

FOR OFFICE USE ONLY



(1) Registry Land Titles (2) Page 1 of 4 pages

(3) Property Identifier(s) 29931-0001 (LT) to 29931-2400 (LT) *inclusive* Additional: See Schedule

(4) Nature of Document
**BY-LAW NO. 3 (THE CONDOMINIUM ACT)
SECTION 56(9)**

(5) Consideration
Dollars \$

(6) Description
All units and common elements comprising the property included in York Region Standard Condominium Plan No. 1400, in the Town of Richmond Hill, Regional Municipality of York, Land Titles Office for York (No. 65)

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:
See Schedule for By-law and Certificate

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1400
 Per: *[Signature]* 2019 03 1
 Name: Sam Sadr
 Title: President
 Per: *[Signature]* 2019 02 28
 Name: Ronald Stein
 Title: Secretary

We have authority to bind the Corporation

(11) Address for Service **25 Torbarrie Road, Toronto, Ontario M3L 1G5**

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature

(13) Address for Service

(14) Municipal Address of Property
**9191, 9199, 9201 and 9205 Yonge Street
Richmond Hill, Ontario**

(15) Document Prepared by:
**Arthur L. Shapero
Owens Wright LLP
20 Holly Street
Suite 300
Toronto, Ontario
M4S 3B1**

Fees and Tax	
Registration Fee	
Total	

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. 1400 (known as the "**Corporation**") certifies that:

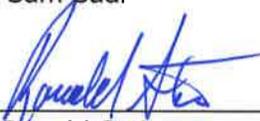
- 1. The copy of By-law Number 3, attached as Schedule "A", is a true copy of the by-law.
- 2. The by-law was made in accordance with the *Condominium Act, 1998*.
- 3. The Owners of a majority of the units of the Corporation have voted in favour of confirming the bylaw.

DATED this 5th day of February, 2019.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1400

Per: 

 President – Sam Sadr

Per: 

 Secretary – Ronald Stein

We have authority to bind the Corporation.

SCHEDULE "A"
YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1400
BY-LAW NO. 3

BE IT ENACTED AS By-Law No. 3 of YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1400 (hereinafter referred to as the "Corporation" or the "Condominium") as follows:

1. That the Corporation be and it is hereby authorized to acquire from Great Land (Yonge 16th) Inc. (the "**Declarant**") each of the following units, namely:
 - (a) Unit 4 on level 1 (the "**Superintendent's Unit**"); and
 - (b) Unit 18 on level 1 and Unit 19 on level 1 (hereinafter collectively called the "**Guest Units**"),

 (the Superintendent's Unit and the Guest Units are collectively called the "**Purchased Property**").

2. The purchase of the Purchased Property shall be upon the following terms and conditions:
 - (a) the Corporation shall pay the sum of Eight Hundred and Fifty Three Thousand (\$853,000.00) Dollars (based on a price of Four Hundred and Sixty-Five Thousand Dollars (\$465,000.00) for the Superintendent's Unit and a price of One Hundred and Ninety-Four Thousand Dollars (\$194,000.00) for each Guest Unit);
 - (b) there shall be no initial deposit paid by the Corporation to the Declarant and all unpaid purchase monies shall be secured by a charge bearing interest at the rate of five percent (5%) per annum calculated semi-annually not in advance, commencing on the first anniversary of the registration of the Condominium and to be repaid in blended monthly instalments of principal and interest over a term of ten (10) years and amortized over a period of ten (10) years. The charge shall be fully open and shall be drawn by the Declarant's solicitor on terms and conditions satisfactory to the Declarant including the requirement to provide post-dated cheques yearly and the requirement of the Corporation to execute and deliver a mortgage statement within five (5) days of written request thereof. Otherwise the charge shall be drawn on Dye and Durham standard charge terms 200033;
 - (c) title to the Purchased Property shall be transferred to the Corporation, within forty-five (45) days of registration of the Condominium or at such earlier date in the discretion of the Declarant. The Condominium shall be responsible for the payment of all land transfer tax and HST relating to the transfer of the Purchased Property;
 - (d) all payments to be made to the Declarant shall be made by the Corporation from the monies collected on account of common expenses or otherwise and the Corporation agrees to be bound by same;
 - (e) the Corporation shall at all times after registration of the Corporation be responsible for and pay all common expenses and other payments including realty taxes relating to the Purchased Property; and
 - (f) where there is any default in payment by the Corporation to the Declarant of any unpaid purchase price, the Declarant shall give written notice to the Corporation of such default and if such default is not cured within five (5) days of such written notice being give, the Declarant shall have the immediate right to exercise all remedies available to it at law or in equity.

3. That any two directors of the Corporation be and they are hereby authorized to execute, on behalf of the Corporation, and acknowledgement of the transfer of the Purchased Property and of the charge to be given back, together with all documents

or instruments which are ancillary to those documents, including without limitation, all instruments or affidavits which may be required in order to register the transfer and charge against the title to the condominium property. The affixation of the corporate seal of the Corporation to all such documents and instruments as hereby authorized, ratified, sanctioned and confirmed.

DATED the 5th day of February, 2019.

York Region Standard Condominium Corporation No. 1400 hereby enacts the foregoing by-law having been duly approved by the directors of the Corporation and confirmed without variation by the declarant which owns one hundred percent (100%) of the units in the Corporation pursuant to the provisions of the Condominium Act, 1998.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1400

Per: 

President – Sam Sadr

Per: 

Secretary – Ronald Stein

We have authority to bind the Corporation.