

FOR OFFICE USE ONLY

986271

CERTIFICATE OF RECEIPT  
RECEPISSE  
OTTAWA-CARLETON (4)

'96 07 5 10 35

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 3 pages
(3) Property Identifier(s)		Block Property
15498 0001 to 15498 - 218		Arbitration Schedule <input type="checkbox"/>
(4) Nature of Document		
Registration of By-law No. 5, R.S.O. 1980, Chapter 84, Section 28.		
(5) Consideration		
Dollars \$		
(6) Description		
ALL UNITS AND COMMON ELEMENTS COMPRISING the property included within Carleton condominium Plan No 498 City of Ottawa, Land Titles Division of Ottawa-Carleton No 4, and its appurtenant common interest Regional Municipality of Ottawa-Carleton.		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>

(8) This Document provides as follows:

CARLETON CONDOMINIUM CORPORATION No 498, HEREBY CERTIFIES, THAT By-Law No 5, attached hereto was made in accordance with the Condominium Act, being Chapter 84 of the Revised Statutes of Ontario, 1980 and any amendments thereto.

The Declarations and By-Laws of the Corporation, and the said By-Law No 5, have not been amended and is in full force and effect.

Continued on Schedule

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

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
CARLETON CONDOMINIUM CORPORATION No 498.	<i>A. W. Sullivan</i>	1996

(11) Address for Service PREMIERE PROPERTY MANAGEMENT ASSOCIATES, Suite 800 Penthouse, 170 Metcalfe Street, Ottawa, Ontario. K2P 1P3

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

(13) Address for Service

Municipal Address of Property

Landry Street  
Ottawa, Ontario.  
K1L 8K4

(15) Document Prepared by:

JOYCE ELLARD,  
DOWNTOWN COLLECTION OFFICE  
SUITE 1, 61 Delaware Avenue  
Ottawa, Ontario K2P 0Z2  
Phone 236-1325

RO No 70

Fees and Tax	
Registration Fee	50 —
Total	

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CARLETON CONDOMINIUM CORPORATION NO. 498

BY-LAW NO. 5

BE IT ENTERED as By-law No. 5 (being a Borrowing By-law) of Carleton Condominium Corporation No. 498, (hereinafter referred to as the "Corporation") as follows:

WHEREAS the Corporation intends to repair or replace all major construction and other deficiencies which require immediate attention as identified in the Engineer's Report;

AND WHEREAS the Corporation wishes to raise some or all of the required funds for this purpose by way of borrowing as set forth herein;

AND WHEREAS the said borrowing requires approval by By-law;

NOW THEREFORE, be it enacted as By-law No. 5 of the Corporation as follows:

ARTICLE I.  
DEFINITIONS

All words used herein which are defined in the Condominium Act, R.S.O. 1990, c. C-26, or any successor (the "Act") shall have ascribed to them the meanings set out in the Act as amended from time to time.

ARTICLE II  
BORROWING

- (1) The Corporation is hereby authorized to borrow funds for the purposes described above, in the amount and on terms acceptable to the Board ("the loan").
- (2) All of the costs of borrowing shall be payable by those owners who accept the Corporation's offer of financing, in accordance with the terms of that offer. All other owners are released from any obligation under the loan.
- (3) All payments hereunder form part of the common expenses of the unit owners responsible for the particular payment, and are recoverable as such.
- (4) Default in Payment
  - (a) Arrears of any payments required to be made to the Corporation under the provisions of this Article or under the provisions of the Condominium Act shall bear interest at the rate under the loan.
  - (b) In addition to any remedies or liens provided by the Act, if any owner is in default in payment for a period of fifteen (15) days, the Board may retain a solicitor on behalf of the Corporation to enforce collection and there shall be added to any amount found due all costs of such solicitor as between a solicitor and his own client and such costs may be collectible against the defaulting owner in the same manner as common expenses.

(c) All payments upon account of arrears shall be first applied to interest and then to the assessment arrears which were first due with respect to the particular unit.

- (5) In the event that the Corporation receives or delivers any notice for the calling of a meeting to consider the termination of the Condominium or any notice respecting an application to the Supreme Court for an Order terminating the Condominium or any other manner of notice or application with respect to the termination of the Condominium the Corporation shall forthwith register Notices of Lien under the seal of the Corporation, in the form prescribed, against all units not released from the loan.

### ARTICLE III MISCELLANEOUS

1. **Invalidity:** The invalidity of any part of this By-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
2. **Gender:** The use of the masculine gender in this By-law shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires, and vice versa.
3. **Waiver:** No restriction, condition, obligation or provision contained in this By-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
4. **Headings:** The headings in the body of this by-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
5. **Alterations:** This By-law or any part thereof may be varied, altered or repealed by a By-law passed in accordance with the provisions of the Act, and the Declaration.

The foregoing By-law is hereby passed by the Directors and confirmed by the owners pursuant to the Condominium Act of Ontario.