

FOR OFFICE USE ONLY



(1) Registry ☐ Land Titles ☒

(2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property

29784-0001 to 29784-1283

Additional: See Schedule ☐

(4) Nature of Document

Condominium By-law 5 (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 ☒

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(8) This Document provides as follows:

See Schedule for By-law 5 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

Y M D

York Region Standard Condominium Corporation No. 1253
by its authorized solicitors, Horlick Levitt Di Lella LLP

Per: Brian Horlick

2018 12 31

(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

Total

2

CERTIFICATE IN RESPECT OF A BY-LAW

(under subsection 14 (1) of Ontario Regulation 48/01 and subsection subsection 56 (9) of the *Condominium Act, 1998*, and referred to in subsection 38 (1) of Ontario Regulation 49/01)

Condominium Act, 1998

York Region Standard Condominium Corporation No. 1253 (known as the "**Corporation**") certifies that:

1. The copy of by-law number 5, 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. (Please check the statement that applies)
 - ☐ ~~The owners of a majority of the units in the Corporation have voted in favour of confirming the by-law with or without amendment (if clause 56 (10) (a) of the *Condominium Act, 1998* applies but subsection 14 (2) of Ontario Regulation 48/01 does not apply).~~
 - ☒ The majority of the owners present or represented by proxy at a meeting of owners have voted in favour of confirming the by-law with or without amendment (if clause 56 (10) (a) of the *Condominium Act, 1998* and subsection 14 (2) of Ontario Regulation 48/01 apply).
4. (Please check the following statement, if the by-law is a joint by-law under section 59 of the *Condominium Act, 1998*)
 - ☐ ~~The by-law is a joint by-law made under section 59 of the *Condominium Act, 1998* and is not effective until the corporations that made it, being (insert corporation names), have each registered a copy of the joint by-law in accordance with subsection 56 (9) of the *Condominium Act, 1998*.~~

Dated this 29 day of December, 2018.

**YORK REGION STANDARD
CONDOMINIUM CORPORATION NO. 1253**

By: Stanley Morris
Name: Stanley Morris
Title: President

By: Isaac Kremen
Name: Isaac Kremen
Title: Secretary

We have authority to bind the Corporation.

**YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1253
BY-LAW NO. 5**

VOTING VIA TELEPHONIC OR ELECTRONIC MEANS

Pursuant to Sections 56(1)(a) and 52(1)(b)(iii) of the *Condominium Act, 1998*

WHEREAS:

- A. The board of directors may, by by-law, authorize York Region Standard Condominium Corporation No. 1253 (the "**Corporation**") to allow votes at meetings of owners to be cast by a recorded vote that is indicated by way of telephonic or electronic means in accordance with sections 56(1)(a) and 52(1)(b)(iii) of the *Condominium Act, 1998* (the "**Act**"); and
- B. The board of directors has determined that it is in the best interests of the Corporation to allow votes at meetings of owners to be cast by a recorded vote that is indicated by telephonic or electronic means;

NOW THEREFORE By-law No. 1 of the Corporation shall be amended by this By-law No. 5 of the Corporation, as follows:

1. By deleting Article IV, Section 11, and replacing it with the following:

"11. Method of Voting

At any annual general or special meeting of owners, any question shall be decided by a show of hands or on a recorded vote, which may be requested by a person entitled to attend such meeting as aforesaid either before or promptly after the vote. Unless a recorded vote is so requested, a declaration by the Chairperson that such question has by the show of hands been carried is prima facie proof of the fact, without proof of the number of votes recorded in favour of, or against, any such question. A demand for a recorded vote once given may be withdrawn. Notwithstanding the above, the voting for the election of directors shall be by recorded vote only.

A recorded vote may be:

- (a) marked on a ballot cast personally or by proxy;
- (b) marked on an instrument appointing a proxy; or,
- (c) indicated by telephonic or electronic means.

"telephonic or electronic means" means any means that uses the telephone or any other electronic or other technological means to transmit information or data, including telephone calls, fax, e-mail, automated touch-tone telephone system, computer or computer networks."

- 2. **Definitions:** All terms used in this by-law shall have the meaning ascribed to them in the *Act*, as amended, or any successor legislation.
- 3. **Headings:** The headings in the body of this by-law form no part hereof but shall be deemed to be inserted for convenience of reference only.

4. **Statutory References:** Any references to a section or sections of the *Act* in this by-law shall be read and construed as a reference to the identical or similarly appropriate section or sections (as the case may be) of any successor legislation.

The forgoing by-law is hereby enacted as By-law No. 5 of York Region Standard Condominium Corporation No. 1253, said by-law having been passed by the board of directors on the 21st day of August, 2018, and duly approved by the majority of owners present or represented by proxy at a meeting of owners voting in favour of confirming it on the 29th day of October, 2018, without variation, pursuant to the provisions of the *Act*.

DATED this 29 day of December, 2018.

**YORK REGION STANDARD CONDOMINIUM CORPORATION
NO. 1253**

By: Stanley Morris
Name: Stanley Morris
Title: President

By: Isaac Kremen
Name: Isaac Kremen
Title: Secretary

We have authority to bind the Corporation.