

YORK CONDOMINIUM CORPORATION NO. 323
(the "Corporation")

BY-LAW NO. 8
(Standard Unit)

WHEREAS pursuant to Sections 56(1)(h), 89 and 99 of the *Condominium Act, 1998*, (the "Act") the Board of Directors of the Corporation has the authority to pass a by-law relating to a Standard Unit;

AND WHEREAS the Board of Directors of the Corporation deems it appropriate to pass a by-law relating to a Standard Unit.

NOW THEREFORE be it enacted as a By-Law of the Corporation as follows:

1. That the Corporation will have two classes of Standard Unit, being:
 - (a) Class A comprised of all highrise residential units, being Unit 10, Level 1 and Units 1-8 inclusive on each of Levels 2-25 as described herein.
 - (b) Class B comprised of all detached and semi-detached residential units, being Units 1-9 inclusive on Level 1 as described herein.

2. That the Standard Unit for the purpose of determining the responsibility for repairing after damage improvements to units and for insuring units, shall be defined to include the following components for each class, to the extent that same are within the unit as defined in the Declaration, as follows:

CLASS A (Highrise Units):

GENERAL:

Stucco ceilings in all rooms and hallways, including bathroom and kitchen
Interior (dry wall) walls primed and painted in off white colour
Interior doors, hollow wood - with door knob
Sliding closet doors (pressed wood with metal frame) in the bedrooms and in entrance hallway to the suite, where applicable
Wood baseboards, painted in off white colour

FLOOR COVERINGS:

Wall-to-Wall Broadloom in Living Room, Dining Room, Hallway and all Bedrooms
Linoleum Tile flooring in Kitchen
Ceramic Tile flooring in Washrooms

KITCHEN AND VANITY COUNTER TOPS:

Furniture Finish Cabinets with Arborite counter tops

KITCHEN:

Furniture finish kitchen cabinets
Arborite counter tops
Built-in Kitchen Exhaust Fan
Single stainless steel sink
Hook ups for washer and dryer
Fan motor located over washer and dryer
Heavy duty wire/conduit for the fire alarm & speaker system

ALL BATHROOMS:

Ceramic tile Flooring in Washrooms
Ceramic Tile Tub Enclosures
Built-in wash basins/ cupboards and in Main Washroom, 1 frameless wall mounted (24" x 30") Mirror
Exhaust vents with fans
All faucets: One handle chrome plated
White enamel steel rectangular bath tubs with standard chrome plate tip spout, showerhead and two handle tub and shower control

COMFORT SYSTEM:

Air Conditioning and Heating—Individual Suite Control

SECURITY SYSTEM:

Smoke detectors
Fire alarm and speaker
Enter-Phone System for Maximum Security

ELECTRICAL SERVICES AND FIXTURES:

Individual service panel with 15 amp, glass fuses and 20-30 amp bullet fuses installed in kitchen closets or entrance closets
Ceiling light outlets in kitchen, dining area, foyer, hallway, bedroom(s) and walk-in closet
Two split outlets in the kitchen
Electrical outlets, reasonable frequency and location, switches and receptacle plastic off white throughout

IN-SUITE TELECOMMUNICATION SERVICES AND FIXTURES:

2 Cable television outlets
2 Telephone outlets

APPLIANCES

Builders' standard models: oven, refrigerator, dishwasher, washer and dryer

OTHER:

Such electrical wiring, pipes, cables and /or conduits as may be required for the proper installation and operation of any and all of the foregoing components

CLASS B (Semi-Detached Units):

GENERAL:

Wooden doors, door frames and baseboards
 Builders' standard drywall and builders' standard stucco ceilings
 Sliding (un-mirrored) closet doors
 Cement basement floor

FLOOR COVERINGS:

Original hardwood flooring
 Builders' standard broadloom or hardwood flooring
 Linoleum Tile flooring in Kitchen
 Ceramic Tile flooring in Washrooms

KITCHEN:

Builders' standard wooden cupboards
 Arborite counter tops
 Double Sink
 Internal vent over stove (no external exhaust)

BATHROOMS:

1 ½ bathrooms
 Ceramic tile flooring
 Ceramic tiled bath walls (4"x 4")
 Single mirror over basins
 Builders' standard wooden cabinet and single sink
 Builders' standard tub (in full bathroom) and basins
 Metal medicine cabinet in full bathroom, mirror in ½ bathroom
 Exhaust vents with fans

COMFORT SYSTEM:

No air conditioning
 Builders' standard efficiency gas furnace

Builders' standard wood burning fireplace

SECURITY SYSTEM:

Smoke detectors (no alarm system speakers)

ELECTRICAL SERVICES AND FIXTURES:

Individual service panel with 15 amp, glass fuses and 20-30 amp bullet fuses installed in the basement

Ceiling light outlets in kitchen, dining area, foyer, hallway, bedroom(s)

Two split outlets in the kitchen

Electrical outlets, reasonable frequency and location, switches and receptacle plastic off white throughout

2 outdoor light fixtures (front and back)

IN-SUITE TELECOMMUNICATION SERVICES AND FIXTURES:

Three cable outlets (one per floor) and four telephone outlets

APPLIANCES

Builders' standard models: oven, refrigerator, dishwasher, washer and dryer, hookups for washer and dryer in basement

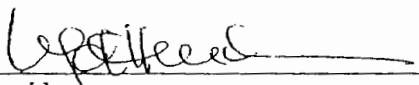
OTHER:

Such electrical wiring, pipes, cables and /or conduits as may be required for the proper installation and operation of any and all of the foregoing components

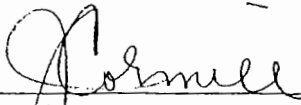
3. Any of the aforementioned materials and components may be replaced with material that is of similar or better quality and finish, should the original materials and components not be available for any reason.
4. Unless otherwise specified above, the quality of all components shall be that of "builders' standard". In the event that there is a dispute as to what then may constitute a "builders' standard", a comparison shall be had to similar products being offered by builders of new construction at the time of damage or similar value to the unit in which or to which the damage has occurred. If there is a disagreement as 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.

The foregoing By-law No. 8 is hereby passed by the Directors of the Corporation (subject to the required confirmation of owners) pursuant to the *Act* at a meeting of Directors duly called and held.

DATED this 25th day of SEPTEMBER, 2008.



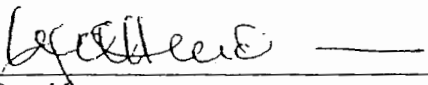
President



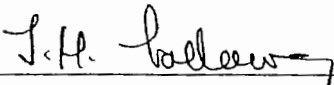
Secretary c/s

The foregoing By-law No. 8 is confirmed by owners who own a majority of the units of the Corporation at a meeting of the owners duly called and held on this 16th day of April, 2009 in accordance with the requirements of the *Act*.

DATED this 16th day of APRIL, 2009.



President



Secretary c/s