

Properties

<i>PIN</i>	00406 - 0001 LT
<i>Description</i>	UNIT 1, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	615 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0002 LT
<i>Description</i>	UNIT 2, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	617 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0003 LT
<i>Description</i>	UNIT 3, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	619 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0004 LT
<i>Description</i>	UNIT 4, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	621 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0005 LT
<i>Description</i>	UNIT 5, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	623 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0006 LT
<i>Description</i>	UNIT 6, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	625 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0007 LT
<i>Description</i>	UNIT 7, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	627 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0008 LT
<i>Description</i>	UNIT 8, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	8 629 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0009 LT
<i>Description</i>	UNIT 9, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	631 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0010 LT
<i>Description</i>	UNIT 10, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	633 LANSDOWNE AVENUE WOODSTOCK

The applicant(s) hereby applies to the Land Registrar.

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Properties

<i>PIN</i>	00406 - 0011 LT
<i>Description</i>	UNIT 11, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	635 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0012 LT
<i>Description</i>	UNIT 12, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	637 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0013 LT
<i>Description</i>	UNIT 13, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	639 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0014 LT
<i>Description</i>	UNIT 14, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	641 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0015 LT
<i>Description</i>	UNIT 15, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	643 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0016 LT
<i>Description</i>	UNIT 16, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	645 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0017 LT
<i>Description</i>	UNIT 17, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	647 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0018 LT
<i>Description</i>	UNIT 18, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	649 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0019 LT
<i>Description</i>	UNIT 19, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	651 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0020 LT
<i>Description</i>	UNIT 20, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	653 LANSDOWNE AVENUE WOODSTOCK

Condominium Act, 1998

CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 66 (9) of the Condominium Act, 1998)

Oxford Standard Condominium Corporation No. 111 hereby certifies that:

1. The copy of By-law Number 1, attached hereto, 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 12th day of November, 2014

OXFORD STANDARD CONDOMINIUM
CORPORATION NO. 111

Per: *Angela Piovesan*
Name: Angela Piovesan
Title: President

Per: *Doug Goodbun*
Name: Doug Goodbun
Title: Treasurer

We have authority to bind the
Corporation.

Properties

<i>PIN</i>	00406 - 0021 LT
<i>Description</i>	UNIT 21, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	655 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0022 LT
<i>Description</i>	UNIT 22, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	657 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0023 LT
<i>Description</i>	UNIT 23, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	659 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0024 LT
<i>Description</i>	UNIT 24, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	661 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0025 LT
<i>Description</i>	UNIT 25, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	701 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0026 LT
<i>Description</i>	UNIT 26, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	699 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0027 LT
<i>Description</i>	UNIT 27, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	697 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0028 LT
<i>Description</i>	UNIT 28, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	695 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0029 LT
<i>Description</i>	UNIT 29, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	693 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0030 LT
<i>Description</i>	UNIT 30, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	691 LANSDOWNE AVENUE WOODSTOCK

Properties

<i>PIN</i>	00406 - 0031 LT
<i>Description</i>	UNIT 31, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	689 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0032 LT
<i>Description</i>	UNIT 32, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	687 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0033 LT
<i>Description</i>	UNIT 33, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	685 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0034 LT
<i>Description</i>	UNIT 34, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	683 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0035 LT
<i>Description</i>	UNIT 35, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	681 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0036 LT
<i>Description</i>	UNIT 36, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	679 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0037 LT
<i>Description</i>	UNIT 37, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	677 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0038 LT
<i>Description</i>	UNIT 38, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	675 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0039 LT
<i>Description</i>	UNIT 39, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	673 LANSDOWNE AVENUE WOODSTOCK
<i>PIN</i>	00406 - 0040 LT
<i>Description</i>	UNIT 40, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
<i>Address</i>	671 LANSDOWNE AVENUE WOODSTOCK

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 00406 - 0041 LT
Description UNIT 41, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
Address 669 LANSDOWNE AVENUE
WOODSTOCK

PIN 00406 - 0042 LT
Description UNIT 42, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
Address 667 LANSDOWNE AVENUE
WOODSTOCK

PIN 00406 - 0043 LT
Description UNIT 43, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
Address 665 LANSDOWNE AVENUE
WOODSTOCK

PIN 00406 - 0044 LT
Description UNIT 44, LEVEL 1, OXFORD STANDARD CONDOMINIUM PLAN NO. 111 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN CO125106; CITY OF WOODSTOCK
Address 663 LANSDOWNE AVENUE
WOODSTOCK

Applicant(s)

Name OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111
Address for Service c/o Larlyn Property Management, 540 Wharncliffe Road South, London, ON
N6J 2N4

Oxford Standard Condominium Corporation No. 111 hereby certifies that by-law number 2 attached hereto See Schedules 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, Angela Piovesan (President) & Doug Goodbun (Treasurer), have the authority to bind the corporation.

Signed By

Jeannette Yvonne Bronson 80 Dufferin Ave. acting for Signed 2014 12 09
London, ON Applicant(s)
N6A 4G4

Tel 519-672-4131
Fax 519-672-3554

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

LERNERS LLP 80 Dufferin Ave. 2014 12 10
London, ON
N6A 4G4

Tel 519-672-4131
Fax 519-672-3554

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

The applicant(s) hereby applies to the Land Registrar.

File Number

Applicant Client File Number :

99072-1 M,JW*JB

FORM 11

Condominium Act, 1998

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

Oxford Standard Condominium Corporation No. 111 hereby certifies that:

1. The copy of By-law Number 2, attached hereto, 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 12th day of November, 2014

OXFORD STANDARD CONDOMINIUM
CORPORATION NO. 111

Per: Angela Piovesan

Name: Angela Piovesan
Title: President

Per: Doug Goodbun

Name: Doug Goodbun
Title: Treasurer

We have authority to bind the
Corporation.

BY-LAW NO. 2

**A By-Law Respecting the establishment of a
standard condominium unit for the Corporation**

OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111

WHEREAS:

- (a) The Condominium Act, 1998 (the "Act") requires that the determination of what constitutes an "improvement" to a condominium unit shall be determined by reference to a standard unit definition;
- (b) The Corporation is responsible to insure the condominium units of Oxford Standard Condominium Corporation No. 111 exclusive of the "improvements" to the units;
- (c) Each unit owner is responsible to insure the improvements to their own unit;
- (d) The Act requires existing condominiums that wish to establish a standard unit definition to do so by By-law;
- (e) Any component of a unit over and above the defined standard unit is considered to be an "improvement" to the unit.

THEREFORE IT IS RESOLVED:

1. The standard unit component of each unit from within the Condominium plan shall include the structure as per original blueprints of the Declarant, unfinished basement and attic areas, only those components of the following that are within the unit boundaries of the units, such boundaries being determined by reference to the relevant schedule of the Declaration and by reference to the description plans.

(a) **Miscellaneous**

- The structure, layout and windows for that unit as per original blueprints as per the Declarant with an unfinished basement and unfinished attic areas
- Wire shelf in closets (plastic coated)
- Vanity mirror in bathrooms
- All installations with respect to the provisions of natural gas services
- Zero clearance gas fireplace (1), 2 gas fireplaces for 2 storey units, and fireplaces include wood mantels
- Stairs and railings as per original specifications for that unit
- Hook-up for natural gas barbeque grill

(b) **Walls**

- All existing insulation, vapour barriers and drywall
- All interior partitions and walls completed to the drywall (including taping and sanding, primer and one (1) coat of paint)
- All trim, baseboards, chair rails and crown moulding to be semi-gloss painted

(c) **Ceilings**

- Ceilings completed to the drywall (including taping and sanding, primer and one (1) coat of paint)
- Textured ceilings in great room and loft (if applicable)

(d) **Light Fixtures**

- Light fixtures and ceiling fans shall not form a part of the unit as they may be removed or altered by individual owners
- An allowance of \$2,500.00 for light fixtures and ceiling fans shall form a part of the unit

(e) **Floor Coverings**

- Mid-grade carpet in bedrooms, great room, hallways and stairways

- Vinyl sheet flooring in bathrooms, kitchen, laundry room and foyer
- (f) **Cabinetry**
- Mid-range builders quality cabinets with uppers in kitchen
 - Mid-range builder's quality cabinet in bathroom(s) and laundry room
 - Range hood
 - Laminate countertops will be included in the kitchen and laundry room
- (g) **Plumbing/Fixtures**
- All installations with respect to the provision of water and sewage services
 - Moulded manufactured synthetic marble countertop and sink(s) in bathrooms
 - Double stainless steel sink in kitchen
 - Single stainless steel sink in laundry room
 - Manufactured synthetic marble master ensuite shower with separate double Jacuzzi tub
 - All plumbing fixtures will be chrome or brass
 - Showers will have pressure balance shower valves
 - Toilets will be low-flow toilets
 - One piece moulded acrylic tub/shower combination in second bathroom
 - Door for master shower enclosure
 - Exhaust fan in bathroom(s)
 - Roughed-in plumbing and electrical for dishwasher
 - Rough-in for 3-piece bath in basement
 - waterline to fridge for icemaker
- (h) **Electrical**
- All installations with respect to the provision of electricity, 125 amp electrical service with 40 circuits
 - Garage door opener
 - Telephone cable and related outlets (maximum of five (5) locations)
 - Television cable and related outlets (maximum of five (5) locations)
 - One (1) standard stove electrical outlet
 - One (1) standard dryer electrical outlet
 - Venting for dryer
 - Forced air high efficiency gas furnace with central air conditioning and related hardware
 - Central vac rough in
 - Pre-wired security system (security system itself not included)
 - Smoke & carbon monoxide detectors
- (i) **Doors**
- Unit suite entry doors with deadbolt lock
 - Six panel painted interior doors with hardware
 - French doors to deck/patio areas
 - Steel metal insulated garage door
- (j) **Rear exclusive Deck/Patio Areas**
- Pressure treated wood decks with privacy partition between units, and a concrete patio area for units with a walkout basement, as per original standard specifications and blueprints.

2. In the event any of the builder's choices are not available, then the Corporation shall provide the Unit Owner with samples of choices of materials which, in the sole opinion of the Corporation, are of comparable value and quality.

3. Such other components of the unit which the Declarant would have been required to construct by the current regulations (as at the time of the repair) in order to achieve registration of the condominium plan including, without limiting the generality of the foregoing, all conduits, pipes, ducts, cables, wires, service connections, lines, water mains, telephone and television cables and access transmission lines and public utility lines that, without limiting the generality of the foregoing, provide or transmit power, communication facilities, television, water, fuel, and/or sewage disposal.
4. For clarification, anything within the unit boundaries of a unit, which is over and above such minimum requirements set out above, shall be considered an "improvement" to the unit. For greater certainty and without limiting the generality of the foregoing other additions to the basic structure of the wall or partition, and window coverings, are considered "improvements" to the unit and are the responsibility of the owner of the unit to insure.
5. For further clarification, the consequence of such definition of "standard unit" is to cause all components of a unit that are 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 relating thereto and relieving the Corporation from being required to provide or maintain any insurance on account thereof.
6. If any component of the standard unit must be "upgraded" or changed in order to comply with any applicable governmental 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 part of the standard unit. All components are "construction grade" unless otherwise specified. In case of any dispute as to what constitutes "construction grade" the issue shall be exclusively and conclusively determined by the insurance adjuster(s) retained by and acting on behalf of the Corporation's insurer and the decision of such adjuster(s) shall be binding on the Corporation and all its owners and mortgagees.
7. In any circumstance where the Corporation's insurance provides coverage for the repair, except for cases of catastrophic disaster as defined in the insurance policy, the Unit Owner shall be responsible for the deductible portion of the Corporation's insurance policy.

OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111 hereby enacts the foregoing By-Law No. 2, pursuant to the provisions of the Condominium Act 1998, S.O. 1998.

Dated this 5th day of November, 2014

OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111

Per: Angela Piovesan
Director - Angela Piovesan

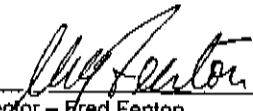
Per: Joseph Piovesan
Director - Joseph Piovesan


Per: Rick Coad
Director - Rick Coad

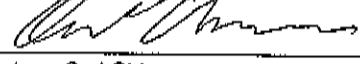
Per: Michael Cullen
Director - Michael Cullen

Per: Lyle Wells
Director - Lyle Wells

Per: Don Hall
Director - Don Hall

Per: 
Director - Fred Eenton

Per: 
Director - Douglas Goodbun

Per: 
Director - Carl Ohlson