

ALGOMA CONDOMINIUM CORPORATION NO. 13

2 FRAME CRESCENT, ELLIOT LAKE, ON, P5A 2S5

(hereinafter the "corporation")

BY-LAW NO. SEVEN (7)

A By-Law Establishing a Standard Unit

WHEREAS this by-law pertains to dwelling units as defined in the Corporation's Declaration;

AND WHEREAS section 99 (4) of the Condominium Act S.O. 1998, c.19 (hereinafter the "Act") Provides that condominium corporations are obliged to obtain and maintain insurance for damage to the units and common elements save and except for damage to improvements made to a unit;

AND WHEREAS Part E, subsection 1-1 of the disclosure and section 10.3 of the Corporation's declaration provides that improvements and betterments made or acquired by unit owners are not covered under the Corporation's insurance policies;

AND WHEREAS the Act, section 99 (5) provides that an improvement to a unit shall be determined by reference to a standard unit By-Law and that anything, which is not included as part of the standard unit, shall constitute an improvement and be the responsibility of the unit owner to insure;

AND WHEREAS the Condominium buildings were constructed in 1979 all repairs will be deemed to comply with the current building codes at the time the claim is submitted and reconstruction commences.

The Board by resolution on this 31st day of January, 2013 at a Board meeting duly called for this purpose, has passed a motion approving the following definitions for a "Standard Unit" and these five (5) pages plus twelve (12) pages original architectural plans;

Type one (1) five (5) pages

Type two (2) five (5) pages

Type three (3) five (5) pages

shall constitute a "Standard unit By-Law" No. Seven (7)

Definition of a Standard Unit

The standard unit for the class of units to which dwelling units in Condominium No. 13 belong, are described below, and have the following specifications:

<u>TYPE 1</u>	<u>2 storey with full basement</u>
<u>TYPE 2</u>	<u>2 storey with walk-out basement</u>
<u>TYPE 3</u>	<u>2 storey slab on grade (no basement)</u>

The three different types of units (1, 2, 3) are of similar construction, layout and size. Types "1 and 2" are approximately 1,131 square feet gross area, plus basement and type "3" are approximately 1,233 square feet gross area.

STANDARD TO ALL UNITS

It should be noted that;

TYPE ONE AND TYPE TWO – have one full four piece bathroom (standard tub/shower combo) on the top floor and one roughed in plumbing for a toilet and sink in bathroom in the basement.

TYPE THREE – has one full four piece bathroom (standard tub/shower combo) on the top floor only.

GENERAL TO ALL TYPES OF UNITS:

FLOORS – SLAB – (TYPE 3)

- upper level – 5/8 in. tongue/groove plywood – builders standard carpet & underlay
- main floor – poured concrete – builders standard carpet & underlay in living & dining area, vinyl in kitchen & entrance

FLOORS – BASEMENT – (TYPES 1 & 2)

- basement – poured concrete – unfinished
- main floor and upper floor – 5/8 in. tongue/groove plywood – builders standard carpet & underlay

BASEBOARDS/INTERIOR DOOR AND WINDOW INTERIOR TRIM – (TYPES 1, 2 & 3)

- baseboards – MDF 3 in. primed – all rooms, excluding basement and stairs
- MDF primed trim around all interior doors and windows

STAIRS – TYPES 1, 2, 3)

- stock oak railing – one side only
- stairs with plywood treads, 2 x 10 stringers with particle board risers housed into stringers with glued wedges. Minimum effective depth of stringers 3 ½ in.
- stairs – all types to be covered with builders standard carpet

ALL WINDOWS – TYPES (1, 2, 3)

- windows and patio door – foam insulation
- water tightness: B7
- wind Load resistance: C3
- air Tightness: A4
- forced entry resistance: F10
- low E argon gas
- PVC frame and weather stripping
- double hung

INTERIOR DOORS – (TYPES 1, 2, 3) (see windows)

- hollow cored wood, primed – keyless door handles, standard basic hinges

CLOSETS – (TYPES 1, 2, 3)

- hanging bar plus press board top shelf
- sliding panel doors with metal trim – brown simulated wood grain
- linen closet – three shelves – press board
- walk in closet (slabs only), style (C) – no shelves or bars

INTERIOR/EXTERIOR WALLS – (TYPES 1, 2, 3)

- shared main and upper walls – sound proof insulation – R22 and 6 mm vapor barrier and “J channel” resilient strapping
- R22 insulation and 6 mm vapor barrier on all outside walls
- 5/8 in. tongue and groove fire retardant primed wall board on ‘shared wall’
- ½ in. wall board – primed – on all outside walls
- partition walls between rooms/closets – ½ in. wall board – primed – with steel studs
- ceilings – ½ in. primed wall board

LIGHT FIXTURES – (TYPES 1, 2, 3)

- basic commercial style with closed in covers

TYPES 1 & 2

- 1 - kitchen
- 1 - living room/dining room
- 2 - hallways - upper & main level
- 1 – stairs – in upper & lower
- 1 – each bedroom
- 2 – in bathroom

TYPE 3

- 2 - kitchen
- 2 - front hall
- 1 - stairs
- 1 - utility room
- 1 - storage room
- 1 - bathroom
- 1- walk-in closet
- 2 - upper hallway
- 1 – each bedroom

Hanging bulb only in basement

RECEPTACLE COVERS – TYPES 1, 2, 3) standard commercial plastic – all rooms

KITCHEN AREA – (TYPES 1, 2, 3)

- press board cupboards (builders standard counter tops, taps and sinks)
- hook up for appliances, range hoods, exhaust fans (appliances not included)
- builders standard vinyl floor covering

WASHROOM TOP FLOOR – (TYPES 1, 2, 3)

- tile around tub area
- standard tub shower combo, basic vanity, toilet, taps and exhaust fan
- builders standard vinyl floor covering
- medicine cabinet with mirror

LAUNDRY ROOM MAIN FLOOR OF SLAB – (TYPE 3)

- primed ½ in. dry wall between kitchen area and laundry room
- folding doors – hollow cored wood – primed
- no shelving

BEDROOM AREA – (TYPES, 1, 2, 3)

- closet in each room with press board sliding doors

UTILITY ROOM – SLAB – (TYPE 3)

- walls – ½ in. drywall, steel studs – no shelves

ROUGHED IN BASEMENT RECREATION ROOM AREA ONLY – (TYPES 1, 2)

- poured concrete wall and floor
- outside wall – primed 5/8 in. fire retardant dry wall per fire code, end and partial side insulated.
- Unfinished ceiling

ROUGHED IN LAUNDRY ROOM – (TYPES 1, 2.)

- primed ½ in. drywall
- primed 5/8 in. fire retardant dry wall per fire code, end and partial side insulated
- primed ½ in. drywall between laundry room and rec -room area – steel studs
- ceiling – primed ½ in. wall board
- poured concrete floor – unfinished
- roughed in for dryer, washer, laundry tub (does not include any fixtures)

ROUGHED IN BASEMENT WASHROOM – (TYPES 1, 2)

- outside walls – primed ½ in. drywall – insulated
- partition from rec-room area – primed ½ in. drywall – steel studs
- ceiling primed ½ in. drywall
- roughed in for toilet and sink only (does not include plumbing fixtures)

STRUCTURAL – (TYPES 1, 2, 3)

- Shall consist of specifications on original blue prints for;
 - Type (1) - replacement subject to current “Building Code” at the time of damage
 - Type (2) - replacement subject to current “Building Code” at the time of damage
 - Type (3) - replacement subject to current “Building Code” at the time of damage
- Insulation - Subject to current “building codes” for the “Northern Climate”
- Turbines - Subject to current “building codes” for the “Northern Climate”
- Trusses - Subject to current “building codes” for the “weight of our annual snowfall”
- Roof - Subject to current “building codes for the “Northern Climates”

ELECTRICAL – (TYPES 1, 2, 3)

- baseboard heating - Individual billing and metered – wiring per current building code

SMOKE ALARMS – PER FIRE CODE

- One electric smoke alarm on top floor and positioned per fire regulations

SHEDS ATTACHED TO UNIT

- TYPE ONE AND TWO – cedar board, double doors, cement flooring, shingled roof, brick end wall to match unit.
- TYPE THREE – cedar board, double doors, cement flooring, shingled roof, brick end wall to match unit, and is wired with electricity with one outlet.

GAS LINES WITHIN THE UNIT ARE BETTERMENTS AND IMPROVEMENTS

The lines in some units for gas fireplaces, stoves, dryers and any other apparatus were installed by individual owners and not by the condo corporation.

OUTSIDE THE UNITS

Any improvements made to the outside of a unit, such as but not limited to – canopies, shutters, wooden porches, decks, flower beds, shrubs, decorative brick work around flower beds and walkways, mailboxes, butterflies, flowers attached to the exterior walls, any other improvements/betterments made to the exterior of units and installed by an owner and not by the corporation, is the responsibility of the owner to insure. Free standing sheds installed by owners current or previous are the responsibility of current owner to insure and are not part of the Standard Unit.

A standard unit shall not include any improvements or betterments installed by the owner or any previous owner.

SECTION 98 OF THE ACT

1. Anything within the boundaries of a unit which is not described in the definition of a standard unit set out above shall be considered an improvement to the unit.
2. A standard unit shall not include any addition, alteration or improvement to the common elements made by an owner either before or after the date of proclamation of the Act and regardless of whether an agreement under section 98 of the Act, has or has not been entered into between the Owner and the Corporation for such additions, alteration or improvement.

3. For clarification, the consequence of such definition of "standard unit" is to cause all components of each and any and every building or structure that is not specifically stated to be part of the standard unit to be classified, considered and defined as an "improvement" thereby making the owner(s) of such unit completely responsible for all insurance and maintenance relating thereto and relieving the Corporation from being required to provide or maintain any insurance on account thereof.
4. If any component of the "standard unit" must be "upgraded" or changed in order to comply with any applicable government or authority regulation or code while being repaired or replaced on account of insurable damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.
5. Nothing in this By-Law (No. 7) shall relieve an owner(s) of any obligation to maintain, repair and when necessary, replace any component of the owner(s) unit as may be set out in the Act and the Corporations Declaration, By-Laws and Rules.
6. In the event that a fixture or construction feature is no longer available and there is a dispute as to what then may constitute a "Builders Standard" a comparison shall be made to similar products being offered by builders of new construction at the time of damage of similar value to the unit in which or to which the damage has occurred. If there is a disagreement to what constitutes a "Builders Standard", the issue shall be exclusively and conclusively determined by the insurance adjuster(s) retained by and acting on behalf of the condominium's insurer and the decision of such adjuster(s) shall be binding on the condominium and all its owners and mortgagees.
7. The foregoing By-Law No. 7 is hereby passed by the Directors of Condominium Corporation No. 13 pursuant to the Condominium Act, 1998 as evidenced by the respective signatures hereto of a majority of the directors.

Dated this 31st day of January, 2013.



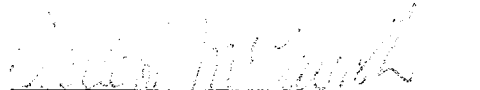
President: Norman Orser



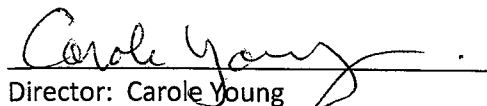
Vice-President: Virginia Fuller



Secretary: Patricia Orser



Director: Darlene McTavish



Director: Carole Young

We have the authority to bind the corporation.

VENTS AS PER O.B.C.

2X10 ASPHALT SHINGLES ON
1/2" PLYWOOD ON APPROVED
TRUSSES @ 24" O.C.
R-40 INSUL. WITH 6 MIL. POLY
5/8 DRYWALL

MORE VENTS @ 6 FT.

18' CONT VENTED SC
(TYPICAL)

12

BED ROOM 3

CLO

MASTER BED ROOM

5/8 T&G PLYWOOD ON
2"X10 JOISTS @ 16" O.C.

8X10" BEAM

1/2" DRYWALL

KITCHEN

DINING

LIVING ROOM

2" STEEL STD'S
1/2" DRYWALL

5/8 T&G PLYWOOD ON
2"X10 JOISTS @ 16" O.C.

8X10" BEAM

5/8"

LAUNDRY

UNFINISHED BASEMENT

SECTION A-A

TYPE I - REGULAR BASEMENT

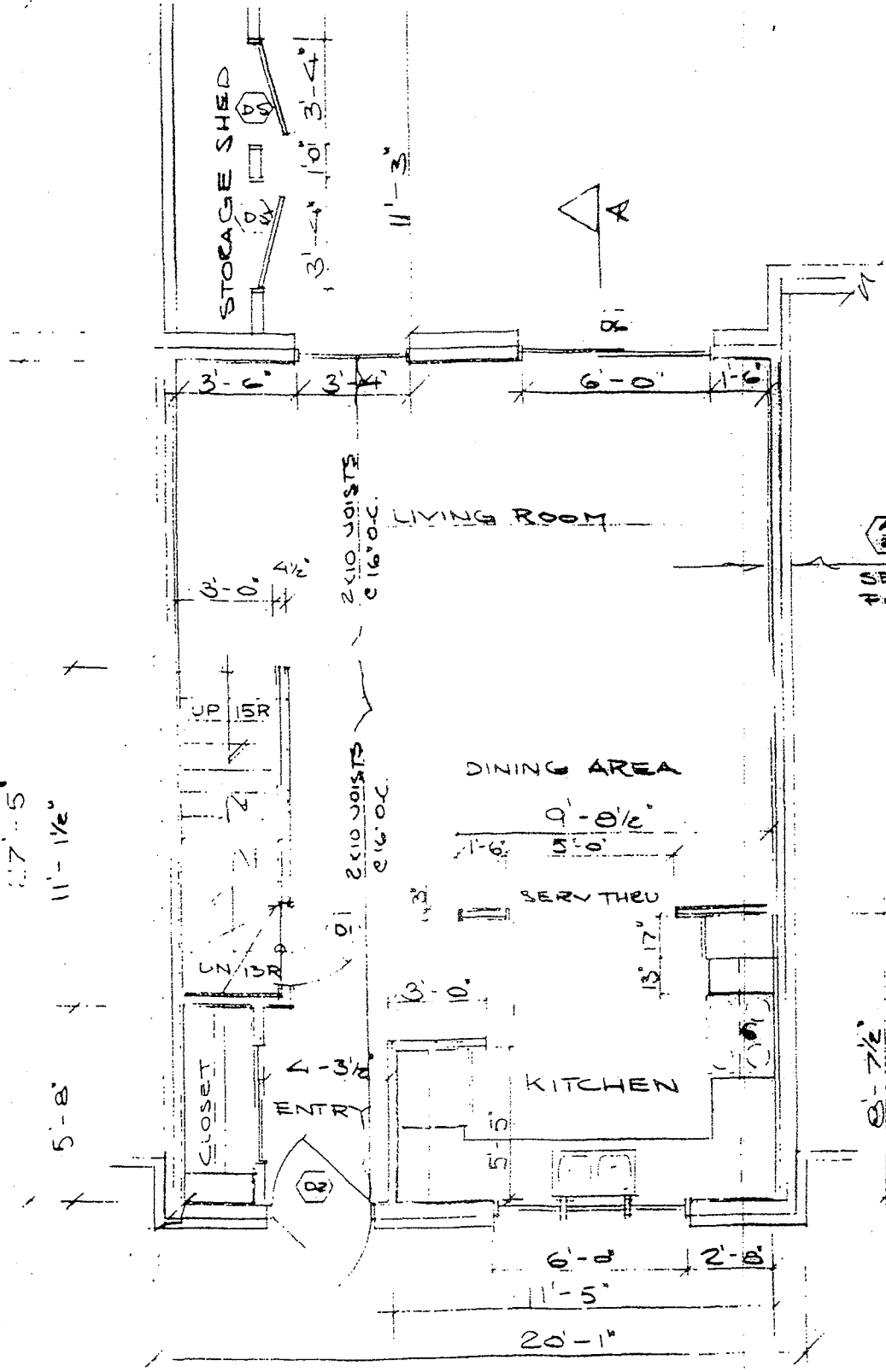
FOUR PAGES (4)

BED ROOM 2

MASTER BED ROOM

ONE OF FOUR

29'-3"
17'-5"
11'-1 1/2"



SEE DETAIL FOR PARTY-WALL

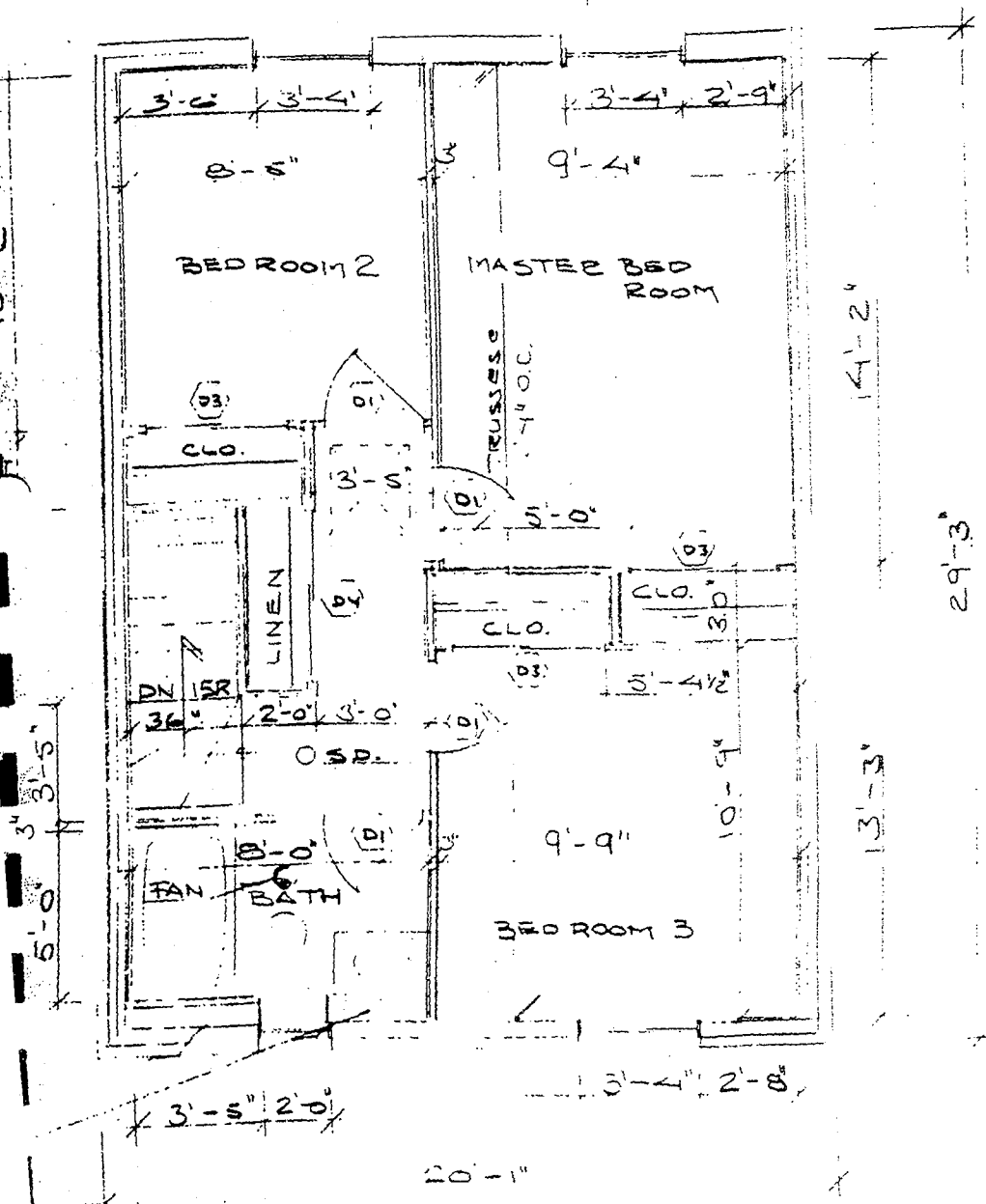
CHASE VENTED

PIPE CHASE VENTED

GROUND FLOOR PLAN

MODEL. REG. BASEMENT

TYPE 1 - REGULAR BASEMENT TWO OF FOUR

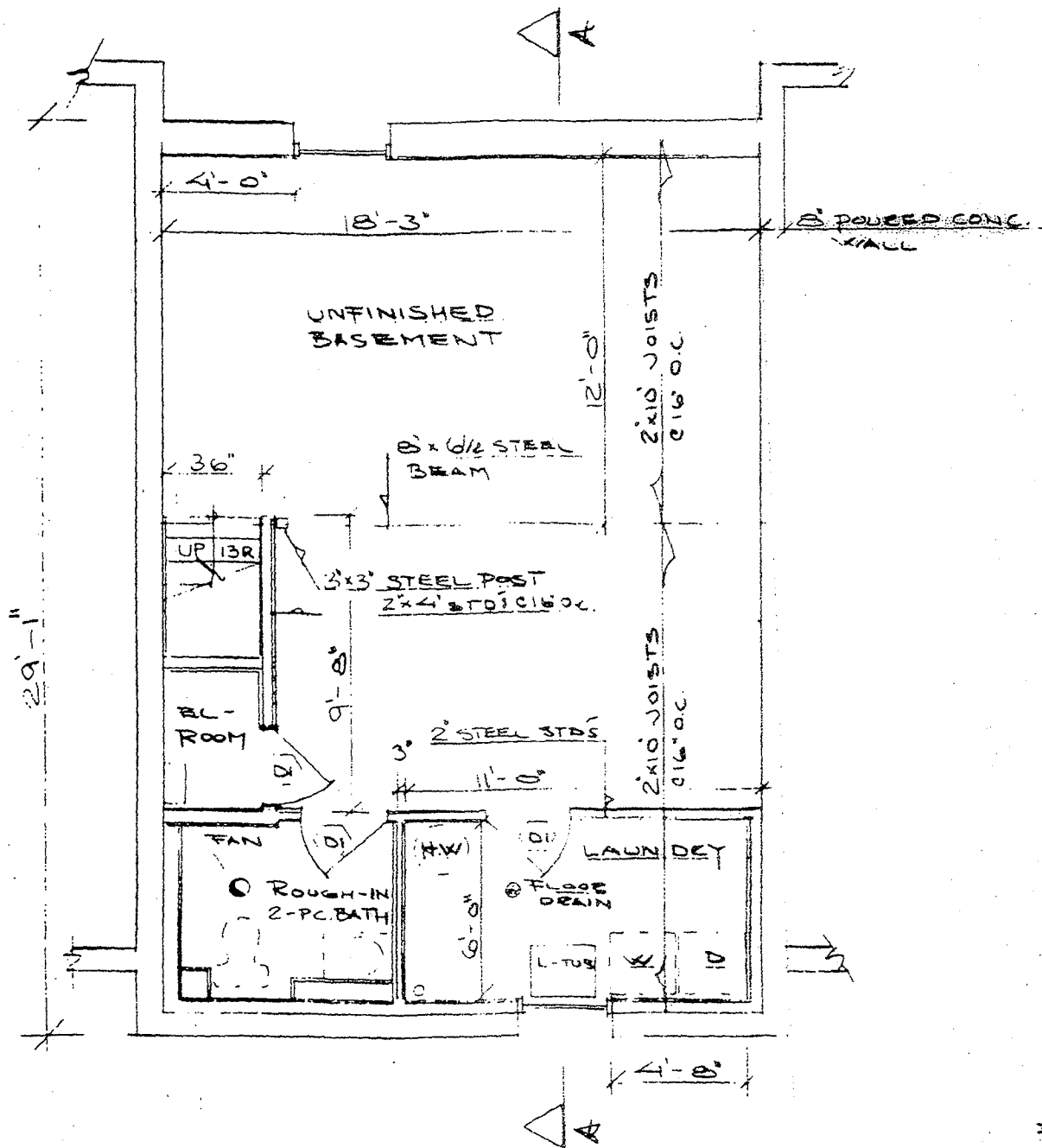


DOOR SCHEDULE

- D1 2'-8" x 6'-8"
- D2 8'-0" x 6'-8" INS.
- D3 4'-0" x 6'-8" SL.
- D4 5'-0" x 6'-8" SL.
- D5 3'-5" x 6'-8"
- D6 6" x 6" SLIDING DOOR

SECOND FLOOR PLAN
MODEL: REG. BASEMENT

THREE OF FOUR
TYPE I - REGULAR BASEMENT



BASEMENT FLOOR PLAN
MODEL REG. BASEMENT

P12

VENTS AS PER O.B.C.

2" ASPHALT SHINGLES ON
1/2" PLY WOOD ON APPROVED
TRUSSES @ 24" O.C.
R-40 INSUL. WITH 6 MIL. POLY
5/8 DRY WALL

12

MORE VENTS @ 6 FT O.C.

18 CONT. VENTED S.
(TYPICAL)

BED ROOM 3

CLO.

MASTER BED ROOM

5/8 T&G PLY WOOD ON
2" x 10" JOISTS @ 16" O.C.

8" I/GF BEAM

1/2" DRY WALL

KITCHEN

DINING

LIVING ROOM

2" STEEL STDS
1/2" DRY WALL

5/8 T&G PLY WOOD ON
2" x 10" JOISTS @ 16" O.C.

8" I/GF BEAM

LAUNDRY

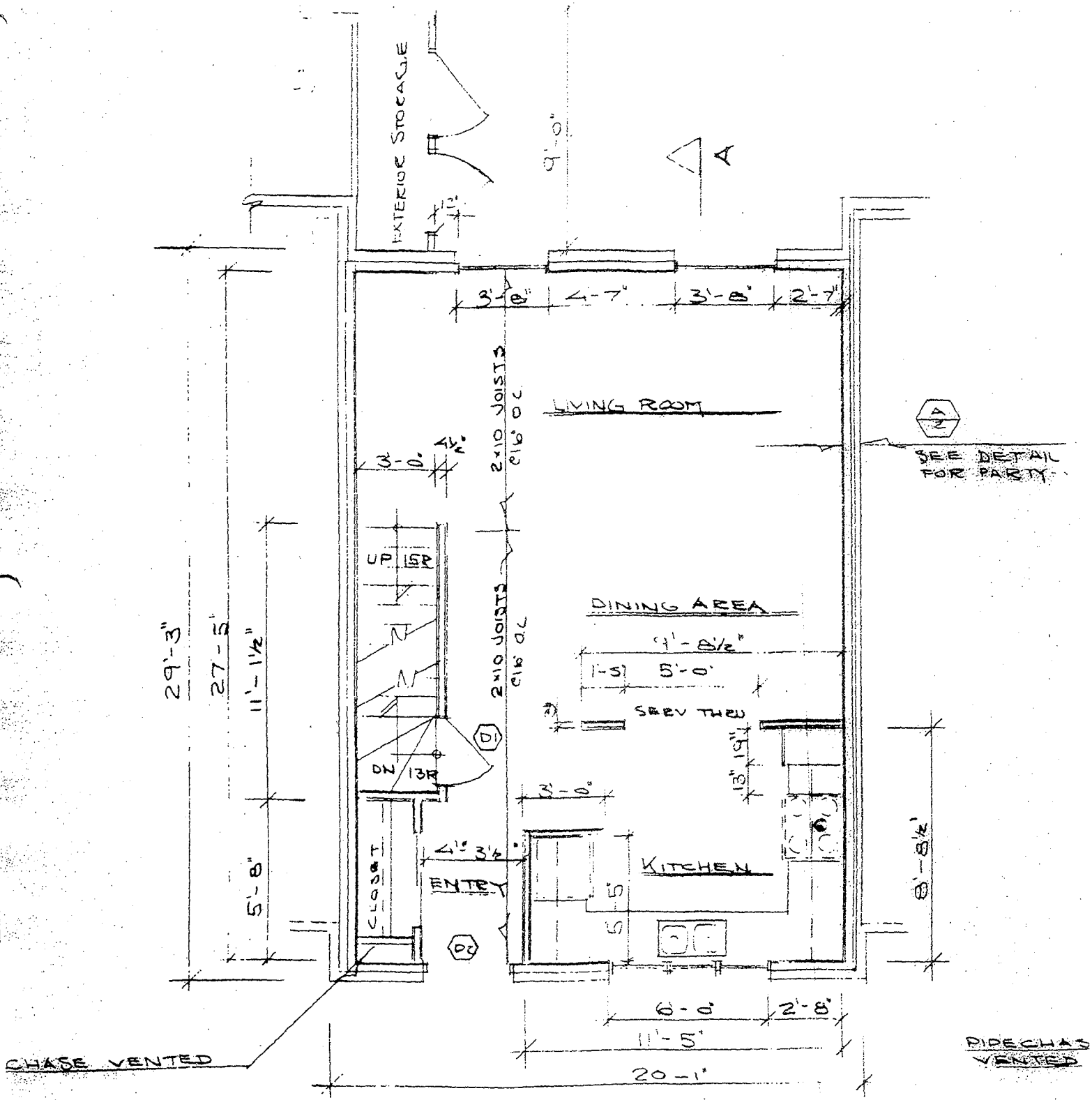
UNFINISHED BASEMENT

9'-0 1/2"

SECTION A-A

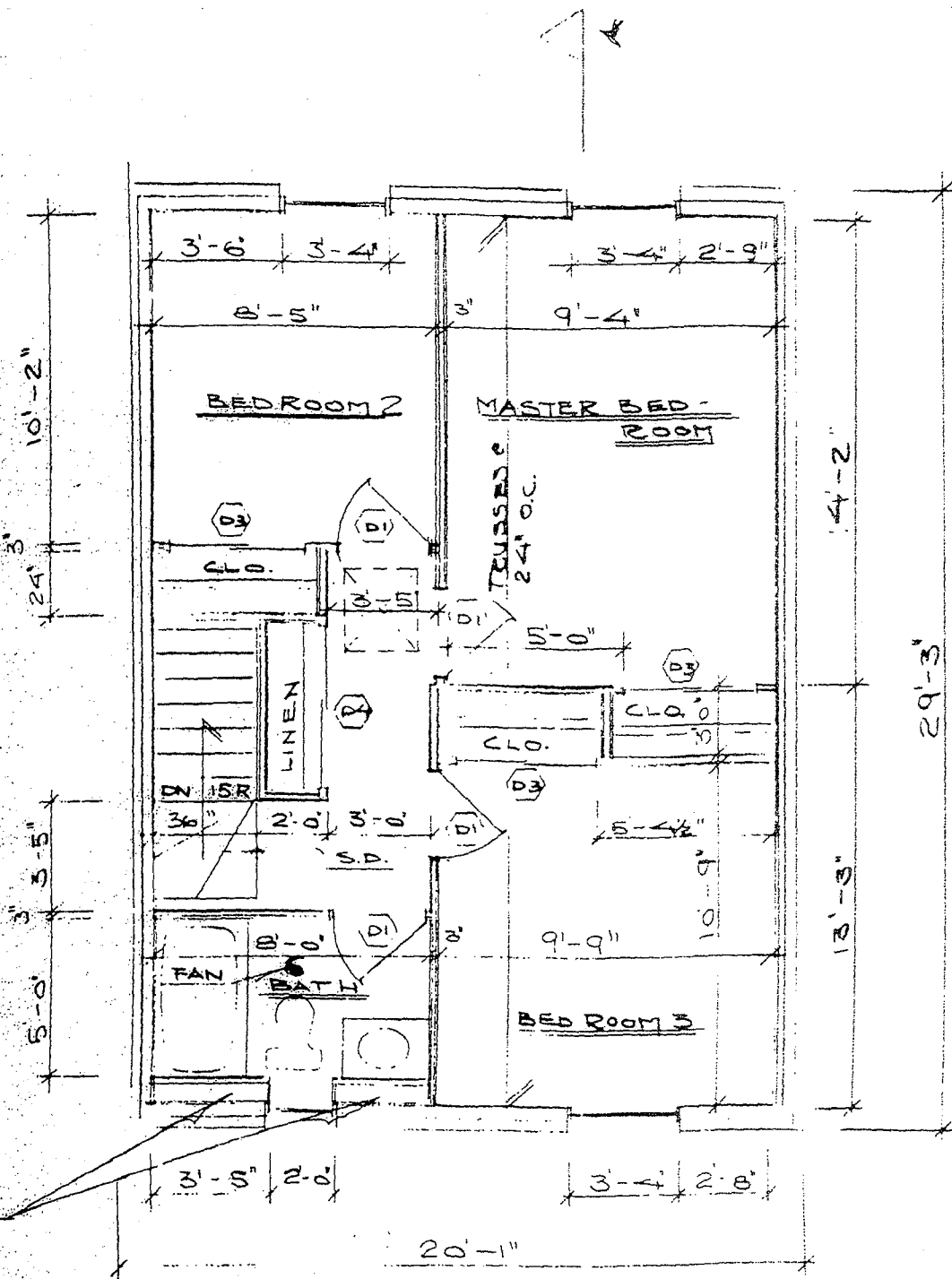
TYPE 2 - WALK OUT BASEMENT

ONE OF FOUR



GROUND FLOOR PLAN
MODEL WALKOUT BASEMENT

TYPE 2 - WALK OUT BASEMENT



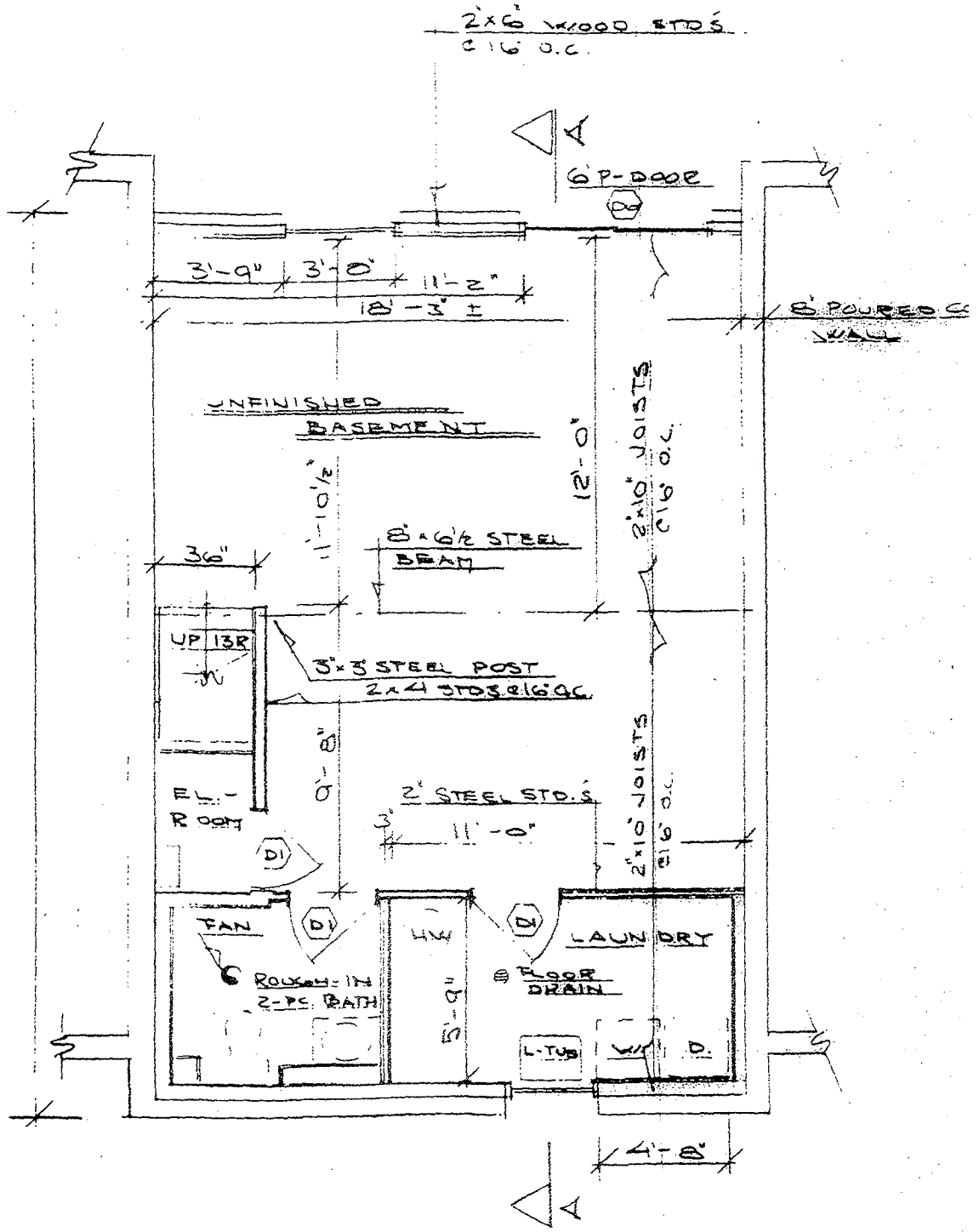
DOOR SCHED

D1	2'-8" x 6'-0"
D2	3'-0" x 6'-0"
D3	4'-0" x 6'-0"
D4	5'-0" x 6'-0"
D5	6'-0" x 6'-0"
D6	6'-6" x 6'-0"

SECOND FLOOR PLAN
MODEL WALKOUT BASEMENT

THREE OF FOUR

TYPE 2 - WALKOUT BASEMENT (0..54)



BASEMENT FLOOR PLAN
WALKOUT BASEMENT

VENTS AS PER O.B.C.

* 20 ASPHALT SHINGLES ON
1/2" PLY WOOD ON APPROVED
TRUSSES @ 24" O.C.
R-40 INSUL. WITH 6 MIL. POLY
5/8 DRY WALL

12

MOOSE VENTS C 6 FT O.C.

18' CONT. VENTED SO
TYPICAL.

MASTER
BED ROOM

CLO. CLO.

BED ROOM 2

5/8" T&G PLYWOOD ON
2" X 4" JOISTS @ 16" O.C.

8" X 8" BEAM

1/2" DRY WALL

KITCHEN

DINING

LIVING ROOM

2" STEEL STRS
1/2" DRY WALL

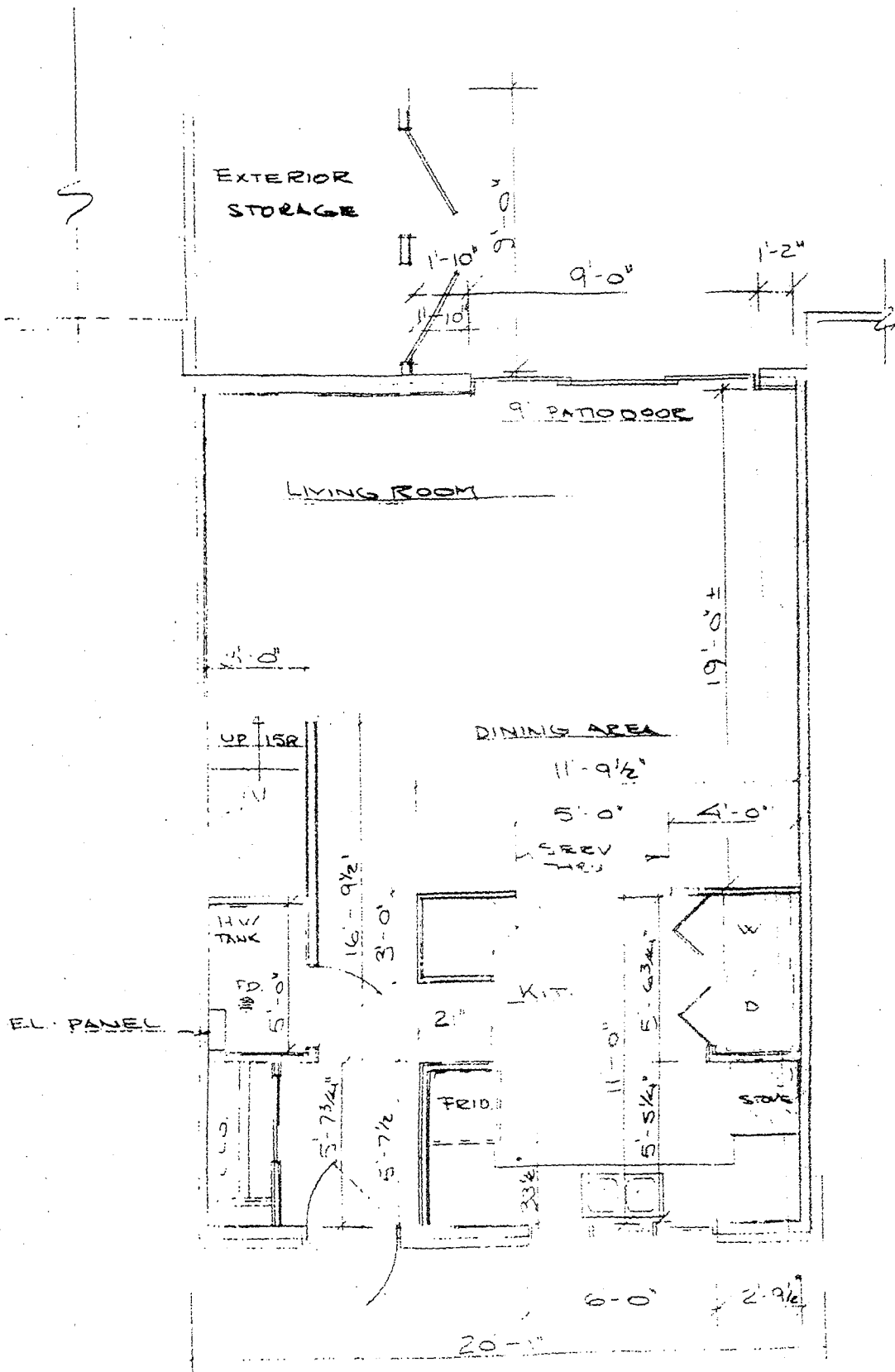
4" CONC SLAB ON
GRADE

DEPTH OF BED ROCK VARIES

SECTION A-A

TYPE 3 - SLAB ON GRADE

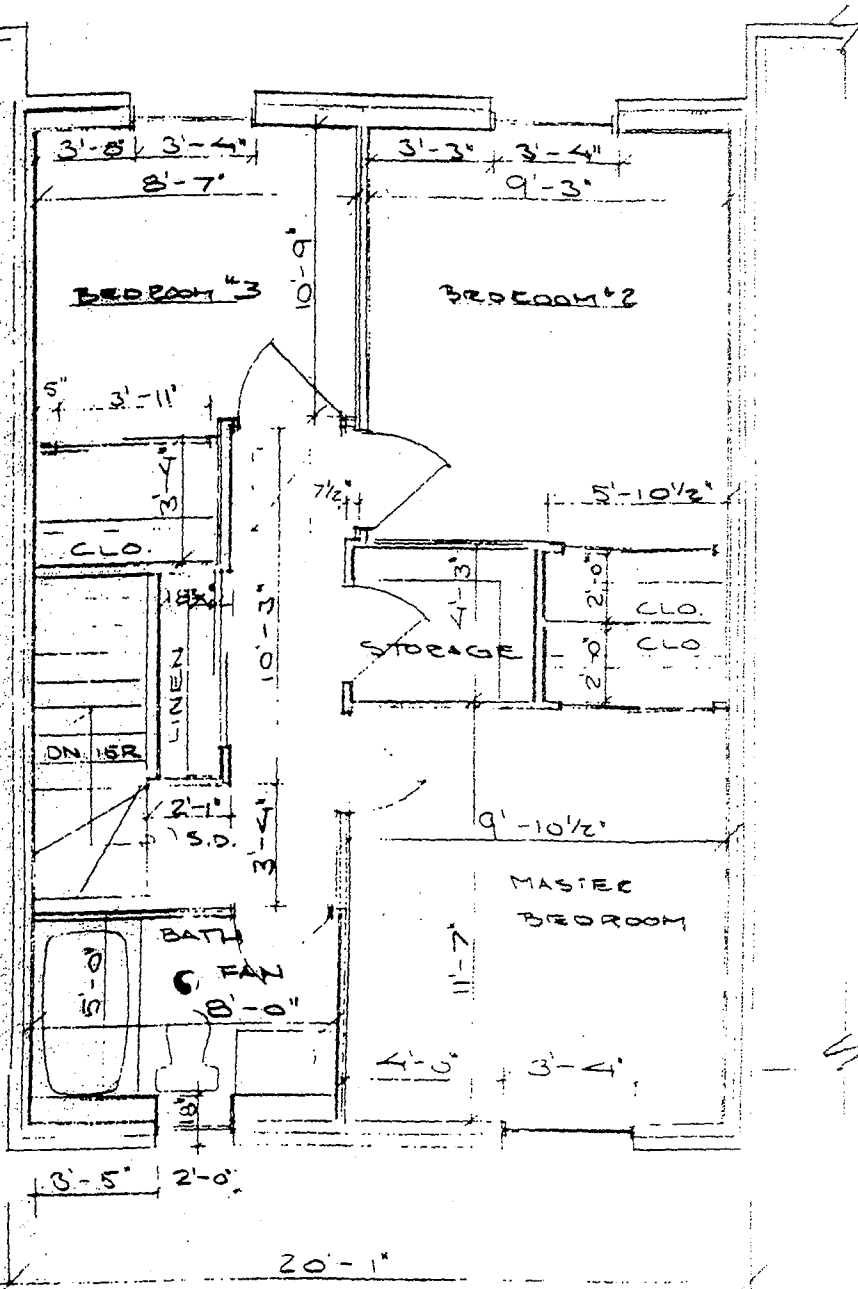
ONE OF FOUR



FIRST FLOOR PLAN
 NOT TO SCALE

TWO OF FOUR

TYPE 3 - SLAB ON GRADE

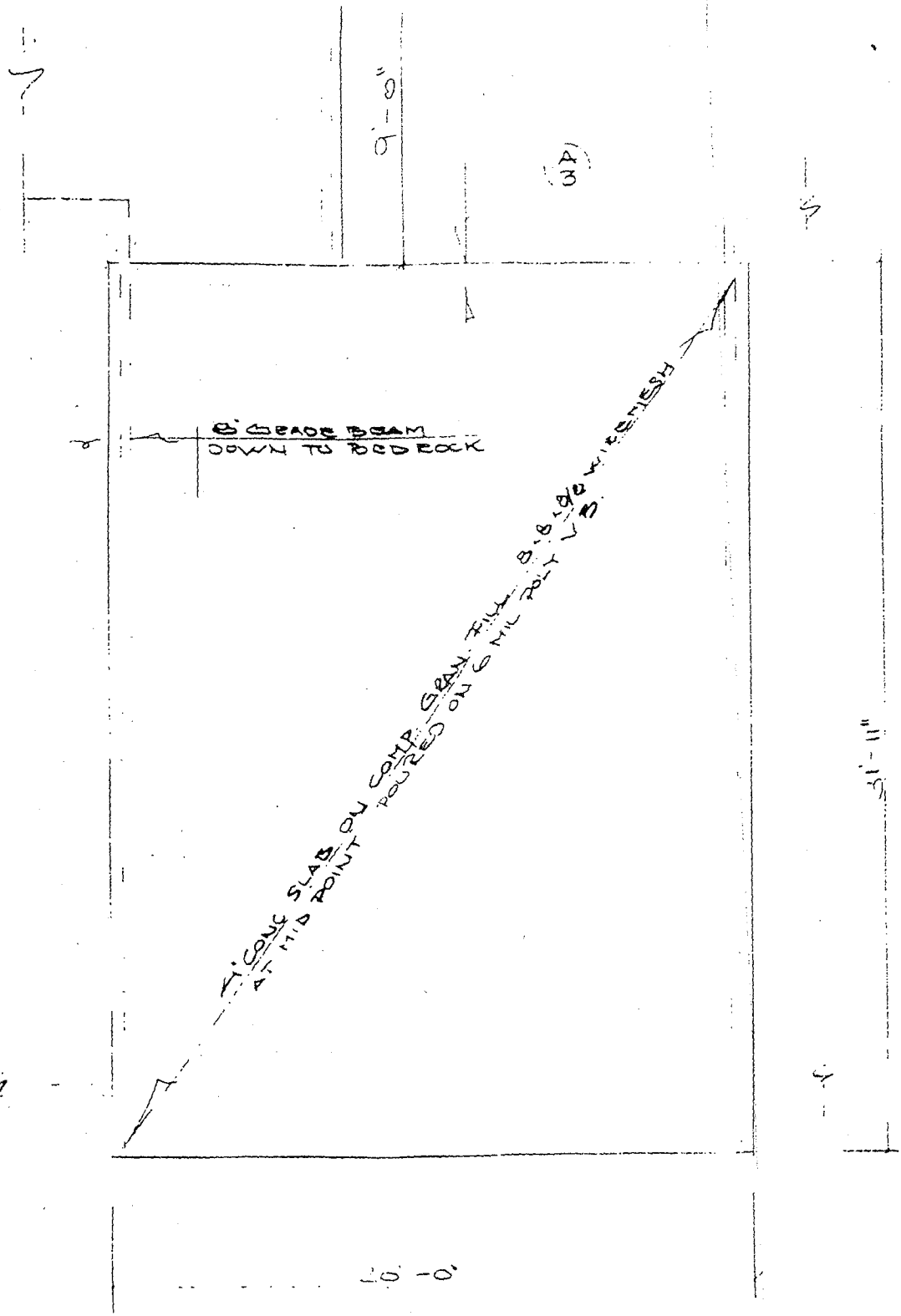


SECOND FLOOR PLAN
 DO NOT SCALE

TYPE 3 - SLAB ON GRADE
THREE OF FOUR

NOTE: THESE ARE NOT ORIGINAL DRAWINGS
 SEE DETAIL #3 FOR ALL DETAILS

DO NOT SCALE
 ALL DIMENSIONS ARE THE AVERAGE (A.U)



FOUNDATION PLAN
 NO NOT SCALE

TYPE 3 - SLAB ON GRADE

FOUR OF FOUR