AMENDMENT TO DECLARATION
(under section 107 of the *Condominium Act, 1998*)

The Declaration of Oxford Standard Condominium Corporation No. 111, registered as CO125106 on the 5th day of November, 2014, is hereby amended as follows:

1. The Declaration shall be amended by deleting Paragraphs 5.1(b), (c) and (d) of Article 5: Maintenance and Repairs and replacing them with the following:

5.1 Maintenance and Repairs

Each Owner shall maintain the Owner's Unit, and those parts of the Common Elements hereinafter specified and, subject to the provisions of this Declaration and Section 123 of the Act, each Owner shall repair that Owner's Unit, including improvements, after damage, all at the Owner's expense. The determination of what constitutes an improvement shall be made by reference to the description of a standard unit for the class of unit to which the Unit belongs as set out in a by-law of the Board made under Section 56(1)(h) of the Act, if such by-law has been passed, or as set out in a schedule delivered pursuant to Section 43(5)(h) of the Act. Without limiting the generality of the foregoing and for greater clarity, each Owner shall:

...

(b) maintain, clean, repair and replace doors (including screens) which provide the means of ingress and egress from the Owner's Unit and repair damage to those doors;

(c) maintain, clean, repair and replace all windows, with the exception of plastic skylights, including frames and screens; contiguous to the Owner's Unit, and the Owner shall be responsible for the costs to repair the damage to such windows;

(d) save and except as provided by the Condominium Corporation, to clean, maintain, repair and replace the following exclusive use Common Elements appurtenant to the Unit, including any betterments and improvements thereto (unless previously agreed to in writing by the Board), to a safe and reasonable standard, as would be expected of a reasonable and responsible Owner and the Owner shall be responsible for the costs incurred by the Corporation to repair or replace damage or to clean such exclusive use Common Elements caused by the omissions or negligence of the Owner or an Owner's Guest:

A - Rear Deck/Patio Area
C - Air Conditioners
D - Front Courtyard Area
E - Porch

For the sake of clarification, Owners shall not be responsible to clean, maintain, repair and replace the exclusive use Common Element driveways; however, the Owner shall be responsible for the costs incurred by the Corporation to repair or replace damage or to clean the driveways caused by the omissions or negligence of the Owner or an Owner's Guest.

2. The Declaration shall be amended by deleting Paragraphs 5.2 of Article 5: Maintenance and Repairs and replacing it with the following:

5.2 Common Elements

Save and except for the obligations of the Owners as set out in Paragraph 5.1 above, the Corporation shall maintain, clean, repair and replace the Common Elements, including the plastic skylights and the exclusive use Common Element driveways, and excluding those portions thereof which the Owners have an obligation to maintain, clean, repair and replace.

3. Except as specifically provided for above, the Declaration and any previous amendment to the original Declaration remains in full force and unamended.

4. In the event of a conflict between the provisions of this Amended Declaration and the *Condominium Act, 1998*, the provisions of this Amended Declaration shall be deemed to be consistent with the Act. In the event of a conflict between the provisions of this Amended Declaration and the original Declaration or any previous amendment to the original Declaration, or any other By-law or Rule of the Corporation, the provisions of this Amendd Declaration shall govern.

As of the 11th day of November, 2024, the Owners of at least ninety percent (90%) of the Units of the Corporation have consented in writing to the foregoing Amendment to Declaration.

OXFORD STANDARD CONDOMINIUM CORPORATION NO. 111

Per: _____

Name: GARRY HONCOOP
Position: President
(signature and name in print)

Per: _____

Name: Don Hall
Position: Secretary
(signature and name in print)

We have the authority to bind the Corporation.