

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 67**

**BY-LAW NO. 9**

BE IT ENACTED as By-Law No. 9 (being a by-law respecting insurance deductibles) of Carleton Condominium Corporation No. 67 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I  
DEFINITIONS**

All words used herein which are defined in the *Condominium Act, 1998*, 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  
SECTION 105(3) OF THE ACT**

This by-law is passed pursuant to Section 105(3) of the Act, to extend the circumstances under which a deductible loss, as described in Article III, shall be added to the common expenses payable for an owner's unit.

**ARTICLE III  
INSURANCE DEDUCTIBLES**

- (1) Property insurance for the units and common elements (excluding improvements) is obtained and maintained by the Corporation (the "Master Policy"), but is subject to a loss deductible clause.
- (2) The Master Policy accordingly does not cover any loss, or portion of a loss, falling within such deductible. Responsibility for any such loss shall be determined as follows:
  - (a) Any deductible loss relating to damage to a unit (whether or not there has been an act or omission by the owner or lessee of the unit) shall be the responsibility of the owner of the unit, and shall be added to the common expenses payable for the owner's unit [in accordance with Article III (4)].
  - (b) Any other deductible loss shall be the responsibility of the Corporation.
- (3) Notwithstanding the foregoing,
  - (a) each unit owner shall indemnify and save harmless the Corporation and all other owners from any deductible loss (under the Master Policy) related to damage resulting from an act or omission of the owner, or his or her guests, agents or occupants of the unit. (Accordingly, if any such damage is caused to any part of the property, any related deductible loss under the Master Policy shall be added to the common expenses payable for the owner's unit, in accordance with Article III(4)).
  - (b) the Corporation shall indemnify and save harmless each unit owner from any deductible loss resulting from an act or omission of the Corporation or its directors, officers, agents or employees.

- (4) Any amounts owing to the Corporation by a unit owner by virtue of the terms of this by-law shall be added to the common expenses payable by such unit owner and shall be collectible as such, including by way of condominium lien.
- (5) Each owner shall obtain and maintain insurance, including personal liability insurance, covering the owners' risks as set forth in this by-law.
- (6) The Corporation shall promptly provide written notice of any change in the deductible to all owners.

**ARTICLE IV  
REPEAL OF ARTICLE II OF BY-LAW NO. 7**

Article II of By-law No. 7 is hereby repealed.

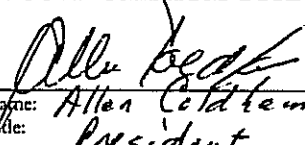
**ARTICLE V  
MISCELLANEOUS**

- (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 hereof.
- (2) 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.
- (3) 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.
- (4) 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, 1998*, of Ontario.

DATED this 11<sup>th</sup> day of April, 2002.

CARLETON CONDOMINIUM CORPORATION NO. 67

  
\_\_\_\_\_  
Print Name: *Allen Coldham*  
Print Title: *President*

I have authority to bind the Corporation

Version 4 - September, 2001

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This document was prepared by Nelligan O'Brien Payne LLP for CCC No. 67 based on a thorough review of all relevant documentation and the specific circumstances of this condominium. This document may not be appropriate for another condominium.

Please note: The form from which this document was prepared is regularly revised and updated.

**Properties** 15067-0001 to 15067-0120 (inclusive)

<b>PIN</b>	15067 - 0121 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<b>Description</b>	UNIT 121, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 67 ; FIRSTLY: PT LT 5, CON 4, PTS 2, 3 & 5 4R1020; SECONDLY: PT LT 5, CON 4, PT 6 4R1020, AS IN SCHEDULE 'A' OF DECLARATION LT120790 ; KANATA/MARCH		
<b>Address</b>	00013 GINGRAS CT KANATA		
<b>PIN</b>	15067 - 0122 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<b>Description</b>	UNIT 122, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 67 ; FIRSTLY: PT LT 5, CON 4, PTS 2, 3 & 5 4R1020; SECONDLY: PT LT 5, CON 4, PT 6 4R1020, AS IN SCHEDULE 'A' OF DECLARATION LT120790 ; KANATA/MARCH		
<b>Address</b>	00011 GINGRAS COURT OTTAWA		
<b>PIN</b>	15067 - 0123 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<b>Description</b>	UNIT 123, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 67 ; FIRSTLY: PT LT 5, CON 4, PTS 2, 3 & 5 4R1020; SECONDLY: PT LT 5, CON 4, PT 6 4R1020, AS IN SCHEDULE 'A' OF DECLARATION LT120790 ; KANATA/MARCH		
<b>Address</b>	00009 GINGRAS CT KANATA		
<b>PIN</b>	15067 - 0124 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<b>Description</b>	UNIT 124, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 67 ; FIRSTLY: PT LT 5, CON 4, PTS 2, 3 & 5 4R1020; SECONDLY: PT LT 5, CON 4, PT 6 4R1020, AS IN SCHEDULE 'A' OF DECLARATION LT120790 ; KANATA/MARCH		
<b>Address</b>	00007 GINGRAS COURT KANATA		
<b>PIN</b>	15067 - 0125 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<b>Description</b>	UNIT 125, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 67 ; FIRSTLY: PT LT 5, CON 4, PTS 2, 3 & 5 4R1020; SECONDLY: PT LT 5, CON 4, PT 6 4R1020, AS IN SCHEDULE 'A' OF DECLARATION LT120790 ; KANATA/MARCH		
<b>Address</b>	00005 GINGRAS CT KANATA		
<b>PIN</b>	15067 - 0126 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<b>Description</b>	UNIT 126, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 67 ; FIRSTLY: PT LT 5, CON 4, PTS 2, 3 & 5 4R1020; SECONDLY: PT LT 5, CON 4, PT 6 4R1020, AS IN SCHEDULE 'A' OF DECLARATION LT120790 ; KANATA/MARCH		
<b>Address</b>	00003 GINGRAS CT KANATA		
<b>PIN</b>	15067 - 0127 LT	<i>Estate/Qualifier</i>	Fee Simple Absolute
<b>Description</b>	UNIT 127, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 67 ; FIRSTLY: PT LT 5, CON 4, PTS 2, 3 & 5 4R1020; SECONDLY: PT LT 5, CON 4, PT 6 4R1020, AS IN SCHEDULE 'A' OF DECLARATION LT120790 ; KANATA/MARCH		
<b>Address</b>	00001 GINGRAS CT KANATA		

**Applicant(s)**

**Name** CARLETON CONDOMINIUM CORPORATION NO. 67  
**Address for Service** c/o Nelligan O'Brien Payne  
1900-66 Slater Street  
Ottawa, ON K1P 5H1

Carleton Condominium Corporation No. 67 hereby certifies that by-law number 9 attached hereto is a true copy of the by-law. The by-law was made in accordance with the Condominium Act. The owners of a majority of the units of the corporation have voted in favour of confirming the by-law.

I, Allen Coldham, have the authority to bind the corporation.

**Statements**

Schedule: See Schedules

**Signed By**

James Morry frederick Davidson      1900-66 Slater St.      acting for Applicant(s)      Signed      2002 08 08  
Ottawa K1P 5H1  
Tel      613-238-8080  
Fax      6132382098

**Submitted By**

NELLIGAN O'BRIEN PAYNE LLP      1900-66 Slater St.      2002 08 15  
Ottawa K1P 5H1  
Tel      613-238-8080  
Fax      6132382098

**Fees/Taxes/Payment**

*Statutory Registration Fee*      \$60.00  
*Total Paid*      \$60.00