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

York Region Standard Condominium Corporation No. 1055 (Known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

1. Mailing address:

   C/O BAYSHORE PROPERTY MANAGEMENT INC.
   P.O. BOX 606, BARRIE, ONTARIO, L4M 4V1

2. Address for service:

   BAYSHORE PROPERTY MANAGEMENT INC.
   11 FERRIS LANE, SUITE 101, BARRIE, ON, L4M 4V1

3. Name of property manager: Linda Gabriele

   BAYSHORE PROPERTY MANAGEMENT INC.
   P.O. BOX 606, 11 FERRIS LANE, SUITE 101, BARRIE, ON, L4M 4V1
   Telephone number: (705) 722 - 3700

4. The directors and officers of the Corporation are:

Name	Address	Position
Francesca Funari	11121 Yonge Street Richmond Hill, ON	Treasurer
Jacob Aharon	11121 Yonge Street Richmond Hill, ON	President
Bill Fatsis	11121 Yonge Street Richmond Hill, ON	Director
Valerie Viventi	11121 Yonge Street Richmond Hill, ON	Director

Common Expenses

5. The owner of **Unit 04 Level 6 (being suite 604)**, **11121 Yonge Street, Richmond Hill, ON, PARKING A 19 and A 142; and LOCKER A 257;** registered in the Land Registry Office for the Land Titles Division of York (No.65) **currently IS NOT IN default of common expenses. A certificate of lien has not been registered against the unit.**

6. A payment on account of common expenses for the units listed above in the total amount of **$989.59** due on the first day of every month. 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.

7. The Corporation has the amount of **$ 0.00** 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, except **…N/A.**

Budget

9. The Corporation cannot at this time confirm if the budget will be adequate and may result in a deficit as a result of the impact from the Covid-19 pandemic.

10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have been increased by **$…NIL per month.**

11. Since the date of the budget of the Corporation for the current fiscal year, the board has levied the following assessments against the unit to increase the contribution to the reserve fund or the Corporation's operating fund or for any other purpose **except…N/A.**

12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit except in relation to the impact of Covid-19 pandemic.

13. The Corporation's reserve fund amounts to **$ 3,091,543.81 as of July 2021**

14. The most recent reserve fund study conducted by **the Board was a CLASS 2 RESERVE FUND STUDY dated December 2020 by Brown & Beattie Ltd.**

15. The balance of the reserve fund at the beginning of the current fiscal year was **$2,955,162.68.** In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is **$520,200.00**, and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount **$539,721.00** The Board anticipates that the reserve fund will be adequate in the current fiscal year for the expected costs of major repair and replacement of the common elements and assets of the Corporation.

16. The board has sent to the owners a notice dated January 11th 2021, 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.

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, 199*8, for the future funding of the reserve fund except as will be provided for in the reserve fund study.

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation except… N/A

19. The Corporation is not a party to any proceeding before a court of law, an arbitrator or an administrative tribunal, except **…N/A.**

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, except **…N/A.**

21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Ac*t.

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 Regulations 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner.

OR

~~The unit is subject to one or more agreements under clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulations 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner. To the best of the Corporation's information, knowledge or belief, the agreements have been complied with by the parties (if applicable add: except …… (give particulars).~~

KITEC PIPING

The Corporation has recently discovered that all residential units contain Kitec plumbing. The Corporation is not aware of recurrent Kitec plumbing failures in connection with the residential units, however, be advised that unit owners are responsible for the cost to maintain, repair and replace the plumbing within their units.

Leasing of Units

24. The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that **36 units** were leased during the fiscal year preceding the date of this status certificate.

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

The on-site hours are currently not consistent, cancelled or are reduced due to the current Covid-19 pandemic. The Superintendents services and Property Management services are also altered at this time to meet government regulations imposed due to the pandemic.

Insurance

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

Phased condominium corporations

27. intentionally deleted N/A

28. intentionally deleted N/A

Vacant land condominium corporations

29. “intentionally deleted” N/A

Leasehold condominium corporations

30. “intentionally deleted” N/A

31. “intentionally deleted” N/A

32. “intentionally deleted” N/A

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 including a standard Unit By-Law and Insurance Deductible By-Law.

(b) a copy of the budget of the Corporation for the current fiscal year, its last annual audited financial statements and he auditor’s report on the statements;

(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;

(d) a certificate or memorandum of insurance for each of the current insurance policies.

(e) NOT APPLICABLE TO THIS CORPORATION:
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 – INCLUDED IN THE DECLARATION
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 TO THIS CORPORATION:
a copy of all agreements, if any, described in clause 98 (1) (b) “alteration to the common elements” of the *Condominium Act, 1998* that bind the unit;

(h) a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund.

(i) NOT APPLICABLE TO THIS CORPORATION:
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*;

(j) NOT APPLICABLE TO THIS CORPORATION:
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;

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.

ADDITIONS

It is the purchaser's responsibility to review the declaration and description pertaining to the unit, including any exclusive use common element area, to determine whether or not the vendor or any previous owner or occupant of the unit has carried out a structural change to the unit or has modified the common elements in circumstances where the Board has not given its prior written consent. As this unit and any appurtenant exclusive use common element (if applicable) have not been inspected prior to the making and execution of this certificate, the condominium corporation cannot comment upon matters of non-compliance which may be revealed by an inspection of the unit, the corporation reserves its right to enforce any matters of non-compliance notwithstanding that they may have existed prior to the issuance of this certificate.

As a matter of personal safety, please be advised that:
Under the Ontario Fire Code, the "owner" is responsible for ensuring that SMOKE ALARMS are installed in their dwelling unit. The Ontario Fire Code requires that SMOKE ALARMS be maintained in operating conditions at all times.

NOTE: We strongly recommend that you obtain and up –to date status certificate prior to any closing of a potential purchase.

Dated this ……7th…….. day of ……September……, 2021

York Region Standard Condominium Corporation No. 1055

Linda Gabriele

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(Signature)
Linda Gabriele
Licensed Condominium Manager
Bayshore Property Management Inc
Agent for YRSCC No. 1055