042	\$494,062.00	2.00%	\$0.00	\$494,062.00
2042/2043	\$503,943.00	2.00%	\$0.00	\$503,943.00
2043/2044	\$514,022.00	2.00%	\$0.00	\$514,022.00
2044/2045	\$524,303.00	2.00%	\$0.00	\$524,303.00
2045/2046	\$534,789.00	2.00%	\$0.00	\$534,789.00
2046/2047	\$545,484.00	2.00%	\$0.00	\$545,484.00
2047/2048	\$556,394.00	2.00%	\$0.00	\$556,394.00
2048/2049	\$567,522.00	2.00%	\$0.00	\$567,522.00
2049/2050	\$578,872.00	2.00%	\$0.00	\$578,872.00
2050/2051	\$590,450.00	2.00%	\$0.00	\$590,450.00
2051/2052	\$602,259.00	2.00%	\$0.00	\$602,259.00
2052/2053	\$614,304.00	2.00%	\$0.00	\$614,304.00
2053/2054	\$626,590.00	2.00%	\$0.00	\$626,590.00
2054/2055	\$639,122.00	2.00%	\$0.00	\$639,122.00
2055/2056	\$651,904.00	2.00%	\$0.00	\$651,904.00
2056/2057	\$664,942.00	2.00%	\$0.00	\$664,942.00
2057/2058	\$678,241.00	2.00%	\$0.00	\$678,241.00
2058/2059	\$691,806.00	2.00%	\$0.00	\$691,806.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 3A.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:


1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time the average contribution per unit per month to the reserve fund is \$242.28. Based on the proposed funding plan, the average adjustment in contribution per unit per month will be (\$4.24) in 2019/20; \$4.76 in 2020/21; and \$4.85 in 2021/22.

The proposed funding plan will be implemented beginning on JULY 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

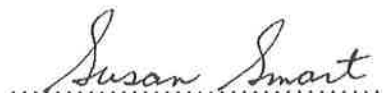
York Region Standard Condominium
Corporation No. 1217 Phase 3A



(signature)

GEORGE VISINTIN

(print name)



(signature)

*Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.*

SUSAN SMART

(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 3A (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$165,677.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$748,661.00
Minimum Reserve Fund Balance during the projected period:	\$134,881.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	2.45%

The Reserve Fund Study can be examined in the Management Office, within working hours and after reasonable notice provided as per Section 55 of the Condominium Act, 1998

_____ (set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 3A CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$748,661.00
Minimum Reserve Balance (as indicated in this Table):	\$134,881.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	2.45%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution**	Closing Balance
2018/2019	\$748,661.00	\$168,628.00	\$292,509.00	\$18,342.00		\$643,123.00
2019/2020	\$643,123.00	\$165,677.00	\$182,896.00	\$15,757.00	-1.75%	\$641,660.00
2020/2021	\$641,660.00	\$168,991.00	\$174,928.00	\$15,721.00	2.00%	\$651,444.00
2021/2022	\$651,444.00	\$172,370.00	\$191,901.00	\$15,960.00	2.00%	\$647,874.00
2022/2023	\$647,874.00	\$175,818.00	\$22,110.00	\$15,873.00	2.00%	\$817,455.00
2023/2024	\$817,455.00	\$179,334.00	\$13,718.00	\$20,436.00	2.00%	\$1,003,508.00
2024/2025	\$1,003,508.00	\$182,921.00	\$52,663.00	\$25,088.00	2.00%	\$1,158,853.00
2025/2026	\$1,158,853.00	\$186,579.00	\$27,364.00	\$28,971.00	2.00%	\$1,347,039.00
2026/2027	\$1,347,039.00	\$190,311.00	\$14,557.00	\$33,676.00	2.00%	\$1,556,469.00
2027/2028	\$1,556,469.00	\$194,117.00	\$726,918.00	\$38,912.00	2.00%	\$1,062,579.00
2028/2029	\$1,062,579.00	\$197,999.00	\$745,836.00	\$26,564.00	2.00%	\$541,307.00
2029/2030	\$541,307.00	\$201,959.00	\$502,050.00	\$13,533.00	2.00%	\$254,749.00
2030/2031	\$254,749.00	\$205,999.00	\$122,460.00	\$6,369.00	2.00%	\$344,656.00
2031/2032	\$344,656.00	\$210,119.00	\$223,410.00	\$8,616.00	2.00%	\$339,982.00
2032/2033	\$339,982.00	\$214,321.00	\$255,367.00	\$8,500.00	2.00%	\$307,435.00
2033/2034	\$307,435.00	\$218,607.00	\$258,828.00	\$7,686.00	2.00%	\$274,900.00
2034/2035	\$274,900.00	\$222,979.00	\$81,631.00	\$6,873.00	2.00%	\$423,122.00
2035/2036	\$423,122.00	\$227,439.00	\$49,692.00	\$10,578.00	2.00%	\$611,447.00
2036/2037	\$611,447.00	\$231,988.00	\$41,290.00	\$15,286.00	2.00%	\$817,431.00
2037/2038	\$817,431.00	\$236,628.00	\$49,793.00	\$20,436.00	2.00%	\$1,024,701.00
2038/2039	\$1,024,701.00	\$241,360.00	\$41,304.00	\$25,618.00	2.00%	\$1,250,375.00
2039/2040	\$1,250,375.00	\$246,187.00	\$250,329.00	\$31,259.00	2.00%	\$1,277,493.00
2040/2041	\$1,277,493.00	\$251,111.00	\$391,144.00	\$31,937.00	2.00%	\$1,169,397.00
2041/2042	\$1,169,397.00	\$256,133.00	\$248,487.00	\$29,235.00	2.00%	\$1,206,279.00
2042/2043	\$1,206,279.00	\$261,256.00	\$84,281.00	\$30,157.00	2.00%	\$1,413,410.00
2043/2044	\$1,413,410.00	\$266,481.00	\$260,823.00	\$35,335.00	2.00%	\$1,454,404.00
2044/2045	\$1,454,404.00	\$271,811.00	\$84,489.00	\$36,360.00	2.00%	\$1,678,086.00
2045/2046	\$1,678,086.00	\$277,247.00	\$58,690.00	\$41,952.00	2.00%	\$1,938,595.00
2046/2047	\$1,938,595.00	\$282,792.00	\$32,347.00	\$48,465.00	2.00%	\$2,237,504.00
2047/2048	\$2,237,504.00	\$288,448.00	\$668,758.00	\$55,938.00	2.00%	\$1,913,131.00
2048/2049	\$1,913,131.00	\$294,217.00	\$795,507.00	\$47,828.00	2.00%	\$1,459,669.00
2049/2050	\$1,459,669.00	\$300,101.00	\$1,000,087.00	\$36,492.00	2.00%	\$796,175.00
2050/2051	\$796,175.00	\$306,103.00	\$375,113.00	\$19,904.00	2.00%	\$747,069.00
2051/2052	\$747,069.00	\$312,225.00	\$380,820.00	\$18,677.00	2.00%	\$697,151.00
2052/2053	\$697,151.00	\$318,470.00	\$90,910.00	\$17,429.00	2.00%	\$942,139.00
2053/2054	\$942,139.00	\$324,839.00	\$37,157.00	\$23,553.00	2.00%	\$1,253,375.00
2054/2055	\$1,253,375.00	\$331,336.00	\$93,371.00	\$31,334.00	2.00%	\$1,522,673.00
2055/2056	\$1,522,673.00	\$337,962.00	\$102,323.00	\$38,067.00	2.00%	\$1,796,380.00
2056/2057	\$1,796,380.00	\$344,722.00	\$80,179.00	\$44,910.00	2.00%	\$2,105,832.00
2057/2058	\$2,105,832.00	\$351,616.00	\$1,397,115.00	\$52,646.00	2.00%	\$1,112,978.00
2058/2059	\$1,112,978.00	\$358,648.00	\$1,364,570.00	\$27,824.00	2.00%	\$134,881.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 3A has reviewed the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$168,628.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 3A CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$168,628.00		\$0.00	\$168,628.00
2019/2020	\$165,677.00	-1.75%	\$0.00	\$165,677.00
2020/2021	\$168,991.00	2.00%	\$0.00	\$168,991.00
2021/2022	\$172,370.00	2.00%	\$0.00	\$172,370.00
2022/2023	\$175,818.00	2.00%	\$0.00	\$175,818.00
2023/2024	\$179,334.00	2.00%	\$0.00	\$179,334.00
2024/2025	\$182,921.00	2.00%	\$0.00	\$182,921.00
2025/2026	\$186,579.00	2.00%	\$0.00	\$186,579.00
2026/2027	\$190,311.00	2.00%	\$0.00	\$190,311.00
2027/2028	\$194,117.00	2.00%	\$0.00	\$194,117.00
2028/2029	\$197,999.00	2.00%	\$0.00	\$197,999.00
2029/2030	\$201,959.00	2.00%	\$0.00	\$201,959.00
2030/2031	\$205,999.00	2.00%	\$0.00	\$205,999.00
2031/2032	\$210,119.00	2.00%	\$0.00	\$210,119.00
2032/2033	\$214,321.00	2.00%	\$0.00	\$214,321.00
2033/2034	\$218,607.00	2.00%	\$0.00	\$218,607.00
2034/2035	\$222,979.00	2.00%	\$0.00	\$222,979.00
2035/2036	\$227,439.00	2.00%	\$0.00	\$227,439.00
2036/2037	\$231,988.00	2.00%	\$0.00	\$231,988.00
2037/2038	\$236,628.00	2.00%	\$0.00	\$236,628.00
2038/2039	\$241,360.00	2.00%	\$0.00	\$241,360.00
2039/2040	\$246,187.00	2.00%	\$0.00	\$246,187.00
2040/2041	\$251,111.00	2.00%	\$0.00	\$251,111.00
2041/2042	\$256,133.00	2.00%	\$0.00	\$256,133.00
2042/2043	\$261,256.00	2.00%	\$0.00	\$261,256.00
2043/2044	\$266,481.00	2.00%	\$0.00	\$266,481.00
2044/2045	\$271,811.00	2.00%	\$0.00	\$271,811.00
2045/2046	\$277,247.00	2.00%	\$0.00	\$277,247.00
2046/2047	\$282,792.00	2.00%	\$0.00	\$282,792.00
2047/2048	\$288,448.00	2.00%	\$0.00	\$288,448.00
2048/2049	\$294,217.00	2.00%	\$0.00	\$294,217.00
2049/2050	\$300,101.00	2.00%	\$0.00	\$300,101.00
2050/2051	\$306,103.00	2.00%	\$0.00	\$306,103.00
2051/2052	\$312,225.00	2.00%	\$0.00	\$312,225.00
2052/2053	\$318,470.00	2.00%	\$0.00	\$318,470.00
2053/2054	\$324,839.00	2.00%	\$0.00	\$324,839.00
2054/2055	\$331,336.00	2.00%	\$0.00	\$331,336.00
2055/2056	\$337,962.00	2.00%	\$0.00	\$337,962.00
2056/2057	\$344,722.00	2.00%	\$0.00	\$344,722.00
2057/2058	\$351,616.00	2.00%	\$0.00	\$351,616.00
2058/2059	\$358,648.00	2.00%	\$0.00	\$358,648.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 3B.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 25, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

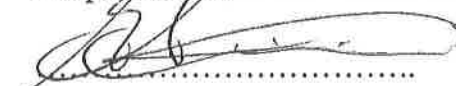
1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time the average contribution per unit per month to the reserve fund is \$229.20. Based on the proposed funding plan, the average adjustment in contribution per unit per month will be (\$25.79) in 2019/20; \$4.07 in 2020/21; and \$4.15 in 2021/22.


The proposed funding plan will be implemented beginning on July 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

York Region Standard Condominium
Corporation No. 1217 Phase 3B


.....
(signature)

GEORGE VISINTIN
.....
(print name)


.....
(signature)

*Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.*

SUSAN SMART
.....
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 25, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 3B (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$168,425.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$530,561.00
Minimum Reserve Fund Balance during the projected period:	\$92,618.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	1.98%

The Reserve Fund Study can be examined in the Management Office, within working hours and after reasonable notice provided as per Section 55 of the Condominium Act 1998

(set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 3B CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$530,561.00
Minimum Reserve Balance (as indicated in this Table):	\$92,618.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	1.98%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution** *	Closing Balance
2018/2019	\$530,561.00	\$189,775.00	\$97,985.00	\$10,505.00		\$632,856.00
2019/2020	\$632,856.00	\$168,425.00	\$243,460.00	\$12,531.00	-11.25%	\$570,352.00
2020/2021	\$570,352.00	\$171,794.00	\$148,242.00	\$11,293.00	2.00%	\$605,197.00
2021/2022	\$605,197.00	\$175,230.00	\$94,963.00	\$11,983.00	2.00%	\$697,446.00
2022/2023	\$697,446.00	\$178,734.00	\$23,925.00	\$13,809.00	2.00%	\$866,064.00
2023/2024	\$866,064.00	\$182,309.00	\$24,404.00	\$21,652.00	2.00%	\$1,045,621.00
2024/2025	\$1,045,621.00	\$185,955.00	\$42,425.00	\$26,141.00	2.00%	\$1,215,292.00
2025/2026	\$1,215,292.00	\$189,674.00	\$32,554.00	\$30,382.00	2.00%	\$1,402,794.00
2026/2027	\$1,402,794.00	\$193,468.00	\$17,318.00	\$35,070.00	2.00%	\$1,614,014.00
2027/2028	\$1,614,014.00	\$197,337.00	\$17,665.00	\$40,350.00	2.00%	\$1,834,037.00
2028/2029	\$1,834,037.00	\$201,284.00	\$18,018.00	\$45,851.00	2.00%	\$2,063,154.00
2029/2030	\$2,063,154.00	\$205,310.00	\$649,962.00	\$51,579.00	2.00%	\$1,670,080.00
2030/2031	\$1,670,080.00	\$209,416.00	\$735,292.00	\$41,752.00	2.00%	\$1,185,955.00
2031/2032	\$1,185,955.00	\$213,604.00	\$746,049.00	\$29,649.00	2.00%	\$683,160.00
2032/2033	\$683,160.00	\$217,876.00	\$716,458.00	\$17,079.00	2.00%	\$201,657.00
2033/2034	\$201,657.00	\$222,234.00	\$336,314.00	\$5,041.00	2.00%	\$92,618.00
2034/2035	\$92,618.00	\$226,678.00	\$173,943.00	\$2,315.00	2.00%	\$147,669.00
2035/2036	\$147,669.00	\$231,212.00	\$94,325.00	\$3,692.00	2.00%	\$288,247.00
2036/2037	\$288,247.00	\$235,836.00	\$72,244.00	\$7,206.00	2.00%	\$459,045.00
2037/2038	\$459,045.00	\$240,553.00	\$237,726.00	\$11,476.00	2.00%	\$473,348.00
2038/2039	\$473,348.00	\$245,364.00	\$170,558.00	\$11,834.00	2.00%	\$559,987.00
2039/2040	\$559,987.00	\$250,271.00	\$502,237.00	\$14,000.00	2.00%	\$322,021.00
2040/2041	\$322,021.00	\$255,277.00	\$363,558.00	\$8,051.00	2.00%	\$221,790.00
2041/2042	\$221,790.00	\$260,382.00	\$129,564.00	\$5,545.00	2.00%	\$358,153.00
2042/2043	\$358,153.00	\$265,590.00	\$33,505.00	\$8,954.00	2.00%	\$599,191.00
2043/2044	\$599,191.00	\$270,902.00	\$36,263.00	\$14,980.00	2.00%	\$848,810.00
2044/2045	\$848,810.00	\$276,320.00	\$90,014.00	\$21,220.00	2.00%	\$1,056,336.00
2045/2046	\$1,056,336.00	\$281,846.00	\$60,872.00	\$26,408.00	2.00%	\$1,303,718.00
2046/2047	\$1,303,718.00	\$287,483.00	\$38,482.00	\$32,593.00	2.00%	\$1,585,311.00
2047/2048	\$1,585,311.00	\$293,233.00	\$39,252.00	\$39,633.00	2.00%	\$1,878,925.00
2048/2049	\$1,878,925.00	\$299,097.00	\$281,778.00	\$46,973.00	2.00%	\$1,943,217.00
2049/2050	\$1,943,217.00	\$305,079.00	\$733,050.00	\$48,580.00	2.00%	\$1,563,826.00
2050/2051	\$1,563,826.00	\$311,181.00	\$843,352.00	\$39,096.00	2.00%	\$1,070,751.00
2051/2052	\$1,070,751.00	\$317,404.00	\$781,924.00	\$26,769.00	2.00%	\$633,000.00
2052/2053	\$633,000.00	\$323,752.00	\$477,441.00	\$15,825.00	2.00%	\$495,137.00
2053/2054	\$495,137.00	\$330,227.00	\$48,404.00	\$12,378.00	2.00%	\$789,339.00
2054/2055	\$789,339.00	\$336,832.00	\$137,386.00	\$19,733.00	2.00%	\$1,008,518.00
2055/2056	\$1,008,518.00	\$343,569.00	\$89,123.00	\$25,213.00	2.00%	\$1,288,176.00
2056/2057	\$1,288,176.00	\$350,440.00	\$46,910.00	\$32,204.00	2.00%	\$1,623,911.00
2057/2058	\$1,623,911.00	\$357,449.00	\$300,906.00	\$40,598.00	2.00%	\$1,721,051.00
2058/2059	\$1,721,051.00	\$364,598.00	\$180,258.00	\$43,026.00	2.00%	\$1,948,418.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 3B has reviewed the Class 3 Update not based on a Site Review dated March 25, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$189,775.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 3B CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$189,775.00		\$0.00	\$189,775.00
2019/2020	\$168,425.00	-11.25%	\$0.00	\$168,425.00
2020/2021	\$171,794.00	2.00%	\$0.00	\$171,794.00
2021/2022	\$175,230.00	2.00%	\$0.00	\$175,230.00
2022/2023	\$178,734.00	2.00%	\$0.00	\$178,734.00
2023/2024	\$182,309.00	2.00%	\$0.00	\$182,309.00
2024/2025	\$185,955.00	2.00%	\$0.00	\$185,955.00
2025/2026	\$189,674.00	2.00%	\$0.00	\$189,674.00
2026/2027	\$193,468.00	2.00%	\$0.00	\$193,468.00
2027/2028	\$197,337.00	2.00%	\$0.00	\$197,337.00
2028/2029	\$201,284.00	2.00%	\$0.00	\$201,284.00
2029/2030	\$205,310.00	2.00%	\$0.00	\$205,310.00
2030/2031	\$209,416.00	2.00%	\$0.00	\$209,416.00
2031/2032	\$213,604.00	2.00%	\$0.00	\$213,604.00
2032/2033	\$217,876.00	2.00%	\$0.00	\$217,876.00
2033/2034	\$222,234.00	2.00%	\$0.00	\$222,234.00
2034/2035	\$226,678.00	2.00%	\$0.00	\$226,678.00
2035/2036	\$231,212.00	2.00%	\$0.00	\$231,212.00
2036/2037	\$235,836.00	2.00%	\$0.00	\$235,836.00
2037/2038	\$240,553.00	2.00%	\$0.00	\$240,553.00
2038/2039	\$245,364.00	2.00%	\$0.00	\$245,364.00
2039/2040	\$250,271.00	2.00%	\$0.00	\$250,271.00
2040/2041	\$255,277.00	2.00%	\$0.00	\$255,277.00
2041/2042	\$260,382.00	2.00%	\$0.00	\$260,382.00
2042/2043	\$265,590.00	2.00%	\$0.00	\$265,590.00
2043/2044	\$270,902.00	2.00%	\$0.00	\$270,902.00
2044/2045	\$276,320.00	2.00%	\$0.00	\$276,320.00
2045/2046	\$281,846.00	2.00%	\$0.00	\$281,846.00
2046/2047	\$287,483.00	2.00%	\$0.00	\$287,483.00
2047/2048	\$293,233.00	2.00%	\$0.00	\$293,233.00
2048/2049	\$299,097.00	2.00%	\$0.00	\$299,097.00
2049/2050	\$305,079.00	2.00%	\$0.00	\$305,079.00
2050/2051	\$311,181.00	2.00%	\$0.00	\$311,181.00
2051/2052	\$317,404.00	2.00%	\$0.00	\$317,404.00
2052/2053	\$323,752.00	2.00%	\$0.00	\$323,752.00
2053/2054	\$330,227.00	2.00%	\$0.00	\$330,227.00
2054/2055	\$336,832.00	2.00%	\$0.00	\$336,832.00
2055/2056	\$343,569.00	2.00%	\$0.00	\$343,569.00
2056/2057	\$350,440.00	2.00%	\$0.00	\$350,440.00
2057/2058	\$357,449.00	2.00%	\$0.00	\$357,449.00
2058/2059	\$364,598.00	2.00%	\$0.00	\$364,598.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 4A.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

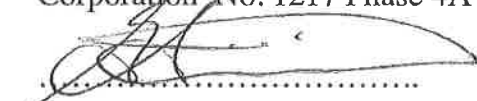
1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time, in addition to a reserve fund injection of \$304,045.00 in 2018/19, the average contribution per unit per month to the reserve fund is \$264.16. Based on the proposed funding plan, the average adjustment in contribution per unit per month will be (\$35.66) in 2019/20; \$4.57 in 2020/21; and \$4.66 in 2021/22.

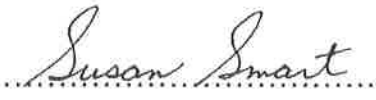
The proposed funding plan will be implemented beginning on July 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

York Region Standard Condominium
Corporation No. 1217 Phase 4A


(signature)

GEORGE VISINTIN
(print name)


(signature)

*Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.*

SUSAN SMART
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 4A (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$115,164.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$225,867.00
Minimum Reserve Fund Balance during the projected period:	\$89,125.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	2.09%

The Reserve Fund Study can be examined in the Management Office, within working hours and after reasonable notice provided as per section 55 of the Condominium Act 1998.

_____ (set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 4A CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$225,867.00
Minimum Reserve Balance (as indicated in this Table):	\$89,125.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	2.09%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution** *	Closing Balance
2018/2019	\$225,867.00	\$437,182.00	\$547,508.00	\$4,721.00		\$120,262.00
2019/2020	\$120,262.00	\$115,164.00	\$88,728.00	\$2,513.00	-13.50%	\$149,212.00
2020/2021	\$149,212.00	\$117,467.00	\$121,454.00	\$3,119.00	2.00%	\$148,343.00
2021/2022	\$148,343.00	\$119,816.00	\$80,536.00	\$3,100.00	2.00%	\$190,723.00
2022/2023	\$190,723.00	\$122,212.00	\$37,868.00	\$3,986.00	2.00%	\$279,054.00
2023/2024	\$279,054.00	\$124,657.00	\$38,625.00	\$6,976.00	2.00%	\$372,062.00
2024/2025	\$372,062.00	\$127,150.00	\$42,133.00	\$9,302.00	2.00%	\$466,380.00
2025/2026	\$466,380.00	\$129,693.00	\$81,973.00	\$11,660.00	2.00%	\$525,759.00
2026/2027	\$525,759.00	\$132,287.00	\$40,989.00	\$13,144.00	2.00%	\$630,201.00
2027/2028	\$630,201.00	\$134,932.00	\$73,668.00	\$15,755.00	2.00%	\$707,220.00
2028/2029	\$707,220.00	\$137,631.00	\$71,353.00	\$17,680.00	2.00%	\$791,178.00
2029/2030	\$791,178.00	\$140,384.00	\$53,761.00	\$19,779.00	2.00%	\$897,580.00
2030/2031	\$897,580.00	\$143,191.00	\$57,917.00	\$22,440.00	2.00%	\$1,005,294.00
2031/2032	\$1,005,294.00	\$146,055.00	\$45,255.00	\$25,132.00	2.00%	\$1,131,226.00
2032/2033	\$1,131,226.00	\$148,976.00	\$70,823.00	\$28,281.00	2.00%	\$1,237,660.00
2033/2034	\$1,237,660.00	\$151,956.00	\$64,724.00	\$30,942.00	2.00%	\$1,355,833.00
2034/2035	\$1,355,833.00	\$154,995.00	\$56,946.00	\$33,896.00	2.00%	\$1,487,778.00
2035/2036	\$1,487,778.00	\$158,095.00	\$123,411.00	\$37,194.00	2.00%	\$1,559,656.00
2036/2037	\$1,559,656.00	\$161,257.00	\$775,697.00	\$38,991.00	2.00%	\$984,208.00
2037/2038	\$984,208.00	\$164,482.00	\$310,618.00	\$24,605.00	2.00%	\$862,676.00
2038/2039	\$862,676.00	\$167,771.00	\$330,639.00	\$21,567.00	2.00%	\$721,375.00
2039/2040	\$721,375.00	\$171,127.00	\$111,922.00	\$18,034.00	2.00%	\$798,615.00
2040/2041	\$798,615.00	\$174,549.00	\$190,520.00	\$19,965.00	2.00%	\$802,610.00
2041/2042	\$802,610.00	\$178,040.00	\$125,019.00	\$20,065.00	2.00%	\$875,696.00
2042/2043	\$875,696.00	\$181,601.00	\$236,540.00	\$21,892.00	2.00%	\$842,650.00
2043/2044	\$842,650.00	\$185,233.00	\$311,932.00	\$21,066.00	2.00%	\$737,017.00
2044/2045	\$737,017.00	\$188,938.00	\$145,979.00	\$18,425.00	2.00%	\$798,402.00
2045/2046	\$798,402.00	\$192,717.00	\$96,175.00	\$19,960.00	2.00%	\$914,904.00
2046/2047	\$914,904.00	\$196,571.00	\$78,318.00	\$22,873.00	2.00%	\$1,056,030.00
2047/2048	\$1,056,030.00	\$200,502.00	\$131,652.00	\$26,401.00	2.00%	\$1,151,281.00
2048/2049	\$1,151,281.00	\$204,512.00	\$128,542.00	\$28,782.00	2.00%	\$1,256,034.00
2049/2050	\$1,256,034.00	\$208,603.00	\$98,362.00	\$31,401.00	2.00%	\$1,397,676.00
2050/2051	\$1,397,676.00	\$212,775.00	\$129,804.00	\$34,942.00	2.00%	\$1,515,589.00
2051/2052	\$1,515,589.00	\$217,030.00	\$68,444.00	\$37,890.00	2.00%	\$1,702,065.00
2052/2053	\$1,702,065.00	\$221,371.00	\$616,715.00	\$42,552.00	2.00%	\$1,349,273.00
2053/2054	\$1,349,273.00	\$225,798.00	\$683,561.00	\$33,732.00	2.00%	\$925,242.00
2054/2055	\$925,242.00	\$230,314.00	\$1,089,562.00	\$23,131.00	2.00%	\$89,125.00
2055/2056	\$89,125.00	\$234,921.00	\$84,794.00	\$2,228.00	2.00%	\$241,480.00
2056/2057	\$241,480.00	\$239,619.00	\$68,973.00	\$6,037.00	2.00%	\$418,163.00
2057/2058	\$418,163.00	\$244,411.00	\$156,689.00	\$10,454.00	2.00%	\$516,339.00
2058/2059	\$516,339.00	\$249,300.00	\$99,326.00	\$12,908.00	2.00%	\$679,221.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 4A has reviewed the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$437,182.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 4A CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$133,137.00		\$304,045.00	\$437,182.00
2019/2020	\$115,164.00	-13.50%	\$0.00	\$115,164.00
2020/2021	\$117,467.00	2.00%	\$0.00	\$117,467.00
2021/2022	\$119,816.00	2.00%	\$0.00	\$119,816.00
2022/2023	\$122,212.00	2.00%	\$0.00	\$122,212.00
2023/2024	\$124,657.00	2.00%	\$0.00	\$124,657.00
2024/2025	\$127,150.00	2.00%	\$0.00	\$127,150.00
2025/2026	\$129,693.00	2.00%	\$0.00	\$129,693.00
2026/2027	\$132,287.00	2.00%	\$0.00	\$132,287.00
2027/2028	\$134,932.00	2.00%	\$0.00	\$134,932.00
2028/2029	\$137,631.00	2.00%	\$0.00	\$137,631.00
2029/2030	\$140,384.00	2.00%	\$0.00	\$140,384.00
2030/2031	\$143,191.00	2.00%	\$0.00	\$143,191.00
2031/2032	\$146,055.00	2.00%	\$0.00	\$146,055.00
2032/2033	\$148,976.00	2.00%	\$0.00	\$148,976.00
2033/2034	\$151,956.00	2.00%	\$0.00	\$151,956.00
2034/2035	\$154,995.00	2.00%	\$0.00	\$154,995.00
2035/2036	\$158,095.00	2.00%	\$0.00	\$158,095.00
2036/2037	\$161,257.00	2.00%	\$0.00	\$161,257.00
2037/2038	\$164,482.00	2.00%	\$0.00	\$164,482.00
2038/2039	\$167,771.00	2.00%	\$0.00	\$167,771.00
2039/2040	\$171,127.00	2.00%	\$0.00	\$171,127.00
2040/2041	\$174,549.00	2.00%	\$0.00	\$174,549.00
2041/2042	\$178,040.00	2.00%	\$0.00	\$178,040.00
2042/2043	\$181,601.00	2.00%	\$0.00	\$181,601.00
2043/2044	\$185,233.00	2.00%	\$0.00	\$185,233.00
2044/2045	\$188,938.00	2.00%	\$0.00	\$188,938.00
2045/2046	\$192,717.00	2.00%	\$0.00	\$192,717.00
2046/2047	\$196,571.00	2.00%	\$0.00	\$196,571.00
2047/2048	\$200,502.00	2.00%	\$0.00	\$200,502.00
2048/2049	\$204,512.00	2.00%	\$0.00	\$204,512.00
2049/2050	\$208,603.00	2.00%	\$0.00	\$208,603.00
2050/2051	\$212,775.00	2.00%	\$0.00	\$212,775.00
2051/2052	\$217,030.00	2.00%	\$0.00	\$217,030.00
2052/2053	\$221,371.00	2.00%	\$0.00	\$221,371.00
2053/2054	\$225,798.00	2.00%	\$0.00	\$225,798.00
2054/2055	\$230,314.00	2.00%	\$0.00	\$230,314.00
2055/2056	\$234,921.00	2.00%	\$0.00	\$234,921.00
2056/2057	\$239,619.00	2.00%	\$0.00	\$239,619.00
2057/2058	\$244,411.00	2.00%	\$0.00	\$244,411.00
2058/2059	\$249,300.00	2.00%	\$0.00	\$249,300.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 4B.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time, in addition to a reserve fund injection of \$219,370.00 in 2018/19, the average contribution per unit per month to the reserve fund is \$326.40. Based on the proposed funding plan, the average adjustment in contribution per unit per month will be (\$125.66) in 2019/20; \$4.01 in 2020/21; and \$4.10 in 2021/22.


The proposed funding plan will be implemented beginning on July 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

York Region Standard Condominium
Corporation No. 1217 Phase 4B


(signature)

GEORGE VISENTIN
(print name)


(signature)

*Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.*

SUSAN SMART
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 4B (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$96,352.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$225,868.00
Minimum Reserve Fund Balance during the projected period:	\$83,959.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	2.19%

The Reserve Fund Study can be examined in the Management Office, within working hours, and after reasonable notice provided as per section 55 of the Condominium Act 1998.

(set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 4B CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$225,868.00
Minimum Reserve Balance (as indicated in this Table):	\$83,959.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	2.19%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution** *	Closing Balance
2018/2019	\$225,868.00	\$376,040.00	\$361,855.00	\$4,947.00		\$245,000.00
2019/2020	\$245,000.00	\$96,352.00	\$157,679.00	\$5,365.00	-38.50%	\$189,038.00
2020/2021	\$189,038.00	\$98,279.00	\$122,683.00	\$4,140.00	2.00%	\$168,774.00
2021/2022	\$168,774.00	\$100,245.00	\$31,633.00	\$3,696.00	2.00%	\$241,082.00
2022/2023	\$241,082.00	\$102,250.00	\$29,289.00	\$5,280.00	2.00%	\$319,322.00
2023/2024	\$319,322.00	\$104,295.00	\$29,875.00	\$7,983.00	2.00%	\$401,725.00
2024/2025	\$401,725.00	\$106,380.00	\$53,727.00	\$10,043.00	2.00%	\$464,422.00
2025/2026	\$464,422.00	\$108,508.00	\$40,111.00	\$11,611.00	2.00%	\$544,429.00
2026/2027	\$544,429.00	\$110,678.00	\$64,901.00	\$13,611.00	2.00%	\$603,817.00
2027/2028	\$603,817.00	\$112,892.00	\$69,486.00	\$15,095.00	2.00%	\$662,318.00
2028/2029	\$662,318.00	\$115,150.00	\$32,984.00	\$16,558.00	2.00%	\$761,042.00
2029/2030	\$761,042.00	\$117,453.00	\$43,418.00	\$19,026.00	2.00%	\$854,103.00
2030/2031	\$854,103.00	\$119,802.00	\$47,013.00	\$21,353.00	2.00%	\$948,244.00
2031/2032	\$948,244.00	\$122,198.00	\$45,711.00	\$23,706.00	2.00%	\$1,048,437.00
2032/2033	\$1,048,437.00	\$124,642.00	\$35,703.00	\$26,211.00	2.00%	\$1,163,587.00
2033/2034	\$1,163,587.00	\$127,134.00	\$40,118.00	\$29,090.00	2.00%	\$1,279,693.00
2034/2035	\$1,279,693.00	\$129,677.00	\$31,318.00	\$31,992.00	2.00%	\$1,410,045.00
2035/2036	\$1,410,045.00	\$132,271.00	\$321,880.00	\$35,251.00	2.00%	\$1,255,687.00
2036/2037	\$1,255,687.00	\$134,916.00	\$777,510.00	\$31,392.00	2.00%	\$644,486.00
2037/2038	\$644,486.00	\$137,614.00	\$203,291.00	\$16,112.00	2.00%	\$594,921.00
2038/2039	\$594,921.00	\$140,367.00	\$33,900.00	\$14,873.00	2.00%	\$716,261.00
2039/2040	\$716,261.00	\$143,174.00	\$148,800.00	\$17,907.00	2.00%	\$728,542.00
2040/2041	\$728,542.00	\$146,038.00	\$120,470.00	\$18,214.00	2.00%	\$772,324.00
2041/2042	\$772,324.00	\$148,958.00	\$209,223.00	\$19,308.00	2.00%	\$731,367.00
2042/2043	\$731,367.00	\$151,937.00	\$180,274.00	\$18,284.00	2.00%	\$721,314.00
2043/2044	\$721,314.00	\$154,976.00	\$44,392.00	\$18,033.00	2.00%	\$849,931.00
2044/2045	\$849,931.00	\$158,076.00	\$110,543.00	\$21,248.00	2.00%	\$918,712.00
2045/2046	\$918,712.00	\$161,237.00	\$125,318.00	\$22,968.00	2.00%	\$977,599.00
2046/2047	\$977,599.00	\$164,462.00	\$96,440.00	\$24,440.00	2.00%	\$1,070,061.00
2047/2048	\$1,070,061.00	\$167,751.00	\$98,369.00	\$26,752.00	2.00%	\$1,166,195.00
2048/2049	\$1,166,195.00	\$171,106.00	\$52,907.00	\$29,155.00	2.00%	\$1,313,550.00
2049/2050	\$1,313,550.00	\$174,528.00	\$98,697.00	\$32,839.00	2.00%	\$1,422,220.00
2050/2051	\$1,422,220.00	\$178,019.00	\$65,807.00	\$35,555.00	2.00%	\$1,569,988.00
2051/2052	\$1,569,988.00	\$181,579.00	\$609,299.00	\$39,250.00	2.00%	\$1,181,517.00
2052/2053	\$1,181,517.00	\$185,211.00	\$595,287.00	\$29,538.00	2.00%	\$800,979.00
2053/2054	\$800,979.00	\$188,915.00	\$404,005.00	\$20,024.00	2.00%	\$605,914.00
2054/2055	\$605,914.00	\$192,693.00	\$729,797.00	\$15,148.00	2.00%	\$83,959.00
2055/2056	\$83,959.00	\$196,547.00	\$105,438.00	\$2,099.00	2.00%	\$177,167.00
2056/2057	\$177,167.00	\$200,478.00	\$106,524.00	\$4,429.00	2.00%	\$275,551.00
2057/2058	\$275,551.00	\$204,488.00	\$64,527.00	\$6,889.00	2.00%	\$422,401.00
2058/2059	\$422,401.00	\$208,578.00	\$59,746.00	\$10,560.00	2.00%	\$581,792.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 4B has reviewed the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$376,040.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 4B CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$156,670.00		\$219,370.00	\$376,040.00
2019/2020	\$96,352.00	-38.50%	\$0.00	\$96,352.00
2020/2021	\$98,279.00	2.00%	\$0.00	\$98,279.00
2021/2022	\$100,245.00	2.00%	\$0.00	\$100,245.00
2022/2023	\$102,250.00	2.00%	\$0.00	\$102,250.00
2023/2024	\$104,295.00	2.00%	\$0.00	\$104,295.00
2024/2025	\$106,380.00	2.00%	\$0.00	\$106,380.00
2025/2026	\$108,508.00	2.00%	\$0.00	\$108,508.00
2026/2027	\$110,678.00	2.00%	\$0.00	\$110,678.00
2027/2028	\$112,892.00	2.00%	\$0.00	\$112,892.00
2028/2029	\$115,150.00	2.00%	\$0.00	\$115,150.00
2029/2030	\$117,453.00	2.00%	\$0.00	\$117,453.00
2030/2031	\$119,802.00	2.00%	\$0.00	\$119,802.00
2031/2032	\$122,198.00	2.00%	\$0.00	\$122,198.00
2032/2033	\$124,642.00	2.00%	\$0.00	\$124,642.00
2033/2034	\$127,134.00	2.00%	\$0.00	\$127,134.00
2034/2035	\$129,677.00	2.00%	\$0.00	\$129,677.00
2035/2036	\$132,271.00	2.00%	\$0.00	\$132,271.00
2036/2037	\$134,916.00	2.00%	\$0.00	\$134,916.00
2037/2038	\$137,614.00	2.00%	\$0.00	\$137,614.00
2038/2039	\$140,367.00	2.00%	\$0.00	\$140,367.00
2039/2040	\$143,174.00	2.00%	\$0.00	\$143,174.00
2040/2041	\$146,038.00	2.00%	\$0.00	\$146,038.00
2041/2042	\$148,958.00	2.00%	\$0.00	\$148,958.00
2042/2043	\$151,937.00	2.00%	\$0.00	\$151,937.00
2043/2044	\$154,976.00	2.00%	\$0.00	\$154,976.00
2044/2045	\$158,076.00	2.00%	\$0.00	\$158,076.00
2045/2046	\$161,237.00	2.00%	\$0.00	\$161,237.00
2046/2047	\$164,462.00	2.00%	\$0.00	\$164,462.00
2047/2048	\$167,751.00	2.00%	\$0.00	\$167,751.00
2048/2049	\$171,106.00	2.00%	\$0.00	\$171,106.00
2049/2050	\$174,528.00	2.00%	\$0.00	\$174,528.00
2050/2051	\$178,019.00	2.00%	\$0.00	\$178,019.00
2051/2052	\$181,579.00	2.00%	\$0.00	\$181,579.00
2052/2053	\$185,211.00	2.00%	\$0.00	\$185,211.00
2053/2054	\$188,915.00	2.00%	\$0.00	\$188,915.00
2054/2055	\$192,693.00	2.00%	\$0.00	\$192,693.00
2055/2056	\$196,547.00	2.00%	\$0.00	\$196,547.00
2056/2057	\$200,478.00	2.00%	\$0.00	\$200,478.00
2057/2058	\$204,488.00	2.00%	\$0.00	\$204,488.00
2058/2059	\$208,578.00	2.00%	\$0.00	\$208,578.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND
(under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 4C.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time, in addition to a reserve fund injection of \$242,000.00 in 2018/19, the average contribution per unit per month to the reserve fund is \$299.82. Based on the proposed funding plan, the average adjustment in contribution per unit per month will be (\$110.18) in 2019/20; \$3.79 in 2020/21; and \$3.87 in 2021/22.

The proposed funding plan will be implemented beginning on July 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

York Region Standard Condominium
Corporation, No. 1217 Phase 4C


.....
(signature)

GEORGE VISINTIN
.....
(print name)


.....
(signature)

*Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.*

SUSAN SMART
.....
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 4C (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$43,236.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$116,157.00
Minimum Reserve Fund Balance during the projected period:	\$43,209.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	1.98%

The Reserve Fund Study can be examined in the Management Office, within
working hours, and after reasonable notice provided as per section 55
of the Condominium Act 1998.

(set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 4C CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$116,157.00
Minimum Reserve Balance (as indicated in this Table):	\$43,209.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	1.98%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution** *	Closing Balance
2018/2019	\$116,157.00	\$310,358.00	\$248,952.00	\$2,300.00		\$179,863.00
2019/2020	\$179,863.00	\$43,236.00	\$46,296.00	\$3,561.00	-36.75%	\$180,365.00
2020/2021	\$180,365.00	\$44,101.00	\$18,473.00	\$3,571.00	2.00%	\$209,564.00
2021/2022	\$209,564.00	\$44,983.00	\$17,799.00	\$4,149.00	2.00%	\$240,898.00
2022/2023	\$240,898.00	\$45,883.00	\$69,732.00	\$4,770.00	2.00%	\$221,818.00
2023/2024	\$221,818.00	\$46,801.00	\$15,481.00	\$5,545.00	2.00%	\$258,683.00
2024/2025	\$258,683.00	\$47,737.00	\$18,527.00	\$6,467.00	2.00%	\$294,359.00
2025/2026	\$294,359.00	\$48,691.00	\$20,396.00	\$7,359.00	2.00%	\$330,013.00
2026/2027	\$330,013.00	\$49,665.00	\$16,429.00	\$8,250.00	2.00%	\$371,500.00
2027/2028	\$371,500.00	\$50,658.00	\$20,044.00	\$9,287.00	2.00%	\$411,402.00
2028/2029	\$411,402.00	\$51,672.00	\$29,504.00	\$10,285.00	2.00%	\$443,854.00
2029/2030	\$443,854.00	\$52,705.00	\$33,471.00	\$11,096.00	2.00%	\$474,184.00
2030/2031	\$474,184.00	\$53,759.00	\$25,600.00	\$11,855.00	2.00%	\$514,198.00
2031/2032	\$514,198.00	\$54,834.00	\$18,139.00	\$12,855.00	2.00%	\$563,748.00
2032/2033	\$563,748.00	\$55,931.00	\$18,502.00	\$14,094.00	2.00%	\$615,271.00
2033/2034	\$615,271.00	\$57,050.00	\$27,865.00	\$15,382.00	2.00%	\$659,838.00
2034/2035	\$659,838.00	\$58,191.00	\$19,249.00	\$16,496.00	2.00%	\$715,275.00
2035/2036	\$715,275.00	\$59,354.00	\$22,337.00	\$17,882.00	2.00%	\$770,175.00
2036/2037	\$770,175.00	\$60,541.00	\$368,270.00	\$19,254.00	2.00%	\$481,701.00
2037/2038	\$481,701.00	\$61,752.00	\$17,799.00	\$12,043.00	2.00%	\$537,696.00
2038/2039	\$537,696.00	\$62,987.00	\$143,374.00	\$13,442.00	2.00%	\$470,752.00
2039/2040	\$470,752.00	\$64,247.00	\$174,167.00	\$11,769.00	2.00%	\$372,601.00
2040/2041	\$372,601.00	\$65,532.00	\$24,661.00	\$9,315.00	2.00%	\$422,786.00
2041/2042	\$422,786.00	\$66,843.00	\$19,266.00	\$10,570.00	2.00%	\$480,932.00
2042/2043	\$480,932.00	\$68,180.00	\$62,966.00	\$12,023.00	2.00%	\$498,169.00
2043/2044	\$498,169.00	\$69,543.00	\$95,778.00	\$12,454.00	2.00%	\$484,388.00
2044/2045	\$484,388.00	\$70,934.00	\$110,436.00	\$12,110.00	2.00%	\$456,996.00
2045/2046	\$456,996.00	\$72,353.00	\$35,001.00	\$11,425.00	2.00%	\$505,772.00
2046/2047	\$505,772.00	\$73,800.00	\$24,413.00	\$12,644.00	2.00%	\$567,803.00
2047/2048	\$567,803.00	\$75,276.00	\$70,895.00	\$14,195.00	2.00%	\$586,379.00
2048/2049	\$586,379.00	\$76,781.00	\$48,243.00	\$14,659.00	2.00%	\$629,577.00
2049/2050	\$629,577.00	\$78,317.00	\$49,736.00	\$15,739.00	2.00%	\$673,897.00
2050/2051	\$673,897.00	\$79,883.00	\$33,462.00	\$16,847.00	2.00%	\$737,166.00
2051/2052	\$737,166.00	\$81,481.00	\$21,383.00	\$18,429.00	2.00%	\$815,692.00
2052/2053	\$815,692.00	\$83,110.00	\$16,419.00	\$20,392.00	2.00%	\$902,776.00
2053/2054	\$902,776.00	\$84,773.00	\$301,143.00	\$22,569.00	2.00%	\$708,976.00
2054/2055	\$708,976.00	\$86,468.00	\$769,959.00	\$17,724.00	2.00%	\$43,209.00
2055/2056	\$43,209.00	\$88,197.00	\$25,193.00	\$1,080.00	2.00%	\$107,293.00
2056/2057	\$107,293.00	\$89,961.00	\$17,772.00	\$2,682.00	2.00%	\$182,165.00
2057/2058	\$182,165.00	\$91,761.00	\$24,081.00	\$4,554.00	2.00%	\$254,398.00
2058/2059	\$254,398.00	\$93,596.00	\$55,225.00	\$6,360.00	2.00%	\$299,129.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 4C has reviewed the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$310,358.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 4C CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$68,358.00		\$242,000.00	\$310,358.00
2019/2020	\$43,236.00	-36.75%	\$0.00	\$43,236.00
2020/2021	\$44,101.00	2.00%	\$0.00	\$44,101.00
2021/2022	\$44,983.00	2.00%	\$0.00	\$44,983.00
2022/2023	\$45,883.00	2.00%	\$0.00	\$45,883.00
2023/2024	\$46,801.00	2.00%	\$0.00	\$46,801.00
2024/2025	\$47,737.00	2.00%	\$0.00	\$47,737.00
2025/2026	\$48,691.00	2.00%	\$0.00	\$48,691.00
2026/2027	\$49,665.00	2.00%	\$0.00	\$49,665.00
2027/2028	\$50,658.00	2.00%	\$0.00	\$50,658.00
2028/2029	\$51,672.00	2.00%	\$0.00	\$51,672.00
2029/2030	\$52,705.00	2.00%	\$0.00	\$52,705.00
2030/2031	\$53,759.00	2.00%	\$0.00	\$53,759.00
2031/2032	\$54,834.00	2.00%	\$0.00	\$54,834.00
2032/2033	\$55,931.00	2.00%	\$0.00	\$55,931.00
2033/2034	\$57,050.00	2.00%	\$0.00	\$57,050.00
2034/2035	\$58,191.00	2.00%	\$0.00	\$58,191.00
2035/2036	\$59,354.00	2.00%	\$0.00	\$59,354.00
2036/2037	\$60,541.00	2.00%	\$0.00	\$60,541.00
2037/2038	\$61,752.00	2.00%	\$0.00	\$61,752.00
2038/2039	\$62,987.00	2.00%	\$0.00	\$62,987.00
2039/2040	\$64,247.00	2.00%	\$0.00	\$64,247.00
2040/2041	\$65,532.00	2.00%	\$0.00	\$65,532.00
2041/2042	\$66,843.00	2.00%	\$0.00	\$66,843.00
2042/2043	\$68,180.00	2.00%	\$0.00	\$68,180.00
2043/2044	\$69,543.00	2.00%	\$0.00	\$69,543.00
2044/2045	\$70,934.00	2.00%	\$0.00	\$70,934.00
2045/2046	\$72,353.00	2.00%	\$0.00	\$72,353.00
2046/2047	\$73,800.00	2.00%	\$0.00	\$73,800.00
2047/2048	\$75,276.00	2.00%	\$0.00	\$75,276.00
2048/2049	\$76,781.00	2.00%	\$0.00	\$76,781.00
2049/2050	\$78,317.00	2.00%	\$0.00	\$78,317.00
2050/2051	\$79,883.00	2.00%	\$0.00	\$79,883.00
2051/2052	\$81,481.00	2.00%	\$0.00	\$81,481.00
2052/2053	\$83,110.00	2.00%	\$0.00	\$83,110.00
2053/2054	\$84,773.00	2.00%	\$0.00	\$84,773.00
2054/2055	\$86,468.00	2.00%	\$0.00	\$86,468.00
2055/2056	\$88,197.00	2.00%	\$0.00	\$88,197.00
2056/2057	\$89,961.00	2.00%	\$0.00	\$89,961.00
2057/2058	\$91,761.00	2.00%	\$0.00	\$91,761.00
2058/2059	\$93,596.00	2.00%	\$0.00	\$93,596.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 4D.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

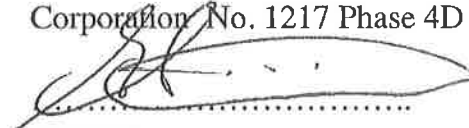
1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time, in addition to a reserve fund injection of \$153,558.00 in 2018/19, the average contribution per unit per month to the reserve fund is \$371.65. Based on the proposed funding plan, the average adjustment in contribution per unit per month will be (\$7.43) in 2019/20; \$7.29 in 2020/21; and \$7.43 in 2021/22.

The proposed funding plan will be implemented beginning on JULY 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

York Region Standard Condominium
Corporation No. 1217 Phase 4D


.....
(signature)

GEORGE VISINTIN
.....
(print name)


.....
(signature)

*Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.*

SUSAN SMART
.....
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 4D (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$61,189.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$130,254.00
Minimum Reserve Fund Balance during the projected period:	\$35,199.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	1.9%

The Reserve Fund Study can be examined in the Management Office, within working hours, after reasonable notice provided as per section 55 of the Condominium Act 1998.

(set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 4D CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance: \$130,254.00
 Minimum Reserve Balance (as indicated in this Table): \$35,199.00
 Assumed Annual Inflation Rate for Reserve Fund Expenditures: 2.00%
 Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund 1.90%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution** *	Closing Balance
2018/2019	\$130,254.00	\$215,996.00	\$223,725.00	\$2,475.00		\$125,000.00
2019/2020	\$125,000.00	\$61,189.00	\$33,016.00	\$2,375.00	-2.00%	\$155,548.00
2020/2021	\$155,548.00	\$62,413.00	\$31,104.00	\$2,955.00	2.00%	\$189,813.00
2021/2022	\$189,813.00	\$63,661.00	\$17,779.00	\$3,606.00	2.00%	\$239,301.00
2022/2023	\$239,301.00	\$64,935.00	\$14,771.00	\$4,547.00	2.00%	\$294,011.00
2023/2024	\$294,011.00	\$66,233.00	\$15,067.00	\$7,350.00	2.00%	\$352,528.00
2024/2025	\$352,528.00	\$67,558.00	\$18,104.00	\$8,813.00	2.00%	\$410,795.00
2025/2026	\$410,795.00	\$68,909.00	\$18,836.00	\$10,270.00	2.00%	\$471,138.00
2026/2027	\$471,138.00	\$70,287.00	\$19,212.00	\$11,778.00	2.00%	\$533,991.00
2027/2028	\$533,991.00	\$71,693.00	\$20,022.00	\$13,350.00	2.00%	\$599,012.00
2028/2029	\$599,012.00	\$73,127.00	\$126,274.00	\$14,975.00	2.00%	\$560,840.00
2029/2030	\$560,840.00	\$74,589.00	\$169,498.00	\$14,021.00	2.00%	\$479,952.00
2030/2031	\$479,952.00	\$76,081.00	\$20,388.00	\$11,999.00	2.00%	\$547,644.00
2031/2032	\$547,644.00	\$77,603.00	\$17,653.00	\$13,691.00	2.00%	\$621,284.00
2032/2033	\$621,284.00	\$79,155.00	\$18,006.00	\$15,532.00	2.00%	\$697,965.00
2033/2034	\$697,965.00	\$80,738.00	\$156,362.00	\$17,449.00	2.00%	\$639,791.00
2034/2035	\$639,791.00	\$82,353.00	\$148,594.00	\$15,995.00	2.00%	\$589,544.00
2035/2036	\$589,544.00	\$84,000.00	\$22,961.00	\$14,739.00	2.00%	\$665,322.00
2036/2037	\$665,322.00	\$85,680.00	\$308,703.00	\$16,633.00	2.00%	\$458,931.00
2037/2038	\$458,931.00	\$87,393.00	\$24,518.00	\$11,473.00	2.00%	\$533,280.00
2038/2039	\$533,280.00	\$89,141.00	\$226,116.00	\$13,332.00	2.00%	\$409,637.00
2039/2040	\$409,637.00	\$90,924.00	\$314,758.00	\$10,241.00	2.00%	\$196,044.00
2040/2041	\$196,044.00	\$92,742.00	\$18,800.00	\$4,901.00	2.00%	\$274,887.00
2041/2042	\$274,887.00	\$94,597.00	\$19,176.00	\$6,872.00	2.00%	\$357,181.00
2042/2043	\$357,181.00	\$96,489.00	\$23,467.00	\$8,930.00	2.00%	\$439,132.00
2043/2044	\$439,132.00	\$98,419.00	\$97,452.00	\$10,978.00	2.00%	\$451,077.00
2044/2045	\$451,077.00	\$100,387.00	\$117,672.00	\$11,277.00	2.00%	\$445,070.00
2045/2046	\$445,070.00	\$102,395.00	\$61,030.00	\$11,127.00	2.00%	\$497,562.00
2046/2047	\$497,562.00	\$104,443.00	\$28,549.00	\$12,439.00	2.00%	\$585,895.00
2047/2048	\$585,895.00	\$106,532.00	\$24,234.00	\$14,647.00	2.00%	\$682,841.00
2048/2049	\$682,841.00	\$108,663.00	\$382,041.00	\$17,071.00	2.00%	\$426,533.00
2049/2050	\$426,533.00	\$110,836.00	\$512,834.00	\$10,663.00	2.00%	\$35,199.00
2050/2051	\$35,199.00	\$113,053.00	\$17,874.00	\$880.00	2.00%	\$131,257.00
2051/2052	\$131,257.00	\$115,314.00	\$24,205.00	\$3,281.00	2.00%	\$225,647.00
2052/2053	\$225,647.00	\$117,620.00	\$18,596.00	\$5,641.00	2.00%	\$330,311.00
2053/2054	\$330,311.00	\$119,972.00	\$34,719.00	\$8,258.00	2.00%	\$423,822.00
2054/2055	\$423,822.00	\$122,372.00	\$438,322.00	\$10,596.00	2.00%	\$118,467.00
2055/2056	\$118,467.00	\$124,819.00	\$43,834.00	\$2,962.00	2.00%	\$202,414.00
2056/2057	\$202,414.00	\$127,316.00	\$34,801.00	\$5,060.00	2.00%	\$299,990.00
2057/2058	\$299,990.00	\$129,862.00	\$36,268.00	\$7,500.00	2.00%	\$401,084.00
2058/2059	\$401,084.00	\$132,459.00	\$261,148.00	\$10,027.00	2.00%	\$282,422.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 4D has reviewed the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$215,996.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 4D CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$62,438.00		\$153,558.00	\$215,996.00
2019/2020	\$61,189.00	-2.00%	\$0.00	\$61,189.00
2020/2021	\$62,413.00	2.00%	\$0.00	\$62,413.00
2021/2022	\$63,661.00	2.00%	\$0.00	\$63,661.00
2022/2023	\$64,935.00	2.00%	\$0.00	\$64,935.00
2023/2024	\$66,233.00	2.00%	\$0.00	\$66,233.00
2024/2025	\$67,558.00	2.00%	\$0.00	\$67,558.00
2025/2026	\$68,909.00	2.00%	\$0.00	\$68,909.00
2026/2027	\$70,287.00	2.00%	\$0.00	\$70,287.00
2027/2028	\$71,693.00	2.00%	\$0.00	\$71,693.00
2028/2029	\$73,127.00	2.00%	\$0.00	\$73,127.00
2029/2030	\$74,589.00	2.00%	\$0.00	\$74,589.00
2030/2031	\$76,081.00	2.00%	\$0.00	\$76,081.00
2031/2032	\$77,603.00	2.00%	\$0.00	\$77,603.00
2032/2033	\$79,155.00	2.00%	\$0.00	\$79,155.00
2033/2034	\$80,738.00	2.00%	\$0.00	\$80,738.00
2034/2035	\$82,353.00	2.00%	\$0.00	\$82,353.00
2035/2036	\$84,000.00	2.00%	\$0.00	\$84,000.00
2036/2037	\$85,680.00	2.00%	\$0.00	\$85,680.00
2037/2038	\$87,393.00	2.00%	\$0.00	\$87,393.00
2038/2039	\$89,141.00	2.00%	\$0.00	\$89,141.00
2039/2040	\$90,924.00	2.00%	\$0.00	\$90,924.00
2040/2041	\$92,742.00	2.00%	\$0.00	\$92,742.00
2041/2042	\$94,597.00	2.00%	\$0.00	\$94,597.00
2042/2043	\$96,489.00	2.00%	\$0.00	\$96,489.00
2043/2044	\$98,419.00	2.00%	\$0.00	\$98,419.00
2044/2045	\$100,387.00	2.00%	\$0.00	\$100,387.00
2045/2046	\$102,395.00	2.00%	\$0.00	\$102,395.00
2046/2047	\$104,443.00	2.00%	\$0.00	\$104,443.00
2047/2048	\$106,532.00	2.00%	\$0.00	\$106,532.00
2048/2049	\$108,663.00	2.00%	\$0.00	\$108,663.00
2049/2050	\$110,836.00	2.00%	\$0.00	\$110,836.00
2050/2051	\$113,053.00	2.00%	\$0.00	\$113,053.00
2051/2052	\$115,314.00	2.00%	\$0.00	\$115,314.00
2052/2053	\$117,620.00	2.00%	\$0.00	\$117,620.00
2053/2054	\$119,972.00	2.00%	\$0.00	\$119,972.00
2054/2055	\$122,372.00	2.00%	\$0.00	\$122,372.00
2055/2056	\$124,819.00	2.00%	\$0.00	\$124,819.00
2056/2057	\$127,316.00	2.00%	\$0.00	\$127,316.00
2057/2058	\$129,862.00	2.00%	\$0.00	\$129,862.00
2058/2059	\$132,459.00	2.00%	\$0.00	\$132,459.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 5A.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

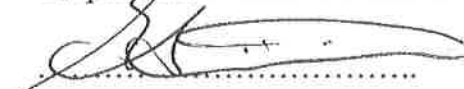
1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time the average contribution per unit per month to the reserve fund is \$259.13. Based on the proposed funding plan, the average increase in contribution per unit per month will be \$7.77 in 2019/20; \$5.34 in 2020/21; and \$5.45 in 2021/22.

The proposed funding plan will be implemented beginning on July 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

York Region Standard Condominium
Corporation No. 1217 Phase 5A


.....
(signature)

GEORGE VISINTIN
.....
(print name)


.....
(signature)

*Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.*

SUSAN SMART
.....
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 5A (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$166,549.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$421,148.00
Minimum Reserve Fund Balance during the projected period:	\$72,855.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	2.34%

The Reserve Fund Study can be examined in the Management Office, within working hours, and after reasonable notice provided as per Section 55 of the Condominium Act 1998

(set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 5A CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$421,148.00
Minimum Reserve Balance (as indicated in this Table):	\$72,855.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	2.34%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution** *	Closing Balance
2018/2019	\$421,148.00	\$161,698.00	\$135,000.00	\$9,855.00		\$457,701.00
2019/2020	\$457,701.00	\$166,549.00	\$226,767.00	\$10,710.00	3.00%	\$408,193.00
2020/2021	\$408,193.00	\$169,880.00	\$271,021.00	\$9,552.00	2.00%	\$316,603.00
2021/2022	\$316,603.00	\$173,278.00	\$161,615.00	\$7,409.00	2.00%	\$335,674.00
2022/2023	\$335,674.00	\$176,743.00	\$55,375.00	\$7,855.00	2.00%	\$464,897.00
2023/2024	\$464,897.00	\$180,278.00	\$56,482.00	\$11,622.00	2.00%	\$600,316.00
2024/2025	\$600,316.00	\$183,883.00	\$99,559.00	\$15,008.00	2.00%	\$699,648.00
2025/2026	\$699,648.00	\$187,561.00	\$73,063.00	\$17,491.00	2.00%	\$831,638.00
2026/2027	\$831,638.00	\$191,312.00	\$80,083.00	\$20,791.00	2.00%	\$963,658.00
2027/2028	\$963,658.00	\$195,139.00	\$64,852.00	\$24,091.00	2.00%	\$1,118,037.00
2028/2029	\$1,118,037.00	\$199,041.00	\$62,361.00	\$27,951.00	2.00%	\$1,282,668.00
2029/2030	\$1,282,668.00	\$203,022.00	\$46,201.00	\$32,067.00	2.00%	\$1,471,556.00
2030/2031	\$1,471,556.00	\$207,083.00	\$34,419.00	\$36,789.00	2.00%	\$1,681,009.00
2031/2032	\$1,681,009.00	\$211,224.00	\$378,236.00	\$42,025.00	2.00%	\$1,556,022.00
2032/2033	\$1,556,022.00	\$215,449.00	\$1,357,501.00	\$38,901.00	2.00%	\$452,871.00
2033/2034	\$452,871.00	\$219,758.00	\$611,096.00	\$11,322.00	2.00%	\$72,855.00
2034/2035	\$72,855.00	\$224,153.00	\$67,936.00	\$1,821.00	2.00%	\$230,893.00
2035/2036	\$230,893.00	\$228,636.00	\$29,626.00	\$5,772.00	2.00%	\$435,676.00
2036/2037	\$435,676.00	\$233,209.00	\$38,100.00	\$10,892.00	2.00%	\$641,677.00
2037/2038	\$641,677.00	\$237,873.00	\$79,960.00	\$16,042.00	2.00%	\$815,631.00
2038/2039	\$815,631.00	\$242,630.00	\$53,877.00	\$20,391.00	2.00%	\$1,024,776.00
2039/2040	\$1,024,776.00	\$247,483.00	\$239,676.00	\$25,619.00	2.00%	\$1,058,202.00
2040/2041	\$1,058,202.00	\$252,433.00	\$283,543.00	\$26,455.00	2.00%	\$1,053,547.00
2041/2042	\$1,053,547.00	\$257,481.00	\$191,886.00	\$26,339.00	2.00%	\$1,145,481.00
2042/2043	\$1,145,481.00	\$262,631.00	\$174,769.00	\$28,637.00	2.00%	\$1,261,980.00
2043/2044	\$1,261,980.00	\$267,884.00	\$57,564.00	\$31,549.00	2.00%	\$1,503,849.00
2044/2045	\$1,503,849.00	\$273,241.00	\$116,982.00	\$37,596.00	2.00%	\$1,697,705.00
2045/2046	\$1,697,705.00	\$278,706.00	\$78,147.00	\$42,443.00	2.00%	\$1,940,706.00
2046/2047	\$1,940,706.00	\$284,280.00	\$151,664.00	\$48,518.00	2.00%	\$2,121,840.00
2047/2048	\$2,121,840.00	\$289,966.00	\$90,848.00	\$53,046.00	2.00%	\$2,374,004.00
2048/2049	\$2,374,004.00	\$295,765.00	\$92,665.00	\$59,350.00	2.00%	\$2,636,455.00
2049/2050	\$2,636,455.00	\$301,680.00	\$117,517.00	\$65,911.00	2.00%	\$2,886,530.00
2050/2051	\$2,886,530.00	\$307,714.00	\$502,544.00	\$72,163.00	2.00%	\$2,763,863.00
2051/2052	\$2,763,863.00	\$313,868.00	\$1,353,124.00	\$69,097.00	2.00%	\$1,793,704.00
2052/2053	\$1,793,704.00	\$320,146.00	\$776,237.00	\$44,843.00	2.00%	\$1,382,456.00
2053/2054	\$1,382,456.00	\$326,549.00	\$786,579.00	\$34,561.00	2.00%	\$956,986.00
2054/2055	\$956,986.00	\$333,079.00	\$124,754.00	\$23,925.00	2.00%	\$1,189,236.00
2055/2056	\$1,189,236.00	\$339,741.00	\$151,069.00	\$29,731.00	2.00%	\$1,407,639.00
2056/2057	\$1,407,639.00	\$346,536.00	\$178,213.00	\$35,191.00	2.00%	\$1,611,153.00
2057/2058	\$1,611,153.00	\$353,467.00	\$194,968.00	\$40,279.00	2.00%	\$1,809,931.00
2058/2059	\$1,809,931.00	\$360,536.00	\$156,235.00	\$45,248.00	2.00%	\$2,059,480.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 5A has reviewed the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$161,698.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 5A CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$161,698.00		\$0.00	\$161,698.00
2019/2020	\$166,549.00	3.00%	\$0.00	\$166,549.00
2020/2021	\$169,880.00	2.00%	\$0.00	\$169,880.00
2021/2022	\$173,278.00	2.00%	\$0.00	\$173,278.00
2022/2023	\$176,743.00	2.00%	\$0.00	\$176,743.00
2023/2024	\$180,278.00	2.00%	\$0.00	\$180,278.00
2024/2025	\$183,883.00	2.00%	\$0.00	\$183,883.00
2025/2026	\$187,561.00	2.00%	\$0.00	\$187,561.00
2026/2027	\$191,312.00	2.00%	\$0.00	\$191,312.00
2027/2028	\$195,139.00	2.00%	\$0.00	\$195,139.00
2028/2029	\$199,041.00	2.00%	\$0.00	\$199,041.00
2029/2030	\$203,022.00	2.00%	\$0.00	\$203,022.00
2030/2031	\$207,083.00	2.00%	\$0.00	\$207,083.00
2031/2032	\$211,224.00	2.00%	\$0.00	\$211,224.00
2032/2033	\$215,449.00	2.00%	\$0.00	\$215,449.00
2033/2034	\$219,758.00	2.00%	\$0.00	\$219,758.00
2034/2035	\$224,153.00	2.00%	\$0.00	\$224,153.00
2035/2036	\$228,636.00	2.00%	\$0.00	\$228,636.00
2036/2037	\$233,209.00	2.00%	\$0.00	\$233,209.00
2037/2038	\$237,873.00	2.00%	\$0.00	\$237,873.00
2038/2039	\$242,630.00	2.00%	\$0.00	\$242,630.00
2039/2040	\$247,483.00	2.00%	\$0.00	\$247,483.00
2040/2041	\$252,433.00	2.00%	\$0.00	\$252,433.00
2041/2042	\$257,481.00	2.00%	\$0.00	\$257,481.00
2042/2043	\$262,631.00	2.00%	\$0.00	\$262,631.00
2043/2044	\$267,884.00	2.00%	\$0.00	\$267,884.00
2044/2045	\$273,241.00	2.00%	\$0.00	\$273,241.00
2045/2046	\$278,706.00	2.00%	\$0.00	\$278,706.00
2046/2047	\$284,280.00	2.00%	\$0.00	\$284,280.00
2047/2048	\$289,966.00	2.00%	\$0.00	\$289,966.00
2048/2049	\$295,765.00	2.00%	\$0.00	\$295,765.00
2049/2050	\$301,680.00	2.00%	\$0.00	\$301,680.00
2050/2051	\$307,714.00	2.00%	\$0.00	\$307,714.00
2051/2052	\$313,868.00	2.00%	\$0.00	\$313,868.00
2052/2053	\$320,146.00	2.00%	\$0.00	\$320,146.00
2053/2054	\$326,549.00	2.00%	\$0.00	\$326,549.00
2054/2055	\$333,079.00	2.00%	\$0.00	\$333,079.00
2055/2056	\$339,741.00	2.00%	\$0.00	\$339,741.00
2056/2057	\$346,536.00	2.00%	\$0.00	\$346,536.00
2057/2058	\$353,467.00	2.00%	\$0.00	\$353,467.00
2058/2059	\$360,536.00	2.00%	\$0.00	\$360,536.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in York Region Standard Condominium Corporation No. 1217 Phase 5C.

The board has received and reviewed a Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

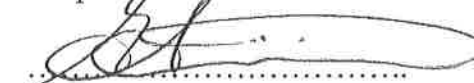
1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time the average contribution per unit per month to the reserve fund is \$193.87. Based on the proposed funding plan, the average increase in contribution per unit per month will be \$18.61 in 2019/20; \$4.25 in 2020/21; and \$4.33 in 2021/22.


The proposed funding plan will be implemented beginning on July 1, 2019 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 31 day of May, 2019.

York Region Standard Condominium
Corporation No. 1217 Phase 5C


.....
(signature)

GEORGE VISINTIN
.....
(print name)


.....
(signature)

Affix corporate seal or add a statement
that the persons signing have the
authority to bind the corporation.

SUSAN SMART
.....
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for York Region Standard Condominium Corporation No. 1217 Phase 5C (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2019/20 is \$58,645.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$317,647.00
Minimum Reserve Fund Balance during the projected period:	\$44,956.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	2.1%

The Reserve Fund Study can be examined in the Management Office, within
working hours, and after reasonable notice provided as per
Section 55 of the Condominium Act 1998

_____ (set out details: e.g. whether a written request and reasonable notice are required
as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

YRSCC 1217 Phase 5C CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$317,647.00
Minimum Reserve Balance (as indicated in this Table):	\$44,956.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	2.10%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution** *	Closing Balance
2018/2019	\$317,647.00	\$53,508.00	\$37,598.00	\$6,671.00		\$340,228.00
2019/2020	\$340,228.00	\$58,645.00	\$156,927.00	\$7,145.00	9.60%	\$249,091.00
2020/2021	\$249,091.00	\$59,818.00	\$104,274.00	\$5,231.00	2.00%	\$209,866.00
2021/2022	\$209,866.00	\$61,014.00	\$26,331.00	\$4,407.00	2.00%	\$248,956.00
2022/2023	\$248,956.00	\$62,234.00	\$23,494.00	\$5,228.00	2.00%	\$292,925.00
2023/2024	\$292,925.00	\$63,479.00	\$23,964.00	\$7,323.00	2.00%	\$339,763.00
2024/2025	\$339,763.00	\$64,749.00	\$148,337.00	\$8,494.00	2.00%	\$264,669.00
2025/2026	\$264,669.00	\$66,044.00	\$164,939.00	\$6,617.00	2.00%	\$172,390.00
2026/2027	\$172,390.00	\$67,364.00	\$25,430.00	\$4,310.00	2.00%	\$218,634.00
2027/2028	\$218,634.00	\$68,712.00	\$29,653.00	\$5,466.00	2.00%	\$263,159.00
2028/2029	\$263,159.00	\$70,086.00	\$26,458.00	\$6,579.00	2.00%	\$313,366.00
2029/2030	\$313,366.00	\$71,488.00	\$52,202.00	\$7,834.00	2.00%	\$340,486.00
2030/2031	\$340,486.00	\$72,917.00	\$50,291.00	\$8,512.00	2.00%	\$371,624.00
2031/2032	\$371,624.00	\$74,376.00	\$28,077.00	\$9,291.00	2.00%	\$427,213.00
2032/2033	\$427,213.00	\$75,863.00	\$25,418.00	\$10,680.00	2.00%	\$488,339.00
2033/2034	\$488,339.00	\$77,381.00	\$30,109.00	\$12,208.00	2.00%	\$547,819.00
2034/2035	\$547,819.00	\$78,928.00	\$179,397.00	\$13,695.00	2.00%	\$461,046.00
2035/2036	\$461,046.00	\$80,507.00	\$203,497.00	\$11,526.00	2.00%	\$349,582.00
2036/2037	\$349,582.00	\$82,117.00	\$30,983.00	\$8,740.00	2.00%	\$409,455.00
2037/2038	\$409,455.00	\$83,759.00	\$170,831.00	\$10,236.00	2.00%	\$332,619.00
2038/2039	\$332,619.00	\$85,434.00	\$122,240.00	\$8,315.00	2.00%	\$304,129.00
2039/2040	\$304,129.00	\$87,143.00	\$108,522.00	\$7,603.00	2.00%	\$290,354.00
2040/2041	\$290,354.00	\$88,886.00	\$114,399.00	\$7,259.00	2.00%	\$272,100.00
2041/2042	\$272,100.00	\$90,664.00	\$34,226.00	\$6,803.00	2.00%	\$335,340.00
2042/2043	\$335,340.00	\$92,477.00	\$68,735.00	\$8,384.00	2.00%	\$367,465.00
2043/2044	\$367,465.00	\$94,326.00	\$50,374.00	\$9,187.00	2.00%	\$420,604.00
2044/2045	\$420,604.00	\$96,213.00	\$236,081.00	\$10,515.00	2.00%	\$291,251.00
2045/2046	\$291,251.00	\$98,137.00	\$238,726.00	\$7,281.00	2.00%	\$157,944.00
2046/2047	\$157,944.00	\$100,100.00	\$25,885.00	\$3,949.00	2.00%	\$236,107.00
2047/2048	\$236,107.00	\$102,102.00	\$26,403.00	\$5,903.00	2.00%	\$317,709.00
2048/2049	\$317,709.00	\$104,144.00	\$31,332.00	\$7,943.00	2.00%	\$398,465.00
2049/2050	\$398,465.00	\$106,227.00	\$284,725.00	\$9,962.00	2.00%	\$229,928.00
2050/2051	\$229,928.00	\$108,351.00	\$299,071.00	\$5,748.00	2.00%	\$44,956.00
2051/2052	\$44,956.00	\$110,518.00	\$34,553.00	\$1,124.00	2.00%	\$122,046.00
2052/2053	\$122,046.00	\$112,729.00	\$29,151.00	\$3,051.00	2.00%	\$208,675.00
2053/2054	\$208,675.00	\$114,983.00	\$29,734.00	\$5,217.00	2.00%	\$299,141.00
2054/2055	\$299,141.00	\$117,283.00	\$76,366.00	\$7,479.00	2.00%	\$347,537.00
2055/2056	\$347,537.00	\$119,629.00	\$258,472.00	\$8,688.00	2.00%	\$217,382.00
2056/2057	\$217,382.00	\$122,021.00	\$179,768.00	\$5,435.00	2.00%	\$165,069.00
2057/2058	\$165,069.00	\$124,462.00	\$53,712.00	\$4,127.00	2.00%	\$239,946.00
2058/2059	\$239,946.00	\$126,951.00	\$47,925.00	\$5,999.00	2.00%	\$324,971.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of York Region Standard Condominium Corporation No. 1217 Phase 5C has reviewed the Class 3 Update not based on a Site Review dated March 26, 2019, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$53,508.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund is attached herein.

YRSCC 1217 Phase 5C CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2018/2019	\$53,508.00		\$0.00	\$53,508.00
2019/2020	\$58,645.00	9.60%	\$0.00	\$58,645.00
2020/2021	\$59,818.00	2.00%	\$0.00	\$59,818.00
2021/2022	\$61,014.00	2.00%	\$0.00	\$61,014.00
2022/2023	\$62,234.00	2.00%	\$0.00	\$62,234.00
2023/2024	\$63,479.00	2.00%	\$0.00	\$63,479.00
2024/2025	\$64,749.00	2.00%	\$0.00	\$64,749.00
2025/2026	\$66,044.00	2.00%	\$0.00	\$66,044.00
2026/2027	\$67,364.00	2.00%	\$0.00	\$67,364.00
2027/2028	\$68,712.00	2.00%	\$0.00	\$68,712.00
2028/2029	\$70,086.00	2.00%	\$0.00	\$70,086.00
2029/2030	\$71,488.00	2.00%	\$0.00	\$71,488.00
2030/2031	\$72,917.00	2.00%	\$0.00	\$72,917.00
2031/2032	\$74,376.00	2.00%	\$0.00	\$74,376.00
2032/2033	\$75,863.00	2.00%	\$0.00	\$75,863.00
2033/2034	\$77,381.00	2.00%	\$0.00	\$77,381.00
2034/2035	\$78,928.00	2.00%	\$0.00	\$78,928.00
2035/2036	\$80,507.00	2.00%	\$0.00	\$80,507.00
2036/2037	\$82,117.00	2.00%	\$0.00	\$82,117.00
2037/2038	\$83,759.00	2.00%	\$0.00	\$83,759.00
2038/2039	\$85,434.00	2.00%	\$0.00	\$85,434.00
2039/2040	\$87,143.00	2.00%	\$0.00	\$87,143.00
2040/2041	\$88,886.00	2.00%	\$0.00	\$88,886.00
2041/2042	\$90,664.00	2.00%	\$0.00	\$90,664.00
2042/2043	\$92,477.00	2.00%	\$0.00	\$92,477.00
2043/2044	\$94,326.00	2.00%	\$0.00	\$94,326.00
2044/2045	\$96,213.00	2.00%	\$0.00	\$96,213.00
2045/2046	\$98,137.00	2.00%	\$0.00	\$98,137.00
2046/2047	\$100,100.00	2.00%	\$0.00	\$100,100.00
2047/2048	\$102,102.00	2.00%	\$0.00	\$102,102.00
2048/2049	\$104,144.00	2.00%	\$0.00	\$104,144.00
2049/2050	\$106,227.00	2.00%	\$0.00	\$106,227.00
2050/2051	\$108,351.00	2.00%	\$0.00	\$108,351.00
2051/2052	\$110,518.00	2.00%	\$0.00	\$110,518.00
2052/2053	\$112,729.00	2.00%	\$0.00	\$112,729.00
2053/2054	\$114,983.00	2.00%	\$0.00	\$114,983.00
2054/2055	\$117,283.00	2.00%	\$0.00	\$117,283.00
2055/2056	\$119,629.00	2.00%	\$0.00	\$119,629.00
2056/2057	\$122,021.00	2.00%	\$0.00	\$122,021.00
2057/2058	\$124,462.00	2.00%	\$0.00	\$124,462.00
2058/2059	\$126,951.00	2.00%	\$0.00	\$126,951.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

Notice of Future Funding

Condominium Act, 1998

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND (under subsection 94 (9) of the *Condominium Act, 1998*)

TO: All owners in Village Amenities Committee.

The board has received and reviewed a Class 2 Comprehensive Update based on a Site Review dated May 10, 2016, prepared by ENERPLAN BUILDING CONSULTANTS, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time the average contribution per unit per month to the reserve fund is \$52.32. Based on the proposed funding plan, the average increase in contribution per unit per month will be \$5.23 in 2016/17; \$7.54 in 2017/18; and \$8.53 in 2018/19.

The proposed funding plan will be implemented beginning on July 1, 2016 (set out the date of a day that is more than 30-days after the day on which this notice is sent to the owners).

Dated this 1st day of July, 2016.

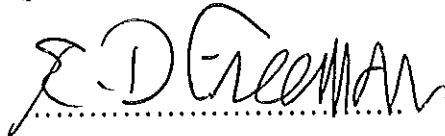
Village Amenities Committee



(signature)

E. D. Freeman

(print name)



(signature)

Affix corporate seal or add a statement that the persons signing have the authority to bind the corporation.

E. D. Freeman

(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 2 Comprehensive Update based on a Site Review dated May 10, 2016, prepared by ENERPLAN BUILDING CONSULTANTS for Village Amenities Committee (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next forty (40) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2016/17 is \$448,179.00 based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	\$411,042.00
Minimum Reserve Fund Balance during the projected period:	\$114,266.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.0%
Assumed Interest Rate for interest earned on the Reserve Fund:	1.05%

The Reserve Fund Study can be examined _____

_____ (set out details: e.g. whether a written request and reasonable notice are required as set out in subsection 55 (3) of the *Condominium Act, 1998*, where and when it can be examined).

Village Amenities Committee CASH FLOW PROJECTION TABLE

Opening Reserve Fund Balance:	\$411,042.00
Minimum Reserve Balance (as indicated in this Table):	\$114,266.00
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Average Annual Interest Rate for Interest Earned on the Reserve Fund	1.05%

Year	Opening Balance	Total Annual Contribution (e.g., Annual Contribution + Other Contribution)*	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned**	Percentage Increase in Recommended Annual Contribution***	Closing Balance
2015/2016	\$411,042.00	\$407,435.00	\$504,500.00	\$4,316.00		\$318,293.00
2016/2017	\$318,293.00	\$448,179.00	\$485,898.00	\$3,342.00	10.00%	\$283,916.00
2017/2018	\$283,916.00	\$506,890.00	\$356,357.00	\$2,981.00	13.10%	\$437,430.00
2018/2019	\$437,430.00	\$573,292.00	\$757,767.00	\$4,593.00	13.10%	\$257,548.00
2019/2020	\$257,548.00	\$584,758.00	\$453,538.00	\$2,704.00	2.00%	\$391,473.00
2020/2021	\$391,473.00	\$596,453.00	\$395,507.00	\$23,488.00	2.00%	\$615,908.00
2021/2022	\$615,908.00	\$608,383.00	\$664,263.00	\$36,954.00	2.00%	\$596,982.00
2022/2023	\$596,982.00	\$620,550.00	\$707,488.00	\$35,819.00	2.00%	\$545,863.00
2023/2024	\$545,863.00	\$632,961.00	\$100,411.00	\$32,752.00	2.00%	\$1,111,165.00
2024/2025	\$1,111,165.00	\$645,620.00	\$119,283.00	\$66,670.00	2.00%	\$1,704,172.00
2025/2026	\$1,704,172.00	\$658,533.00	\$774,789.00	\$102,250.00	2.00%	\$1,690,166.00
2026/2027	\$1,690,166.00	\$671,703.00	\$1,924,103.00	\$101,410.00	2.00%	\$539,176.00
2027/2028	\$539,176.00	\$685,138.00	\$437,159.00	\$32,351.00	2.00%	\$819,505.00
2028/2029	\$819,505.00	\$698,840.00	\$163,808.00	\$49,170.00	2.00%	\$1,403,708.00
2029/2030	\$1,403,708.00	\$712,817.00	\$262,246.00	\$84,222.00	2.00%	\$1,938,502.00
2030/2031	\$1,938,502.00	\$727,073.00	\$884,285.00	\$116,310.00	2.00%	\$1,897,600.00
2031/2032	\$1,897,600.00	\$741,615.00	\$1,483,140.00	\$113,856.00	2.00%	\$1,269,931.00
2032/2033	\$1,269,931.00	\$756,447.00	\$270,833.00	\$76,196.00	2.00%	\$1,831,740.00
2033/2034	\$1,831,740.00	\$771,576.00	\$2,070,083.00	\$109,904.00	2.00%	\$643,138.00
2034/2035	\$643,138.00	\$787,008.00	\$369,739.00	\$38,588.00	2.00%	\$1,098,995.00
2035/2036	\$1,098,995.00	\$802,748.00	\$347,377.00	\$65,940.00	2.00%	\$1,620,306.00
2036/2037	\$1,620,306.00	\$818,803.00	\$1,192,543.00	\$97,218.00	2.00%	\$1,343,784.00
2037/2038	\$1,343,784.00	\$835,179.00	\$408,724.00	\$80,627.00	2.00%	\$1,850,866.00
2038/2039	\$1,850,866.00	\$851,882.00	\$2,284,145.00	\$111,052.00	2.00%	\$529,655.00
2039/2040	\$529,655.00	\$868,920.00	\$1,255,716.00	\$31,779.00	2.00%	\$174,638.00
2040/2041	\$174,638.00	\$886,298.00	\$890,154.00	\$10,478.00	2.00%	\$181,261.00
2041/2042	\$181,261.00	\$904,024.00	\$981,895.00	\$10,876.00	2.00%	\$114,266.00
2042/2043	\$114,266.00	\$922,105.00	\$142,202.00	\$6,856.00	2.00%	\$901,025.00
2043/2044	\$901,025.00	\$940,547.00	\$1,735,865.00	\$54,061.00	2.00%	\$159,768.00
2044/2045	\$159,768.00	\$959,358.00	\$380,239.00	\$9,586.00	2.00%	\$748,473.00
2045/2046	\$748,473.00	\$978,545.00	\$240,542.00	\$44,908.00	2.00%	\$1,531,384.00
2046/2047	\$1,531,384.00	\$998,116.00	\$996,208.00	\$91,883.00	2.00%	\$1,625,175.00
2047/2048	\$1,625,175.00	\$1,018,078.00	\$2,546,886.00	\$97,511.00	2.00%	\$193,878.00
2048/2049	\$193,878.00	\$1,038,440.00	\$242,703.00	\$11,633.00	2.00%	\$1,001,248.00
2049/2050	\$1,001,248.00	\$1,059,209.00	\$230,308.00	\$60,075.00	2.00%	\$1,890,223.00
2050/2051	\$1,890,223.00	\$1,080,393.00	\$2,946,615.00	\$113,413.00	2.00%	\$137,414.00
2051/2052	\$137,414.00	\$1,102,001.00	\$788,681.00	\$8,245.00	2.00%	\$458,978.00
2052/2053	\$458,978.00	\$1,124,041.00	\$190,383.00	\$27,539.00	2.00%	\$1,420,175.00
2053/2054	\$1,420,175.00	\$1,146,522.00	\$309,856.00	\$85,211.00	2.00%	\$2,342,052.00
2054/2055	\$2,342,052.00	\$1,169,452.00	\$318,350.00	\$140,523.00	2.00%	\$3,333,677.00
2055/2056	\$3,333,677.00	\$1,192,841.00	\$355,558.00	\$200,021.00	2.00%	\$4,370,981.00

*The "Total Contribution" represents the minimum recommended annual contribution plus any "Other Contribution" amounts as summarized in the "Contribution Table".

**The percent increase in annual contribution is based on the Recommended Annual Contribution only and does not include any "Other Contribution" amounts.

**SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND**

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of Village Amenities Committee has reviewed the Class 2 Comprehensive Update based on a Site Review dated May 10, 2016, prepared by ENERPLAN BUILDING CONSULTANTS for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is \$407,435.00, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund can be examined _____

Village Amenities Committee CONTRIBUTION TABLE

Year	"A" Annual Contribution*	% Increase Over Previous Year	"B" Other Contribution (e.g., special assessment or loan)	"A + B" Total Contribution Each Year to Reserve Fund
2015/2016	\$407,435.00		\$0.00	\$407,435.00
2016/2017	\$448,179.00	10.00%	\$0.00	\$448,179.00
2017/2018	\$506,890.00	13.10%	\$0.00	\$506,890.00
2018/2019	\$573,292.00	13.10%	\$0.00	\$573,292.00
2019/2020	\$584,758.00	2.00%	\$0.00	\$584,758.00
2020/2021	\$596,453.00	2.00%	\$0.00	\$596,453.00
2021/2022	\$608,383.00	2.00%	\$0.00	\$608,383.00
2022/2023	\$620,550.00	2.00%	\$0.00	\$620,550.00
2023/2024	\$632,961.00	2.00%	\$0.00	\$632,961.00
2024/2025	\$645,620.00	2.00%	\$0.00	\$645,620.00
2025/2026	\$658,533.00	2.00%	\$0.00	\$658,533.00
2026/2027	\$671,703.00	2.00%	\$0.00	\$671,703.00
2027/2028	\$685,138.00	2.00%	\$0.00	\$685,138.00
2028/2029	\$698,840.00	2.00%	\$0.00	\$698,840.00
2029/2030	\$712,817.00	2.00%	\$0.00	\$712,817.00
2030/2031	\$727,073.00	2.00%	\$0.00	\$727,073.00
2031/2032	\$741,615.00	2.00%	\$0.00	\$741,615.00
2032/2033	\$756,447.00	2.00%	\$0.00	\$756,447.00
2033/2034	\$771,576.00	2.00%	\$0.00	\$771,576.00
2034/2035	\$787,008.00	2.00%	\$0.00	\$787,008.00
2035/2036	\$802,748.00	2.00%	\$0.00	\$802,748.00
2036/2037	\$818,803.00	2.00%	\$0.00	\$818,803.00
2037/2038	\$835,179.00	2.00%	\$0.00	\$835,179.00
2038/2039	\$851,882.00	2.00%	\$0.00	\$851,882.00
2039/2040	\$868,920.00	2.00%	\$0.00	\$868,920.00
2040/2041	\$886,298.00	2.00%	\$0.00	\$886,298.00
2041/2042	\$904,024.00	2.00%	\$0.00	\$904,024.00
2042/2043	\$922,105.00	2.00%	\$0.00	\$922,105.00
2043/2044	\$940,547.00	2.00%	\$0.00	\$940,547.00
2044/2045	\$959,358.00	2.00%	\$0.00	\$959,358.00
2045/2046	\$978,545.00	2.00%	\$0.00	\$978,545.00
2046/2047	\$998,116.00	2.00%	\$0.00	\$998,116.00
2047/2048	\$1,018,078.00	2.00%	\$0.00	\$1,018,078.00
2048/2049	\$1,038,440.00	2.00%	\$0.00	\$1,038,440.00
2049/2050	\$1,059,209.00	2.00%	\$0.00	\$1,059,209.00
2050/2051	\$1,080,393.00	2.00%	\$0.00	\$1,080,393.00
2051/2052	\$1,102,001.00	2.00%	\$0.00	\$1,102,001.00
2052/2053	\$1,124,041.00	2.00%	\$0.00	\$1,124,041.00
2053/2054	\$1,146,522.00	2.00%	\$0.00	\$1,146,522.00
2054/2055	\$1,169,452.00	2.00%	\$0.00	\$1,169,452.00
2055/2056	\$1,192,841.00	2.00%	\$0.00	\$1,192,841.00

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.
This projection assumes that the contributions to the reserve fund in the fiscal year the Study was conducted was set by the Corporation.

**DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND**

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

Not applicable.

ALTERATION / INDEMNITY AGREEMENT

BETWEEN

YORK REGION STANDARD CONDOMINIUM CORPORATION 1217

(hereinafter called the "Corporation")

OF THE FIRST PART

-and-

Lee Aston

(hereinafter collectively called the "Applicant" or the "Owner")

OF THE SECOND PART

WHEREAS

- a) the Applicant is the current registered owner of Unit *P Davis Way* Level 1, according to York Region Condominium Plan No. 1217 (the unit)
- b) the Applicant has requested permission of the board of directors of the Corporation ("the Board") to
-install tubular skylight;
-upgrade/expand a deck.
.....
.....

Being an alteration to a part of the common elements and / or a part of the common elements of the Corporation designated for the exclusive use of the Owner in accordance with the attached specifications which have been approved by the Board (the "Accommodation"); and

- c) the Board has considered the Applicant's request, and, in so doing has determined the following ;
 - i. the proposed accommodation will not have an adverse effect on adjacent units;
 - ii the proposed accommodation shall not give rise to any expense to the Corporation provided the Owner complies with their obligations set forth below;
 - iii the proposed accommodation will not detract from the appearance of the property;
 - iv the proposed accommodation does not involve a change in the structure of the existing home;
and

- v. the proposed accommodation will not contravene the declaration or any prescribed requirement under the *Condominium Act, 1998*

NOW THEREFORE this agreement witnesses that in consideration of the mutual covenants herein contained, the parties hereto agree as follows;

1. The Board hereby approves the Accommodation to the Owner, in accordance with subsection 98(1) of the *Condominium Act, 1998*, subject to the Owner complying with the following covenants and conditions;
2. The owner shall be solely responsible for the proper maintenance, use and operation of the Accommodation in compliance with all municipal and other governmental regulations, and the Owner hereby agrees to indemnify and save harmless the Corporation, its officers and agents, either jointly or individually, the Board and its members, either jointly or individually, the Manager, including any servant, agent, or employee of the Manager, including any servant, agent or employee of the Manager, from any loss or claims that may arise against them or any of them by reason of the Accommodation, whether or not such loss or claim is covered by any insurance policy maintained by the Corporation.
3. The Board or the Manager, acting reasonably, shall be entitled to establish in writing a minimum standard of maintenance and repair of the Accommodation, and to require the Owner, by notice in writing, to carry out maintenance and repair of the Accommodation to the acceptable standard, failing which the Corporation, may, at its option, carry out such maintenance or repair of the Accommodation at the sole expense of the Owner, and may recover the cost of doing so as set forth in Section 98(4) of the *Condominium Act, 1998*. Alternatively, the Corporation, in such event shall be entitled to require the Owner to remove the Accommodation and to restore the common elements to their original condition prior to carrying out of the Accommodation, all at the Owners expense. The Owner hereby acknowledges and agrees that no further alterations, beyond the satisfactory completion of the Accommodation approved hereunder, shall be carried out in accordance with this Application and, in any event, without the further, prior consent in writing of the Board. For clarity, there shall be no cost to the Corporation for the Accommodation of this addition or improvement to the common elements, and any and all costs that arise as a result of this paragraph shall be borne by the Owner.
4. In the unlikely event that the Corporation is required to remove the Accommodation, or any portion thereof, in order to carry out repairs to the common elements, the Corporation shall take reasonable care in the removal of the affected portion of the Accommodation, however, this shall be the only obligation on the part of the Corporation to be observed in such event. If, because of the then age and condition of the Accommodation, the Accommodation, or any portion thereof, the Accommodation cannot be removed and reinstalled by the Corporation easily and without damage, the Owner acknowledges that the Corporation shall have no obligation whatsoever to compensate the Owner for damage and / or loss of the use of the Accommodation.
5. In the event of any default on the part of the Owner which causes or results in any cost or expense being incurred by the Corporation pursuant to this Agreement, such cost or expense shall be deemed to be an additional contribution toward the common expenses attributable to the Unit as set forth in subsection 98(4) of the *Condominium Act, 1998*.

6 This agreement binds the title to the unit and is enforceable, against successors and assigns of the Owner, including each resident of the Unit. If registration is required as directed by the Board, the Owner agrees to pay all legal and registration costs in registering Notice of this Agreement in the Land Titles Office, as required pursuant to Section 98(3)(b) of the *Condominium Act, 1998*. If, the Owner fails to provide proof of registration within 45 days from the date of this Agreement, the Owner agrees to reimburse the Corporation for its reasonable legal and registration costs in registering Notice of this Agreement on behalf of the registered Owner.

DATED at Markham, Ontario, this 2 day of October, 2019

Lea Aston
Owner Signature

Lea Aston
Name of Owner

Owner Signature

Name of Owner

[Signature]
Witness

Natalia K
Name of Witness

**YORK REGION STANDARD
CONDOMINIUM CORPORATION No 1217**

Per; [Signature]

V. PITT
Name of officer

I have the authority to bind the Corporation

RECEIVED AUG 05 2010

8 Oasis Way

August 4, 2010

Tania Dimitrova
Simerra Property Management

Tania:

I request permission to have Solatubes installed in the roof.

Work to be done by Beam & Alarm Superstore, 1100 Burnhamthorpe Rd., Unit 23, Mississauga, ON. Sales representative is Richard Daigle who can be reached at 905 896-3344.

Yours truly

A handwritten signature in cursive script that reads "Lea Aston".

Lea Aston



L
F

Hotmail

New | Reply Reply all Forward | Delete Junk Sweep ▾ Mark as ▾ Move to ▾ |

Inbox (171)

Folders

Junk

Drafts

Sent

Deleted

QuickTax (2)

New folder

Quick views

Flagged

Photos (78)

Office docs (8)

Messenger

Sign in to Messenger

Home

Contacts

Calendar

Solatube invoice.

5 messages | 0 unread | Show all

Back to messag

Richard Daigle Add to contacts
To leaspad@sympatico.ca

12

Hi Lea this is for the condo office for the person that decides on the Ok

21" Solatube with optiview lens up to 4 feet of tubing for living room. (Customer said if 21" will not fit she will take .14")
blind install charge
living is at back of house south west part of roof.

NO taxis internet promo \$1874.99

10" Solatube with optiview lens up to 4 feet of tubing for upstairs office.
Office is on west part of house.

\$799.00

If there is no attic here extra Blind install charge. \$75.00

No taxis internet promo

Richard Daigle
Proverbs:23:27 Be sure you know the condition of your flocks,
give careful attention to your herds;
Royal Diamond Team Member
Daily Complete is a liquid vitamin
over 100 items in it
click below
<http://www.freedom.awarenesslife.com>

Richard Daigle Add to contacts

03/C

Hi Lea this is for you I made the price change to 10" for office. I will send an...

Richard Daigle Add to contacts

30/C

Iam so sorry Lea that it took so long. My computer is really giving me a har...

Lea Aston

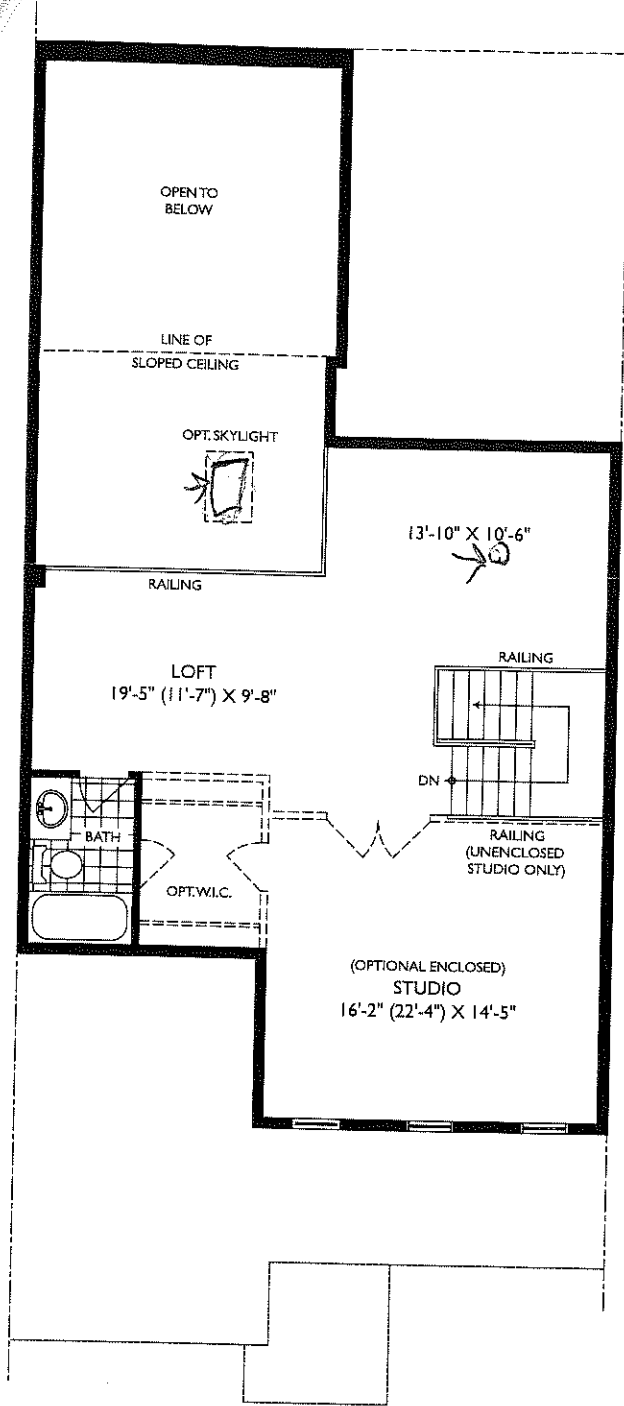
30/C

Finally. I received it.

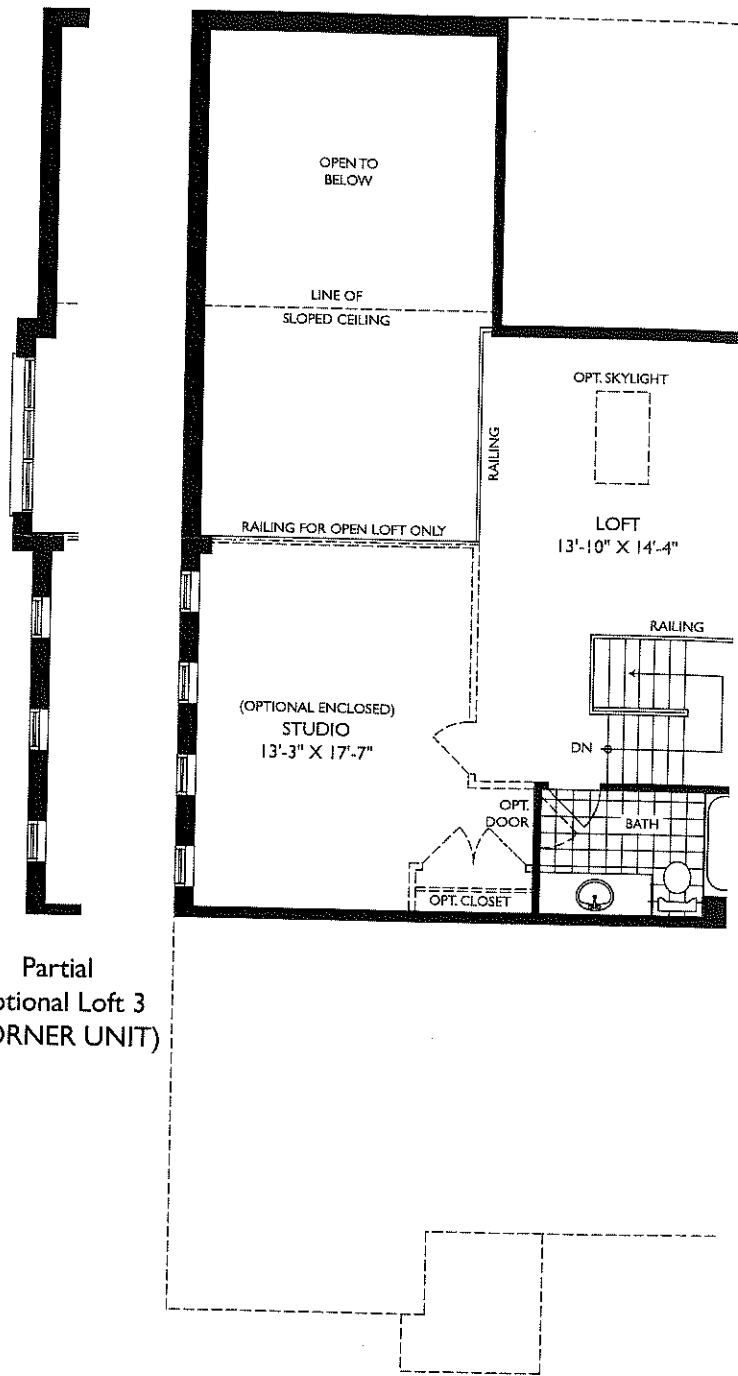
Richard Daigle Add to contacts

30/C

Beam and Alarm Superstore 1100 Burnhamthorpe Rd Unit 23 Mississauga o...



Optional Loft 2
(INTERIOR UNIT)
769 sq.ft



Partial
Optional Loft 3
(CORNER UNIT)

Optional Loft 3
(END UNIT)
677 sq.ft

Sanderling

1506 sq.ft.

with Loft#1 - 2
with Loft#2 - 2
with Loft#3 - 2

8 Oasis Way

2012 June 7

Mr. Doug Ackhurst
97 Lakeside Vista Way

Doug

Re Installation of HRV

Following our telephone conversation of a few weeks back, I am requesting permission to have a Heat Recovery Ventilator installed

Work to be done by Air Weldon. (see enclosed)

Yours truly

Lea Aston



June 5, 2012

Ms. Lea Aston
8 Oasis Way
Markham, ON

Dear Lea,

RE: HRV Installation for Condo Unit

This is to confirm the requirements for your HRV installation.

The HRV unit will require that 2 holes be cut in the exterior of the building – 1 for intake, 1 for exhaust.

The holes will need to be 6 inches in diameter and 8 to 10 ft apart.

They will be covered with attractive and decorative grills that can be matched to compliment the color of the exterior of the building.

Should you have any further questions or concerns please contact us at your earliest convenience.

Sincerely,

Weldon Hachey
Owner



FirstService
RESIDENTIAL

As a valued resident of FirstService Residential we are pleased to offer you this unique program to service your home furnishings, appliances and electronic needs. In order to take advantage of this exclusive offer, simply follow the instructions below to receive your commercial sales preferred pricing on your selection of products sold at The Brick.

To obtain information on this program contact your Brick Commercial Account Manager:

Mahesh Karam 905-201-3480 or 1-866-586-9334 ext. 25421

mkaram@thebrick.com

Phone or e-mail Mahesh to setup an appointment or to provide specific product information which you are interested in.

1. Commercial pricing cannot be combined with any other discount, in store promotions or incentive programs.
2. This certificate is non-transferable, non-assignable and has no cash value.

The BRICK
www.thebrick.com

REWFSRESI