



Province of Ontario

Document General

Form 4 — Land Registration Reform Act

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Number YR 2718604
CERTIFICATE OF RECEIPT
AUG 17 2017 9:41
YORK REGION
No. 65
AURORA
LAND REGISTRAR
Matthews Coe
New Property Identifiers
Additional: See Schedule

(1) Registry

Land Titles

(2) Page 1 of 4 pages

(3) Property Identifier(s)

Block 29784-0001 to 29784-1283

Property

Additional: See Schedule

(4) Nature of Document

Condominium By-law 4 (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

Executions

Additional: See Schedule

(8) This Document provides as follows:

See Schedule for By-law 4 and Certificate.

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

Continued on Schedule

(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
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

Total

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

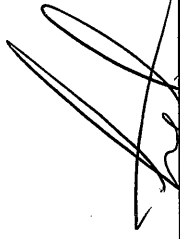
YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1253 (known as the
"Corporation") certifies that:


1. The Copy of By-law No. 4, 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 15th day of August, 2017.

YORK REGION STANDARD CONDOMINIUM
CORPORATION NO. 1253

Per:


Name: Andrew Piccolo
Title: Vice President


Name: Star Morris
Title: President

We have the authority to bind the Corporation.

YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1253

BY-LAW NO. 4

A by-law that extends the circumstances in subsection 105(2) of the *Condominium Act*, 1998, S.O. 1998, c. 19 (the "**Act**") under which an amount in respect of insurable damage shall be added to the common expenses payable for an owner's unit.

WHEREAS the board of directors may by by-law extend the circumstances in subsection 105(2) of the Act under which certain amounts shall be added to the common expenses payable for an owner's unit;

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

1. **Insurance Deductible:** Pursuant to subsections 105(2) and (3) of the Act, where any insurance policy obtained or maintained by the Corporation contains a deductible clause that limits the amount payable by the insurer, the portion of any loss that is excluded from coverage shall be deemed a common expense, provided however that if an owner, tenant or any other person residing in the owner's unit with the permission or knowledge of the owner, whether or not through any act or omission, causes damage howsoever to such owner's unit, or to any other unit(s), or to any portion of the common elements, in those circumstances where such damage was not caused or contributed by any act or omission of the Corporation or any of its directors, officers, agents or employees, then the amount which is equivalent to the lesser of the cost of repairing the damage and the deductible limit of the Corporation's insurance policy shall be added to the common expenses payable in respect of such owner's unit, together with all costs and expenses incurred by the Corporation either directly or indirectly in resolving such claim and/or having such damage fully rectified including the increase in insurance premiums, if any, charged or levied against the Corporation by its insurer as a result of such claim or damage, together with all legal costs incurred by the Corporation on a substantial indemnity basis, and shall be recoverable from such owner in the same manner and upon the same terms as unpaid common expenses.
2. **Addition to Common Expenses:** All amounts for which the unit owner is responsible pursuant to this by-law shall form part of the contributions to the common expenses payable for the owner's unit.
3. **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.


[SIGNATURE PAGE FOLLOWS]


The foregoing by-law is hereby enacted as By-law No. 4 of York Region Standard Condominium Corporation No. 1253, the said by-law having been passed by the Board of Directors on the 17th day of 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 15th day of August, 2017 without variation, pursuant to the provisions of the *Condominium Act*, 1998, S.O. 1998, c. 19.

DATED this 15th day of August, 2017.

YORK REGION STANDARD
CONDOMINIUM CORPORATION NO. 1253

Per:


Name: Andrea D'Alto
Title: Vice President


Name: GIAN MARCO
Title: President

We have the authority to bind the Corporation.