



FOR OFFICE USE ONLY

Number YR 2718601  
CERTIFICATE OF RECEIPT  
AUG 17 2017 9:37  
YORK REGION  
No. 65  
AURORA  
LAND REGISTRAR  
Katherine Cice  
New Property Identifiers  
Additional:  
See  
Schedule

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Executions  
Additional:  
See  
Schedule

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 5 pages MM

(3) Property Identifier(s)  
Block  
29784-0001 to 29784-1283

Property  
Additional:  
See  
Schedule ☐

(4) Nature of Document  
Condominium By-law 3 (under Section 56(9) of the Condominium Act, 1998)

(5) Consideration  
Dollars \$

(6) Description  
All Units and Common Elements comprising the property included in York Region Standard Condominium Plan No. 1253 together with their appurtenant common interests  
City of Vaughan, Regional Municipality of York  
Land Titles Division of the York Region Registry Office (No. 65)

(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 3 and Certificate.

(9) This Document relates to instrument number(s)  
  
Continued on Schedule ☐

(10) Party(ies) (Set out Status or Interest)  
Name(s)  
York Region Standard Condominium Corporation No. 1253  
by its authorized solicitors, Horlick Levitt Di Lella LLP

Signature(s)  
Per: Brian Horlick

Date of Signature  
Y M D  
2017 08 16

(11) Address for Service  
c/o Duka Property Management Inc., 75 North Park Road, Thornhill, Ontario L4J 0H8

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

Signature(s)

Date of Signature  
Y M D

(13) Address for Service

(14) Municipal Address of Property  
75, 85 & 95 North Park Road  
Thornhill, Ontario

(15) Document Prepared by:  
HORLICK LEVITT DI LELLA LLP  
100 Sheppard Avenue East  
Suite 870  
Toronto, Ontario  
M2N 6N5

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Fees and Tax  
Registration Fee 73.90  
Total 73.90

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

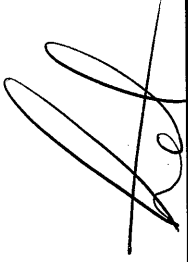
YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1253 (known as the "Corporation") certifies that:

1. The Copy of By-law No. 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 By-law.

DATED this 15<sup>th</sup> day of August, 2017.

YORK REGION STANDARD CONDOMINIUM  
CORPORATION NO. 1253

Per:



Name: Andrea D'Elia  
Title: Vice President



Name: Patricia D'Elia  
Title: President

We have the authority to bind the Corporation.

## Schedule "A"

## YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1253

## BY-LAW NO. 3

A by-law that identifies the standard unit in order to determine what constitutes an improvement for the purposes of sections 89 and 99 of the *Condominium Act, 1998*, S.O. 1998, c. 19.

**WHEREAS** the board of directors may by by-law determine what constitutes a standard unit for each class of unit within the corporation, for the purpose of determining the responsibility for repairing improvements after damage and insuring same;

**BE IT ENACTED** as a by-law of York Region Standard Condominium Corporation No. 1253 (the "Corporation") as follows:

1. **Purpose:** The purpose of this by-law is to determine what constitutes an improvement to a unit, with respect to subsections 89(3) and 99(5) of the *Condominium Act, 1998*, S.O. 1998, c. 19 (the "Act"). The boundaries of the unit shall be as defined in Schedule "C" to the declaration of the Corporation (the "Declaration").
2. **Residential Unit Class:** For the purposes of this by-law, the standard unit for all residential units shall consist of those items as listed in Schedule "A" attached hereto (hereinafter referred to as the "**Residential Unit Class – Standard Unit**"), subject to the following provisions:
  - (a) any of the materials set out in Schedule "A" may be replaced with a material that is of similar or better quality and finish, should the original materials not be available for any reason. Should a dispute arise with respect to same, the final and unfettered determination shall be that of the board of directors;
  - (b) all materials set out in Schedule "A" are standard builder's grade in quality, unless specifically stated otherwise. Should a dispute or disagreement arise over the manufacture, quality, colour, texture, dimension, and/or finish of any item set out in Schedule "A", the final and unfettered determination of same shall be that of the board of directors; and
  - (c) the Residential Unit Class – Standard Unit shall not include any wall finishes, floors, shelving, cabinets, countertops, crown mouldings or fixtures unless specifically provided for in Schedule "A".

Anything not specifically included as part of the Residential Unit Class – Standard Unit (as listed in Schedule "A" herein) shall be deemed to be an improvement made to the unit; as that term is defined by sections 89 and 99 of the Act.

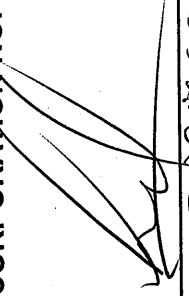
3. Notwithstanding any of the foregoing, if the Corporation at any time owns any unit within the class noted above, then such unit shall, only for the duration that the Corporation retains ownership of same, be classified as the "**Corporation Asset Unit Class – Standard Unit**". The Corporation Asset Unit Class – Standard Unit shall include everything that falls within the boundaries of such unit(s) (save and except the common elements) as these boundaries are described by the Declaration, including chattels.
4. Unit owner(s) shall be responsible to maintain and repair all improvement(s) and shall be required to maintain insurance for all improvement(s) with the customary coverage provided to condominium unit owners and as may be required by the Declaration. Although the Corporation may not need to be provided with a copy of a unit owner's policy of insurance with respect to the improvement(s), the Corporation may request in writing from a unit owner, and the unit owner shall provide, sufficient evidence that the said improvements are insured. The unit owner shall provide the required information to the Corporation within ten (10) days of receipt of such a request. Any repairs, maintenance, and/or servicing to be conducted by a unit owner to his/her respective unit shall only be performed by an accredited professional.
5. **Severability:** Each of the provisions of this by-law shall be deemed to be independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity or enforceability of the remainder of this by-law.


The foregoing by-law is hereby enacted as By-law No. 3 of York Region Standard Condominium Corporation No. 1253, the said by-law having been passed by the Board of Directors on the 14<sup>th</sup> day of November October, 2016, and duly approved by the owners of a majority of the units of the Corporation voting in favour of confirming it on the 15<sup>th</sup> day of August, 2017 without variation, pursuant to the provisions of the *Condominium Act*, 1998, S.O. 1998, c. 19.

DATED this 15<sup>th</sup> day of August, 2017.

YORK REGION STANDARD  
CONDOMINIUM CORPORATION NO. 1253

Per:

  
Name: Anelisa DiCocco  
Title: Vice President

  
Name: STAN PUERIS  
Title: PRESIDENT

We have the authority to bind the Corporation.

**SCHEDULE "A"**

**RESIDENTIAL UNIT CLASS – STANDARD UNIT**

**WALLS, CEILINGS, DOORS, FLOORS & SHELVING:**

- All interior walls to be standard ½" drywall.
- All ceilings to be textured finish, except for ceilings in kitchen, bathrooms and laundry area.
- All baseboards to be 5 ½" MDF.
- All door trim to be 2 ¼".
- Interior room doors to be standard semi-solid hollow core, single- or double-open as applicable, with standard brushed nickel lever hardware.
- Closet doors to be mirrored sliding doors with builder's grade sliding door hardware.

**HEATING AND AIR CONDITIONING**

- Supply line and return line to fan coil unit.
- Return valve to fan coil unit.

**ELECTRICAL SERVICE:**

- Electrical circuit panel.
- Builder's grade decora-style wall switches throughout.
- Builder's grade light fixtures throughout, as per as-built plans.
- Standard decora-style duplex electrical outlets throughout.
- Electrical outlet for oven and range top in kitchen.
- Electrical outlet for washing machine and dryer in laundry area.

**PLUMBING:**

- Water supply and drain for built-in dishwasher in kitchen.
- Water supply and drain for washing machine in laundry area.
- Builder's grade shower stall in certain bathrooms, as per as-built plans.

**VENTILATION EQUIPMENT:**

- Exhaust fan in bathrooms, vented to exterior.
- Exhaust fan in kitchen, vented to exterior.
- Exhaust ducts in laundry room, vented to exterior.

**ADDITIONAL FEATURES:**

- Smoke detector(s), heat detector(s) and carbon monoxide detector(s), as per as-built plans.
- Telephone outlets, as per as-built plans.
- Television cable outlets, as per as-built plans.
- Rough-in for security system near entry door.