March 23, 2018

Re: Unit 7, Level 8 (Suite 807) and Unit 44, Level B (parking) — Sample Standard Condominium Plan No. 1 — Sample Tower		
Registered owner: Sample Owner	**Requested by:** Sample Requester	**Request received:** August 19, 2026
Fee paid: $100.00 (HST included)	**Exclusive-use locker:** No. 112 (Schedule F; not a unit)	**Our file:** SC-2026-0412

Status certificate

(Under subsection 76 (1) of the *Condominium Act, 1998*)

Condominium Act, 1998

Sample Standard *(name of condominium corporation)*

Condominium Corporation No. 1 (known as the “Corporation”) certifies that as of the date of this certificate:

Instruction for a common elements condominium corporation

(If the Corporation is a common elements condominium corporation, change all references in this certificate to terms in Column 1 to references to the terms in Column 2.)

Column 1	Column 2
unit(s)	common interest(s) in the Corporation
unit owner(s)	the owner(s) of a common interest in the Corporation

General Information Concerning the Corporation

1. Mailing Address: 100 Sample Street, Management Office, Oakville, Ontario L6K 0A0
2. Address for Service: 100 Sample Street, Management Office, Oakville, Ontario L6K 0A0
3. Name of property manager: Sample Property Management Inc. (Condominium Manager: J. Example)
   Address: 200 Sample Street, Suite 300, Oakville, Ontario L6J 0A0
   Telephone number: (905) 555-0142
4. The directors and officers of the Corporation are:

Name	Position	Address for Service	Telephone Number
A. Director	President and Director	c/o 100 Sample Street, Oakville ON L6K 0A0	(905) 555-0142
B. Director	Secretary and Director	c/o 100 Sample Street, Oakville ON L6K 0A0	(905) 555-0142
C. Director	Treasurer and Director	c/o 100 Sample Street, Oakville ON L6K 0A0	(905) 555-0142
D. Director	Director	c/o 100 Sample Street, Oakville ON L6K 0A0	(905) 555-0142
E. Director	Director	c/o 100 Sample Street, Oakville ON L6K 0A0	(905) 555-0142
J. Example	Assistant Secretary (officer, not a director)	c/o 200 Sample Street, Suite 300, Oakville, Ontario L6J 0A0	(905) 555-0142

Common Expenses

[If the Corporation is any condominium corporation but a common elements condominium corporation:

5. The owner of Unit 7 Level 8 (Suite number 807 address 100 Sample Street, Oakville, Ontario) together with Unit 44, Level B (parking unit) of (Sample Standard Condominium Plan No. 1 *identify condominium plan*), registered in the Land Registry Office for the Land Titles (or Registry) Division of Halton (No. 20)]

   ~~*[If the Corporation is a common elements condominium corporation:* The owner of the common interest in the Corporation attached to ______________ *(provide description, as set out in Schedule D to the declaration, of the parcel of land to which the common interest in the Corporation is attached)*, registered in the Land Registry Office for the Land Titles (or Registry) Division of ______________, (known as the "Parcel")]~~

   (Strike out whichever is not applicable:

   is not in default in the payment of common expenses.

   OR

   ~~is in default in the payment of common expenses in the amount of $~~______________)

   ~~*[If applicable add:* and a certificate of lien has been registered against *(if the Corporation is any condominium corporation but a common elements condominium corporation:* the unit*) (if the Corporation is a common elements condominium corporation:* the Parcel*)].*~~ Not applicable. No certificate of lien has been registered against the unit.

6. A payment on account of common expenses for the unit in the amount of $742.18 is due on September 1, 2026 *(next due date)* for the period September 1, 2026 *(date)* to September 30, 2026 *(date)*. This amount includes the amount of any increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10. (Monthly common expenses: Unit 7, Level 8 $703.83; Unit 44, Level B $38.35; total $742.18.)

7. The Corporation has the amount of $0.00 in prepaid common expenses for the unit.

8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit *[if applicable add:* except Nil *(set out details and provide brief description)].*

Budget

9. The budget of the Corporation for the current fiscal year is accurate and may result in

(Strike out whichever is not applicable:

~~a surplus of $~~

OR

a deficit of $61,400).

The current fiscal year is May 1, 2026 to April 30, 2027. The projected deficit reflects electricity and natural gas costs running above budget and an expected increase in the insurance premium at the December 1, 2026 renewal.

10. *[Strike out whichever is not applicable:*

~~Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have not been increased.~~

OR

Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit have been increased by $47.25 per month because the Corporation's insurance premium and utility costs increased. The increase of 6.8%, from $694.93 to $742.18 per month for the unit, took effect on May 1, 2026. *(set out the reason for the increase)].*

11. *[Strike out whichever is not applicable:*

~~Since the date of the budget of the Corporation for the current fiscal year, the board has not levied any assessments against the unit to increase the contribution to the reserve fund or the Corporation's operating fund or for any other purpose.~~

OR

Since the date of the budget of the Corporation for the current fiscal year, the board has levied the following assessments against the unit to increase the contribution to the reserve fund or the Corporation's operating fund or for any other purpose: On March 1, 2025 the board levied a special assessment of $4,300,000 against all units to fund garage membrane and ramp repairs, payable in 12 monthly instalments from April 1, 2025 to March 1, 2026. The share for the unit (Unit 7, Level 8: $14,835.00; Unit 44, Level B: $808.40) totalled $15,643.40 and has been paid in full. No amount is outstanding. *(set out the amounts and the reason for the assessments)].*

12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit *[if applicable add:* except the board has received an engineer's report dated June 2026 recommending replacement of the building's domestic hot water risers (Kitec plumbing) within 24 months, at a preliminary estimate of $2.9 million. The board has not yet decided how the work will be funded. *(give particulars of any potential increase, including any assessment levied by the board against the unit, and the reason for it)].*

Reserve Fund

13. The Corporation's reserve fund amounts to $1,846,220 as of July 31, 2026 *(specify a date that is no earlier than at the end of a month within 90 days of the date of this certificate).*

14. *[Strike out whichever is not applicable:*

    The most recent reserve fund study conducted by the board was a Class 2 (update with site inspection) *(specify the class of reserve fund study)* dated October 12, 2022 and prepared by Sample Building Science Ltd. *(name of person who conducted the reserve fund study)*. The next reserve fund study will be conducted before October 12, 2025 *(set out the date by which the next reserve fund study must be conducted as required by the regulations made under the Act).*

    OR

    ~~*(If no reserve fund study has been conducted by the board, state:* A reserve fund study will be conducted before ______ *(set out the date by which the reserve fund study must be conducted as required by the regulations made under the Act)].*~~

15. *(If a notice has not been sent to the owners under subsection 94 (9) of the Condominium Act, 1998, include the following paragraph:)* Not applicable. A notice under subsection 94 (9) has been sent to the owners (see paragraph 16).

~~The balance of the reserve fund at the beginning of the current fiscal year was $.............................. In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is $.............................., and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to $............................... The board anticipates that the reserve fund will/will not be adequate in the current fiscal year for the expected costs of major repair and replacement of the common elements and assets of the Corporation.~~

16. *[If a notice has been sent to the owners under subsection 94 (9) of the Condominium Act, 1998, include the following statements and a copy of the most recent notice for the unit with this certificate and mention it in the list of documents forming part of this certificate:*

The board has sent to the owners a notice dated March 3, 2023 *(date of the most recent notice)* containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. ~~The proposed plan for future funding of the reserve fund has not been implemented because *(give reason)*.~~

OR

The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table included in the notice *(if applicable add:* except the total contribution for the current fiscal year is $68,000 less than the Contribution Table. The 2026–2027 budget provides for a contribution of $612,000; the Contribution Table provides for $680,000. The board reduced the contribution to limit the increase in common expenses and will review the funding plan when the next reserve fund study is completed. *(set out why contributions are not being made in accordance with the Contribution Table and whether this will be addressed))].*

17. There are no plans to increase the reserve fund under a plan proposed by the board under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of the reserve fund *[if applicable add:* except Nil *(give details of any increase, including any increase in the common expenses payable for the unit or assessment against the unit)].*

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation *[if applicable add:* except Nil *(give amount of judgment and brief particulars)].*

19. The Corporation is not a party to any proceeding before a court of law, an arbitrator or an administrative tribunal *[if applicable add:* except

    (a) **Corporation as defendant.** Ontario Superior Court of Justice at Milton, Court File No. CV-25-00000999-0000, *Sample Plaintiff v. Sample Standard Condominium Corporation No. 1 et al.* The plaintiff claims damages of $1,250,000 for injuries allegedly sustained in a slip and fall on the exterior walkway at the main entrance on January 14, 2025. The claim has been reported to the Corporation's insurer, which has appointed counsel and is defending the action. Status: pleadings are closed and examinations for discovery are scheduled for November 2026.

    (b) **Corporation as plaintiff.** Small Claims Court at Milton, Court File No. SC-26-00000999-0000, Sample Standard Condominium Corporation No. 1 v. the owner of Unit 3, Level 2 (a different unit). The Corporation claims $18,400 of unpaid common expenses, plus interest and costs. Status: a defence has been filed and a settlement conference is scheduled for October 2026.

    (give brief particulars and the status of those proceedings to which the Corporation is a party)].

20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998* to the Superior Court of Justice for an order to amend the declaration and description, where the court has not made the order *[if applicable add:* except Nil *(give particulars)].*

21. The Corporation has no outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*, *[if applicable add:* except Nil *(give brief particulars and the status of any claims that have been made)].*

22. *[Strike out whichever is not applicable:*

    There is currently no order of the Superior Court of Justice in effect appointing an inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*.

    OR

    ~~There is currently an order of the Superior Court of Justice in effect appointing an inspector under section 130 of the Condominium Act, 1998 or an administrator under section 131 of the Condominium Act, 1998. *(If applicable, include a copy of the order with this certificate and mention it in the list of documents forming part of this certificate)].*~~

Agreements with owners relating to changes to the common elements

23. *[Strike out whichever is not applicable:*

~~The unit is not subject to any agreement under clause 98 (1) (b) of the Condominium Act, 1998 or section 24.6 of Ontario Regulation 48/01 (General) made under the Condominium Act, 1998 relating to additions, alterations or improvements made to the common elements by the unit owner.~~

OR

The unit is subject to one or more agreements under clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* relating to additions, alterations or improvements made to the common elements by the unit owner. (Agreement dated June 5, 2017, registered as Instrument No. HR1500999: hardwood flooring installed in Unit 7, Level 8 in 2017. The owner is responsible for maintenance of the flooring and for compliance with the acoustic underlay requirements. A summary is attached.) To the best of the Corporation's information, knowledge and belief, the agreements have been complied with by the parties *(if applicable add:* except Nil *(give particulars). (If applicable, include a copy of the agreements with this certificate and mention them in the list of documents forming part of this certificate.)]*

Leasing of Units

24. *[Strike out whichever is not applicable:*

~~The Corporation has not received notice under section 83 of the Condominium Act, 1998, that any unit was leased during the fiscal year preceding the date of this status certificate.~~

OR

The Corporation has received notice under section 83 of the *Condominium Act, 1998*, that 71 *(set out the number)* unit(s) was (were) leased during the fiscal year preceding the date of this status certificate.]

Substantial changes to the common elements, assets or services

25. There are no additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in a service of the Corporation that are substantial and that the board has proposed but has not implemented, and there are no proposed installations of an electric vehicle charging system to be carried out in accordance with subsection 24.3 (5) of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998 [if applicable add:* except the board has proposed the installation of an electric vehicle charging system in the underground garage. This is a substantial change that has not been implemented. The estimated cost is $310,000, which the board proposes to fund from the operating budget. Purpose: to provide shared EV charging for owners and residents. *(give a brief description and a statement of their purpose)].*

Insurance

26. The Corporation has secured all policies of insurance that are required under the *Condominium Act, 1998*.

Phased condominium corporations

27. Not applicable. The Corporation is not a phased condominium corporation.
28. Not applicable.

Vacant land condominium corporations

29. Not applicable. The Corporation is a standard condominium corporation.

Leasehold condominium corporations

30. Name of lessor: Not applicable Address: — Telephone number: —
31. Not applicable.
32. Not applicable.

Attachments

33. The following documents are attached to this status certificate and form part of it:

    (a) a copy of the current declaration, by-laws and rules, *(if applicable, add:* which include an occupancy standards by-law*)*; Declaration (extract), By-laws No. 5 and No. 7, and the Rules consolidated to November 15, 2023.

    (b) a copy of the budget of the Corporation for the current fiscal year, its last annual audited financial statements and the auditor's report on the statements; 2026–2027 budget; audited financial statements for the year ended April 30, 2026.

    (c) a list of all current agreements mentioned in section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation or between the Corporation and the owner of the unit;

    (d) a certificate or memorandum of insurance for each of the current insurance policies. Sample Mutual Insurance Company, policy period December 1, 2025 to December 1, 2026.

    [if applicable add the following items:

    (g) a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998* or section 24.6 of Ontario Regulation 48/01 (General) made under the *Condominium Act, 1998* that bind the unit; summary of the agreement dated June 5, 2017 (hardwood flooring, Unit 7, Level 8).

    (h) a copy of a notice dated March 3, 2023 *(date of the most recent notice)* containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study;]

    Items (e), (f) and (i) to (l) are not applicable. A standard unit by-law (By-law No. 5) is included under item (a).

Rights of person requesting certificate

34. The person requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above:

    1. Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements listed in subparagraph 33 (c) at a reasonable time and at a reasonable location.
    2. The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

Dated this 28th day of August, 2026.

Sample Standard Condominium Corporation No. 1

A. Director — President
(signature) (print name)

B. Director — Secretary
(signature) (print name)

(Affix corporate seal or add a statement that the persons signing have the authority to bind the corporation.) We have the authority to bind the Corporation.

HALTON (No. 20) LAND REGISTRY OFFICE
RECEIVED AND REGISTERED
2009 06 16 14:32
Instrument No. HR0999999
Land Registrar

DECLARATION

MADE PURSUANT TO THE *CONDOMINIUM ACT, 1998*
SAMPLE STANDARD CONDOMINIUM PLAN NO. 1

THIS DECLARATION (the "Declaration") is made and executed pursuant to the provisions of the *Condominium Act, 1998*, S.O. 1998, c. 19, and the regulations made under it (the "Act"), by SAMPLE DECLARANT INC. (the "Declarant").

WHEREAS the Declarant is the registered owner in fee simple of the lands and premises described in Schedule "A" and in the description submitted with this Declaration (the "Description");

AND WHEREAS the Declarant intends to create a residential condominium known as "Sample Tower", municipally known as 100 Sample Street, in the Town of Oakville, Regional Municipality of Halton;

NOW THEREFORE the Declarant declares as follows:

PART I — INTRODUCTORY

1.1 **Definitions.** All words used in this Declaration that are defined in the Act have the meanings given to them in the Act, unless this Declaration provides otherwise. In this Declaration, "Residential Unit" means a unit on Levels 2 to 12 designated as such in Schedule "D"; "Parking Unit" means a unit on Level A or Level B designated for the parking of a motor vehicle in Schedule "D"; and "Corporation" means the condominium corporation created by the registration of this Declaration and the Description.

1.2 **Statement of Intention.** The Declarant intends that the land and interests appurtenant to the land described in the Description be governed by the Act and this Declaration.

1.3 **Composition.** The property comprises one twelve-storey residential building containing 186 Residential Units and two levels of underground parking containing 206 Parking Units, together with the common elements.

1.4 **Consent of Encumbrancers.** The consent of every person having a registered mortgage against the land or interests appurtenant to the land is contained in Schedule "B".

1.5 **Certificates.** The certificate of the Declarant's architect and engineer required by the Act is contained in Schedule "G".

PART II — COMMON INTEREST AND COMMON EXPENSES

2.1 **Proportions.** Each owner shall have an undivided interest in the common elements as a tenant in common with all other owners, and shall contribute to the common expenses, in the proportions set out opposite each unit in Schedule "D".

2.2 **Specification of Common Expenses.** The common expenses comprise the expenses of the performance of the objects and duties of the Corporation and, without limiting the foregoing, the expenses specified in Schedule "E".

2.3 **Electricity.** Electricity supplied to each Residential Unit shall be measured by a separate suite meter or sub-meter and paid for by the owner of that unit directly to the supplier or to the Corporation's sub-metering provider. The cost of electricity consumed within a Residential Unit does not form part of the common expenses.

2.4 **Reserve Fund.** The Corporation shall establish and maintain one or more reserve funds in accordance with the Act, and shall collect contributions to them as part of the common expenses.

PART III — UNITS

3.1 **Use of Residential Units.** Each Residential Unit shall be occupied and used only as a private single-family residence and for no other purpose.

3.2 **Use of Parking Units.** Each Parking Unit shall be used only for the parking of one private passenger motor vehicle and for no other purpose, including storage.

3.3 **Leasing.** An owner who leases a unit shall comply with section 83 of the Act and shall give the tenant copies of this Declaration, the by-laws and the rules.

PART IV — COMMON ELEMENTS

4.1 **Use.** Subject to the Act, this Declaration, the by-laws and the rules, each owner has the full use, occupancy and enjoyment of the common elements, except as otherwise provided in this Declaration.

4.2 **Exclusive Use Common Elements.** Subject to the Act, this Declaration, the by-laws and the rules, the owner or owners of each unit shall have the exclusive use of the parts of the common elements described in Schedule "F" as appurtenant to that unit, namely: (a) the balcony or terrace to which there is direct access from the unit, as shown on Part 1 of the Description; and (b) the storage locker designated for the unit in Schedule "F".

4.3 **Lockers.** A storage locker is an exclusive-use common element and is not a unit. The exclusive use of a locker is appurtenant to the unit to which it is allocated and may not be sold, leased or otherwise transferred separately from that unit, except to the owner of another unit with the written consent of the board.

4.4 **Maintenance.** The owner shall keep the exclusive-use common elements appurtenant to the owner's unit clean and in a sanitary condition. The Corporation shall repair them after damage, except damage caused by the owner or the owner's residents, tenants or guests.

SCHEDULE "D"

PROPORTIONS OF COMMON INTERESTS AND OF CONTRIBUTIONS TO COMMON EXPENSES (EXPRESSED IN PERCENTAGES)

Unit	Level	Common Interest (%)	Common Expenses (%)
…	…	…	…
1	8	0.6012	0.6012
2	8	0.4388	0.4388
3	8	0.3212	0.3212
4	8	0.3450	0.3450
5	8	0.3212	0.3212
6	8	0.4876	0.4876
7	8	0.3450	0.3450
8	8	0.3212	0.3212
9	8	0.4388	0.4388
10	8	0.6012	0.6012
11	8	0.5584	0.5584
12	8	0.4388	0.4388
13	8	0.3212	0.3212
14	8	0.3450	0.3450
15	8	0.4876	0.4876
16	8	0.3212	0.3212
17	8	0.5210	0.5210
…	…	…	…
40	B	0.0188	0.0188
41	B	0.0188	0.0188
42	B	0.0188	0.0188
43	B	0.0188	0.0188
44	B	0.0188	0.0188
45	B	0.0188	0.0188
46	B	0.0188	0.0188
47	B	0.0188	0.0188
48	B	0.0188	0.0188
…	…	…	…
Total		**100.0000**	**100.0000**

Residential Units are on Levels 2 to 12. Parking Units are on Levels A and B. The proportions total 100 per cent for all 392 units.

SCHEDULE "F"

EXCLUSIVE USE COMMON ELEMENTS

1. **Balconies and terraces.** The owner or owners of each Residential Unit shall have the exclusive use of the balcony or terrace adjoining the unit and to which the unit has direct access, as shown on Part 1, Sheets 3 to 13 of the Description.

2. **Storage lockers.** The owner or owners of the unit shown opposite each locker below shall have the exclusive use of that locker, located on Level B as shown on Part 1, Sheet 2 of the Description:

Locker No.	Level	Exclusive use of the owner(s) of
105	B	Unit 16, Level 7
106	B	Unit 17, Level 7
107	B	Unit 1, Level 8
108	B	Unit 2, Level 8
109	B	Unit 3, Level 8
110	B	Unit 4, Level 8
111	B	Unit 5, Level 8
112	B	Unit 7, Level 8
113	B	Unit 8, Level 8
114	B	Unit 9, Level 8
115	B	Unit 10, Level 8
116	B	Unit 11, Level 8
117	B	Unit 12, Level 8
118	B	Unit 13, Level 8
119	B	Unit 14, Level 8
120	B	Unit 15, Level 8

3. The exclusive use of a locker is subject to section 4.3 of the Declaration. Lockers are not units and have no proportion of common interest or common expenses.

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1
BY-LAWS OF THE CORPORATION

No.	Subject	Registered
1	General operating by-law	August 21, 2009 (HR0999998)
2	Pre-authorized payment of common expenses	May 4, 2010 (HR1000999)
3	Indemnification of directors and officers	June 2, 2011 (HR1100999)
4	Amendment to By-law No. 1 (board size and quorum)	April 14, 2014 (HR1200999)
5	Standard unit	March 9, 2015 (HR1300999)
6	Electronic notices, meetings and voting	October 3, 2018 (HR1600999)
7	Insurance deductibles	July 7, 2021 (HR1800999)

By-laws No. 5 and No. 7 are reproduced in this package. Copies of By-laws No. 1 to 4 and No. 6 are available from the management office.

BY-LAW No. 5

A by-law respecting the standard unit

BE IT ENACTED as By-law No. 5 of Sample Standard Condominium Corporation No. 1 (the "Corporation") as follows:

1. Standard unit. For the purposes of determining the responsibility for repairing improvements after damage and for insuring them, the standard unit for each class of unit is the unit as originally constructed by the declarant, with the finishes described in Schedule "A" to this by-law: broadloom with underpad in the living areas and bedrooms, ceramic tile in the foyer and bathrooms, builder-standard kitchen cabinetry and laminate countertops, builder-standard fixtures and appliances, and painted drywall. Any improvement or betterment made to a unit after registration, including hardwood, engineered wood, laminate or vinyl flooring and upgraded cabinetry, countertops or fixtures, is not part of the standard unit, and the owner of the unit is responsible for repairing it after damage and for insuring it.

2. This by-law comes into force when it is registered.

ENACTED by the board on January 20, 2015 and confirmed by the owners at a meeting held on February 24, 2015.
Registered on March 9, 2015 as Instrument No. HR1300999.

President

Secretary

We have the authority to bind the Corporation.

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1

BY-LAW No. 7

A by-law respecting insurance deductibles

WHEREAS subsection 105 (2) of the *Condominium Act, 1998* (the "Act") makes an owner responsible for the lesser of the cost of repairing damage to the owner's unit and the deductible under the Corporation's insurance policy, where the damage was caused by an act or omission of the owner or of a person residing in or visiting the unit;

AND WHEREAS subsection 105 (3) of the Act permits the Corporation, by by-law, to expand the circumstances under which a deductible may be added to the common expenses payable for an owner's unit;

NOW THEREFORE BE IT ENACTED as By-law No. 7 of Sample Standard Condominium Corporation No. 1 (the "Corporation") as follows:

1. Deductible charged to the unit regardless of fault. Where damage to the property, whether to a unit, to the common elements or to both, originates in a unit or in an exclusive-use common element appurtenant to a unit, the owner of that unit shall pay the Corporation the lesser of (a) the cost of repairing the damage, and (b) the deductible under the Corporation's insurance policy that applies to the damage, whether or not the owner, a resident or any other person caused or contributed to the damage, and regardless of any fault or negligence.

2. Added to common expenses. Any amount payable under section 1 shall be added to the common expenses payable for the unit and may be collected in the same way as common expenses, including by a certificate of lien under section 85 of the Act.

3. Where damage originates. The board, acting reasonably and on the advice of the Corporation's adjuster, engineer or plumber, shall determine where damage originated. Damage from a leak in a pipe, fixture or appliance that serves only one unit originates in that unit.

4. Owners' insurance. Each owner should carry unit-owner insurance that covers the Corporation's deductibles, including the water damage and sewer backup deductibles, which may be much higher than the standard deductible.

5. This by-law does not limit any other right of the Corporation under the Act, the declaration, the by-laws or the rules, and comes into force when it is registered.

ENACTED by the board on May 12, 2021 and confirmed by the owners at a meeting held on June 22, 2021. Registered on July 7, 2021 as Instrument No. HR1800999.

President

Secretary

We have the authority to bind the Corporation.

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1
SAMPLE TOWER — RULES

Made under section 58 of the Condominium Act, 1998 • Consolidated to November 15, 2023

These rules are made by the board to promote the safety, security and welfare of the owners and of the property and assets of the Corporation, and to prevent unreasonable interference with the use and enjoyment of the units, the common elements and the assets. They apply to owners, tenants, residents, guests and contractors. Owners are responsible for compliance by their tenants, residents and guests.

1. GENERAL

1.1 Any loss, cost or damage the Corporation incurs because of a breach of these rules by an owner, tenant, resident or guest, including legal costs, shall be charged to the owner of the unit and added to the common expenses payable for the unit.

1.2 Requests for the consent or approval of the board under these rules must be made in writing to the management office.

2. PETS

2.1 No more than two (2) pets may be kept in a unit.

2.2 A dog kept in a unit must weigh less than 14 kg (about 31 lb) at maturity.

2.3 Pets must be leashed or carried at all times on the common elements. Pets are not permitted in the fitness centre or the party room.

2.4 Owners must clean up after their pets immediately and are responsible for any damage their pets cause.

2.5 The board may require the removal of any pet that is a nuisance or a danger to persons or property.

3. LEASING AND OCCUPANCY

3.1 No unit may be leased or licensed for a term of less than six (6) consecutive months.

3.2 Short-term rentals are prohibited. No unit or part of a unit may be offered or used for short-term, transient, hotel or bed-and-breakfast accommodation, including through Airbnb, VRBO or any similar service.

3.3 An owner who leases a unit must, within ten (10) days of entering into the lease, give the Corporation notice of the lease and the owner's address for service, and must give the tenant a copy of the declaration, by-laws and rules, as required by section 83 of the Act.

4. SMOKING AND VAPING

4.1 No person may smoke or vape any substance, including tobacco and cannabis, in any unit, on any balcony or terrace, or anywhere on the common elements.

4.2 The exemption for residents registered under the former smoking rule ended on January 1, 2022. No exemption now applies.

5. BALCONIES AND BARBECUES

5.1 Only electric barbecues may be used on balconies and terraces. Propane, natural gas and charcoal barbecues are prohibited.

5.2 Nothing may be stored on a balcony or terrace except seasonal outdoor furniture and plants in containers.

5.3 No laundry, towels or other items may be hung from or over a balcony railing. No feeding of birds.

6. FLOORING AND NOISE

6.1 No hard-surface flooring (including hardwood, engineered wood, laminate, ceramic or stone tile and vinyl plank) may be installed in a unit, other than as originally installed by the declarant, without the prior written approval of the board.

6.2 Approved hard-surface flooring must be installed over an acoustic underlay that meets the board's current specification. The owner must give the management office the underlay manufacturer's specification before installation.

6.3 As a condition of approval the board may require the owner to enter into an agreement under section 98 of the Act, which is registered on title and binds future owners.

6.4 No owner or resident may create or permit noise that unreasonably disturbs others, particularly between 11:00 p.m. and 7:00 a.m.

7. MOVING AND DELIVERIES

7.1 All moves in or out, and all deliveries of furniture or large items, must be booked with the management office at least 72 hours in advance. Only the service elevator may be used.

7.2 A refundable deposit of $250, payable to the Corporation, is required for each elevator booking. It is refunded after the move if no damage is found.

7.3 Moves are permitted Monday to Saturday, 9:00 a.m. to 5:00 p.m. only. No moves on Sundays or statutory holidays.

8. PARKING UNITS AND GARAGE

8.1 A parking unit may be used only for parking a private passenger vehicle in good running order. No storage of any kind is permitted in a parking unit, including tires, bicycles, boxes, furniture and building materials.

8.2 No vehicle may be washed, repaired or serviced in the garage.

8.3 Electric vehicles may be charged only from charging equipment approved in writing by the board.

8.4 Visitor parking is limited to 24 hours at a time, with a permit from the concierge.

9. RENOVATIONS AND ALTERATIONS

9.1 No renovation, alteration or improvement may be made to a unit, other than painting and minor repairs, without the prior written approval of the board.

9.2 Renovation work, including any work that creates noise, may be carried out only on weekdays (Monday to Friday) between 9:00 a.m. and 5:00 p.m., excluding statutory holidays.

9.3 Contractors must provide proof of liability insurance and WSIB coverage before starting work. Plumbing and electrical work must be done by licensed trades.

9.4 Any work that needs a shut-off of the building's water or hot water supply must be scheduled through the management office at least seven (7) days in advance.

10. GARBAGE AND RECYCLING

10.1 Garbage must be securely bagged and placed in the chute. Recycling and organics must be taken to the sorting room on Level A. Removal of large items must be arranged with the management office.

11. SHARED AMENITIES

11.1 The fitness centre is shared with Sample Standard Condominium Corporation No. 2 under a shared facilities agreement and is open daily from 6:00 a.m. to 11:00 p.m. Users must carry their fob and follow the posted rules.

11.2 Residents under 16 must be accompanied by an adult in the fitness centre.

12. ENFORCEMENT

12.1 The board may take any steps permitted by the Act to enforce these rules. All costs of enforcement, including legal costs, are recoverable from the owner of the unit concerned under subsection 134 (5) of the Act.

These rules were consolidated by the board on November 15, 2023. Rules 3.1, 3.2 and 4.1 took effect on their original effective dates and remain in force.

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1

OPERATING BUDGET — FISCAL YEAR MAY 1, 2026 TO APRIL 30, 2027

Approved by the board of directors on March 18, 2026. Prior-year actual figures updated from the audited financial statements, July 2026.

	2025–26 Budget	2025–26 Actual	2026–27 Budget	Change vs budget
REVENUE				
Common expense contributions	2,292,250	2,292,250	2,448,100	+6.8%
Shared facilities recovery – SSCC 2 (42%)	25,620	26,988	27,300	+6.6%
Interest and other income	10,800	14,212	11,500	+6.5%
Total revenue	**2,328,670**	**2,333,450**	**2,486,900**	**+6.8%**
EXPENSES				
Utilities				
Electricity – common areas	196,000	211,842	214,000	+9.2%
Natural gas	118,000	131,267	138,500	+17.4%
Water and sewer	112,400	118,930	126,400	+12.5%
Insurance				
Insurance premiums	262,000	301,460	342,000	+30.5%
Administration				
Management fees	112,200	112,200	118,800	+5.9%
Audit and accounting	13,600	13,600	14,200	+4.4%
Legal	12,000	26,845	18,000	+50.0%
Office, bank charges and meetings	20,500	22,318	22,600	+10.2%
Contract services				
Security and concierge	276,000	289,410	292,000	+5.8%
Cleaning	112,000	114,380	118,000	+5.4%
Elevator maintenance	44,400	44,400	46,800	+5.4%
Mechanical maintenance	54,000	67,915	64,000	+18.5%
Fire and life safety	26,400	29,132	28,600	+8.3%
Landscaping and snow removal	58,500	66,240	64,500	+10.3%
Waste removal and recycling	29,400	30,875	31,200	+6.1%
Bulk internet	72,000	72,000	74,400	+3.3%
Window cleaning	17,600	17,600	18,500	+5.1%
Repairs and maintenance				
General repairs and maintenance	58,000	61,244	52,000	-10.3%
Plumbing repairs and water damage	8,000	26,450	12,000	+50.0%
Shared facilities				
Shared facilities – driveway and fitness centre	61,000	64,257	65,000	+6.6%
Other				
Contingency	24,670	–	13,400	-45.7%
Total operating expenses	**1,688,670**	**1,822,365**	**1,874,900**	**+11.0%**
Contribution to reserve fund	640,000	640,000	612,000	-4.4%
Total expenses and reserve contribution	**2,328,670**	**2,462,365**	**2,486,900**	**+6.8%**
Surplus (deficit) for the year	**–**	**(128,915)**	**–**	

Figures in dollars. The 2025–26 actual column is audited; see the financial statements for the year ended April 30, 2026.

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1
2026–2027 BUDGET — NOTES TO OWNERS

1. Common expenses. Total common expense contributions increase by 6.8%, from $2,292,250 to $2,448,100. Each owner's share is set by the proportions in Schedule "D" to the declaration. The new amounts take effect with the payment due May 1, 2026.

2. Insurance. Premiums rose sharply at the December 1, 2025 renewal. The budget of $342,000 includes an allowance for a further increase at the December 1, 2026 renewal.

3. Utilities. Suite electricity is sub-metered and billed directly to owners by Sample Metering Inc. and is not part of the common expenses. The electricity line above is for common areas only. Natural gas (central boilers and domestic hot water) and water are included in the common expenses.

4. Shared facilities. The Corporation pays the full cost of the shared driveway and fitness centre and recovers 42% from Sample Standard Condominium Corporation No. 2 under the shared facilities agreement.

5. Reserve fund. The contribution to the reserve fund is $612,000 (2025–26: $640,000). The board reduced the contribution to limit the increase in common expenses and will review reserve funding when the next reserve fund study is completed.

6. Operating fund. The operating fund ended 2025–26 with a deficit for the year of $128,915, leaving an accumulated operating fund deficit of $84,210 at April 30, 2026. No separate recovery of the accumulated deficit is included in this budget.

7. Plumbing. Plumbing repairs and water damage exceeded budget in 2025–26 because of leaks in domestic hot water piping. The board has commissioned an engineering review of the hot water risers.

MONTHLY COMMON EXPENSES — EXAMPLES

Proportion (%)	Unit type	2025–26 monthly	2026–27 monthly	Change
0.3212	1 bedroom	$613.56	$655.27	$41.71
0.3450	1 bedroom + den	$659.02	$703.83	$44.81
0.4388	2 bedroom	$838.20	$895.19	$56.99
0.6012	2 bedroom + den (corner)	$1,148.42	$1,226.50	$78.08
0.0188	Parking unit	$35.91	$38.35	$2.44

An owner of more than one unit (for example a suite and a parking unit) pays the total for all units owned.

INDEPENDENT AUDITOR'S REPORT

To the Owners of Sample Standard Condominium Corporation No. 1

Opinion

We have audited the financial statements of Sample Standard Condominium Corporation No. 1 (the Corporation), which comprise the statement of financial position as at April 30, 2026, and the statements of operations and changes in fund balances for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at April 30, 2026, and the results of its operations for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are described in the Auditor's Responsibilities section of this report. We are independent of the Corporation in accordance with the ethical requirements that apply to our audit in Canada, and we have met our other ethical responsibilities under those requirements. We believe the audit evidence we obtained is sufficient and appropriate to provide a basis for our opinion.

Other Matter

The budget figures presented for comparison in the statement of operations are unaudited.

Responsibilities of Management and the Board for the Financial Statements

Management is responsible for preparing financial statements that present fairly in accordance with Canadian accounting standards for not-for-profit organizations, and for the internal control it considers necessary to prepare financial statements free from material misstatement, whether due to fraud or error. The board of directors oversees the Corporation's financial reporting.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a report that includes our opinion. Reasonable assurance is a high level of assurance but does not guarantee that an audit will always detect a material misstatement when one exists. As part of the audit we exercise professional judgment, assess the risks of material misstatement, evaluate the accounting policies used and the overall presentation, and communicate with the board about the planned scope and timing of the audit and any significant findings.

Sample & Partners LLP
Chartered Professional Accountants, Licensed Public Accountants
Oakville, Ontario
July 9, 2026

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1
STATEMENT OF FINANCIAL POSITION
As at April 30, 2026

	Operating Fund	Reserve Fund	2026 Total	2025 Total
ASSETS				
Cash	101,824	221,985	323,809	823,211
Short-term investments	–	1,520,000	1,520,000	1,500,000
Accounts receivable	52,880	–	52,880	38,405
Special assessment receivable	–	–	–	3,941,667
Accrued interest	–	9,742	9,742	6,215
Prepaid expenses	189,250	–	189,250	158,960
Due from operating fund	–	53,333	–	–
Total assets	**343,954**	**1,805,060**	**2,095,681**	**6,468,458**
LIABILITIES				
Accounts payable and accrued liabilities	348,621	12,420	361,041	443,423
Owners' prepaid common expenses	26,210	–	26,210	22,600
Due to reserve fund	53,333	–	–	–
Total liabilities	**428,164**	**12,420**	**387,251**	**466,023**
FUND BALANCES				
Operating fund (deficit)	(84,210)	–	(84,210)	44,705
Reserve fund (Note 2)	–	1,792,640	1,792,640	5,957,730
Total fund balances	**(84,210)**	**1,792,640**	**1,708,430**	**6,002,435**
Total liabilities and fund balances	**343,954**	**1,805,060**	**2,095,681**	**6,468,458**

Commitments (Note 4) and contingent liability (Note 5). The Corporation has no long-term debt.

Approved on behalf of the board:

Director

Director

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1
STATEMENT OF OPERATIONS AND CHANGES IN FUND BALANCES
For the year ended April 30, 2026

OPERATING FUND

	2026 Budget (unaudited)	2026 Actual	2025 Actual
Revenue			
Common expenses	2,292,250	2,292,250	2,185,180
Shared facilities recovery	25,620	26,988	24,870
Interest and other income	10,800	14,212	9,640
	2,328,670	**2,333,450**	**2,219,690**
Expenses			
Utilities	426,400	462,039	409,318
Insurance	262,000	301,460	214,905
Administration	158,300	174,963	151,220
Contract services	690,300	731,952	672,480
Repairs and maintenance	66,000	87,694	89,428
Shared facilities	61,000	64,257	59,214
Contingency	24,670	–	–
Total operating expenses	**1,688,670**	**1,822,365**	**1,596,565**
Contribution to reserve fund	640,000	640,000	600,000
	2,328,670	**2,462,365**	**2,196,565**
Excess (deficiency) of revenue over expenses	**–**	**(128,915)**	**23,125**
Operating fund balance, beginning of year		44,705	21,580
Operating fund balance (deficit), end of year		**(84,210)**	**44,705**

RESERVE FUND

	2026	2025
Balance, beginning of year	5,957,730	1,961,480
Contributions from operating fund	640,000	600,000
Special assessment (Note 3)	–	4,300,000
Interest earned	118,640	64,910
	6,716,370	6,926,390
Expenditures (Note 2)	(4,923,730)	(968,660)
Balance, end of year	**1,792,640**	**5,957,730**

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1
NOTES TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2026

1. Nature of operations and significant accounting policies

The Corporation was registered under the *Condominium Act, 1998* (Ontario) on June 16, 2009. It manages and maintains the common elements of a 12-storey residential building with 186 residential units and 206 parking units at 100 Sample Street, Oakville. It is a not-for-profit organization and is exempt from income tax. These statements are prepared under Canadian accounting standards for not-for-profit organizations using fund accounting: the operating fund reports day-to-day operations and the reserve fund reports amounts set aside for major repair and replacement of the common elements and assets, as required by the Act. Common expenses and special assessments are recognized as revenue in the period to which they relate. Major repairs and replacements are charged to the reserve fund and are not capitalized. The Corporation has no bank indebtedness, loans or other long-term debt.

2. Reserve fund

The most recent reserve fund study, a Class 2 study (update with site inspection), was prepared by Sample Building Science Ltd. and is dated October 12, 2022. The board's plan for future funding was sent to owners in a notice dated March 3, 2023. The Corporation contributed $640,000 to the reserve fund in the year (2025 – $600,000). Reserve fund expenditures in the year were:

Garage membrane and ramp repairs	4,516,200
Elevator door operators	142,530
Common area LED lighting retrofit	124,000
Emergency domestic hot water piping repairs	65,000
Roof anchor recertification and roofing repairs	64,000
Hot water riser condition investigation	12,000
Total	**4,923,730**

3. Special assessment

On March 1, 2025 the board levied a special assessment of $4,300,000 on all units to fund garage membrane and ramp repairs. It was payable in 12 monthly instalments from April 1, 2025 to March 1, 2026 and was recorded as reserve fund revenue in the year ended April 30, 2025, when $3,941,667 was receivable from owners. All instalments had been collected by April 30, 2026. Garage repair costs to April 30, 2026 total $5,128,600, of which $828,600 was funded from the reserve fund in addition to the special assessment.

4. Commitments

(a) In March 2026 the Corporation engaged an engineering consultant to investigate the condition of the building's domestic hot water risers. The remaining commitment under this contract at April 30, 2026 is $46,000.

(b) The Corporation's management agreement with Sample Property Management Inc. expires on April 30, 2027. Fees for the year ending April 30, 2027 are $118,800.

5. Contingent liability

The Corporation is a defendant in an action in the Ontario Superior Court of Justice in which the plaintiff claims damages of $1,250,000 for injuries allegedly sustained in a slip and fall on the exterior walkway on January 14, 2025. The claim has been reported to the Corporation's liability insurer, which is defending the action. Management expects any loss to be covered by insurance. The outcome cannot be determined and no provision has been recorded in these financial statements.

SAMPLE STANDARD CONDOMINIUM CORPORATION NO. 1

LIST OF CURRENT AGREEMENTS

Paragraph 33 (c) of the status certificate dated August 28, 2026: agreements under sections 111, 112 and 113 of the Condominium Act, 1998, agreements with another corporation, and agreements with the owner of the unit

No.	Agreement	Other party	Date and term	Notes
1	Property management agreement	Sample Property Management Inc.	May 1, 2024 to April 30, 2027	Fees in the operating budget ($118,800 for 2026–27). Either party may end it on 90 days' notice.
2	Shared facilities agreement (registered)	Sample Standard Condominium Corporation No. 2	June 16, 2009; no fixed expiry	Shared driveway and fitness centre. Costs are shared 58% by SSCC 1 and 42% by SSCC 2. SSCC 1 operates both facilities and recovers SSCC 2's share.
3	Bulk internet services agreement	Sample Communications Inc.	September 1, 2023 to August 31, 2028	Internet service to all 186 suites. Cost is part of the common expenses ($74,400 in 2026–27).
4	Elevator maintenance agreement	Sample Elevator Ltd.	January 1, 2025 to December 31, 2029	Full maintenance of three passenger elevators.
5	Electricity sub-metering agreement	Sample Metering Inc.	November 1, 2009; renewed to October 31, 2029	Suite electricity is sub-metered and billed directly to each unit owner by Sample Metering Inc.. It is not included in the common expenses.
6	Agreement under clause 98 (1) (b) of the Act	Owner of Unit 7, Level 8	June 5, 2017; registered June 20, 2017 (HR1500999)	Hardwood flooring installed in the unit in 2017. Binds the unit and later owners. Summary attached.

Copies of these agreements may be examined, and copies obtained, as set out in paragraph 34 of the status certificate. Please send written requests to the management office.

Prepared by Sample Property Management Inc. for Sample Standard Condominium Corporation No. 1, August 28, 2026.

SAMPLE MUTUAL INSURANCE COMPANY

Commercial Habitational Division

CERTIFICATE OF INSURANCE

Certificate No. MMI-2025-0999-C • Date issued: November 24, 2025

This certificate confirms that the policy described below has been issued to the Named Insured and is in force on the date of issue. It is provided for information only, confers no rights on the holder, and does not amend, extend or alter the coverage provided by the policy. The policy is subject to all of its terms, conditions and exclusions.

Named insured	Sample Standard Condominium Corporation No. 1, and its unit owners as their interests may appear (property section)
Mailing address	c/o Sample Property Management Inc., 200 Sample Street, Suite 300, Oakville, Ontario L6J 0A0
Insured location	Sample Tower, 100 Sample Street, Oakville, Ontario L6K 0A0 — 12-storey residential condominium, 186 units, two levels of underground parking
Policy number	MMI-CP-2025-0999
Policy period	**December 1, 2025 to December 1, 2026**, 12:01 a.m. standard time at the insured location

Coverage	Limit of insurance	Deductible
Property — all risks, replacement cost, stated amount (co-insurance waived)	$78,500,000	$25,000 (standard deductible, all perils unless shown below)
Water damage (escape of water)	Included	$100,000
Sewer backup	Included	$100,000
Flood	Included ($10,000,000 annual aggregate)	$250,000
Earthquake	Included (annual aggregate to property limit)	5% of the value of the property at risk
Equipment breakdown	Included (to property limit)	$25,000
Commercial general liability	$10,000,000 per occurrence	$2,500 (property damage only)
Directors' and officers' liability	$5,000,000 per claim and in the aggregate	Nil
Crime (employee dishonesty)	$500,000	$2,500

Mortgagee clause: The standard mortgage clause approved by the Insurance Bureau of Canada applies for the benefit of each mortgagee of a unit, as its interest may appear.

Insurance trustee: None appointed. **Appraisal:** Replacement cost appraisal completed October 2025.

Cancellation: Should the policy be cancelled before its expiry date, the insurer will endeavour to give 30 days' written notice to the Named Insured.

Authorized representative, Sample Mutual Insurance Company

SUMMARY OF AGREEMENT UNDER CLAUSE 98 (1) (b) OF THE *CONDOMINIUM ACT, 1998*

Unit 7, Level 8 (Suite 807), Sample Standard Condominium Plan No. 1

Attachment to the status certificate dated August 28, 2026 (paragraphs 23 and 33 (g))

Item	**Particulars**
Parties	Sample Standard Condominium Corporation No. 1 and the owner of Unit 7, Level 8 at the time (the "Owner"). The agreement binds every later owner of the unit.
Date of agreement	June 5, 2017
Registration	Registered against title to Unit 7, Level 8 on June 20, 2017 as Instrument No. HR1500999.
Alteration approved	Replacement of the original broadloom with engineered hardwood flooring in the living and dining room, den, bedroom and hallway (about 610 sq. ft.), installed in July 2017.
Board approval	Approved by resolution of the board on May 30, 2017.
Acoustic requirements	Flooring to be installed over an acoustic underlay with a minimum impact insulation class (IIC) of 65, as set out in the Corporation's flooring specification, with a perimeter isolation strip at all walls.
Maintenance, repair and replacement	The Owner is responsible, at the Owner's cost, for maintaining, repairing and replacing the flooring and underlay, including after damage.
Insurance	The Owner must insure the flooring as an improvement to the unit (see By-law No. 5, standard unit).
Noise	If the board, acting reasonably, finds that the flooring causes unreasonable noise, the Owner must fix it at the Owner's cost, which may include area rugs or replacing the underlay.
Costs	Costs the Corporation incurs because the Owner does not comply may be added to the common expenses payable for the unit and collected in the same way.
Removal	The flooring may be removed only with board approval, with the unit restored to the standard unit finish at the Owner's cost.
Compliance	To the best of the Corporation's knowledge, the agreement has been complied with. No complaints are outstanding.

This summary was prepared by the management office for convenience. The registered agreement governs. A copy of the registered agreement is available from the management office on request.

Notice of future funding of the reserve fund (under subsection 94 (9) of the *Condominium Act, 1998*)

Condominium Act, 1998

TO: All owners in Sample Standard Condominium Plan No. 1 *(identify condominium plan)*

OR

~~*[For all condominium corporations except common elements condominium corporations:* TO: The owners of Unit(s) ____________, Level(s) __________, __________________ *(identify condominium plan)]*~~

~~*[In the case of a common elements condominium corporation:* TO: The owners of a common interest in ________________ *(name of condominium corporation)* attached to ________________ *(describe parcel(s) of land affected)]*~~

The board has received and reviewed a Class 2 (update with site inspection) reserve fund study *(specify class of reserve fund study)* dated October 12, 2022, prepared by Sample Building Science Ltd. *(state name of person conducting the reserve fund study)*, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

1. A summary of the reserve fund study.
2. A summary of the proposed funding plan.
3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time the average contribution per unit *(or in the case of a common elements condominium corporation:* per common interest*)* per month to the reserve fund is $232.97. Based on the proposed funding plan, the average increase in contribution per unit *(or in the case of a common elements condominium corporation:* per common interest*)* per month will be $17.92 in 2023–2024, $17.92 in 2024–2025 and $17.92 in 2025–2026 *(state the amount of the increase for each of the three fiscal years following the year in which the reserve fund study is completed. If the contribution is to be increased in the fiscal year in which the reserve fund study is completed, also state the amount of that increase.)*

OR

~~At the present time the contribution in respect of your unit(s) *(or in the case of a common elements condominium corporation:* in respect of your common interest(s)*)* per month to the reserve fund is $__________. Based on the proposed funding plan, the increase in contribution in respect of your unit(s) will be $__________.~~

The proposed funding plan will be implemented beginning on May 1, 2023 *(set out the date of a day that is more than 30 days after the day on which this notice is sent to the owners).*

Dated this 3rd day of March, 2023.

Sample Standard Condominium Corporation No. 1

A. Director — President
(signature) (print name)

C. Director — Treasurer
(signature) (print name)

(Affix corporate seal or add a statement that the persons signing have the authority to bind the corporation.) We have the authority to bind the Corporation.

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 2 (update with site inspection) reserve fund study *(specify class of reserve fund study)* dated October 12, 2022, prepared by Sample Building Science Ltd. *(name of person conducting the reserve fund study)* for Sample Standard Condominium Corporation No. 1 *(name of condominium corporation)* (known as the "Reserve Fund Study").

Subsection 94 (1) of the *Condominium Act, 1998*, requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next thirty (30) years are set out in the CASH FLOW TABLE. In this summary, the term "annual contribution" means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2023–2024 is $560,000, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund:	$1,960,000
Minimum Reserve Fund Balance during the projected period:	$1,084,300 (2041–2042)
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	3.0%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	2.5%

The Reserve Fund Study can be examined at the management office, 100 Sample Street, Oakville, during business hours, on written request and reasonable notice as set out in subsection 55 (3) of the Condominium Act, 1998 *(set out details)*.

CASH FLOW TABLE

Year	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	% Increase in Annual Contribution	Closing Balance
2023–24	1,960,000	560,000	286,000	49,000	7.7%	2,283,000
2024–25	2,283,000	600,000	718,500	57,075	7.1%	2,221,575
2025–26	2,221,575	640,000	402,000	55,539	6.7%	2,515,114
2026–27	2,515,114	680,000	317,992	62,878	6.3%	2,940,000
2027–28	2,940,000	714,000	592,000	73,500	5.0%	3,135,500
2028–29	3,135,500	749,700	431,000	78,388	5.0%	3,532,588
2029–30	3,532,588	772,200	1,386,000	88,315	3.0%	3,007,103
2030–31	3,007,103	795,400	512,000	75,178	3.0%	3,365,681
2031–32	3,365,681	819,300	748,000	84,142	3.0%	3,521,123
2032–33	3,521,123	843,900	2,214,000	88,028	3.0%	2,239,051

Fiscal years run May 1 to April 30. Fiscal years 2033–2034 to 2052–2053 are set out in Table 4 of the Reserve Fund Study, which may be examined as noted above.

SUMMARY OF PROPOSED PLAN FOR FUTURE FUNDING OF THE RESERVE FUND

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of Sample Standard Condominium Corporation No. 1 has reviewed the Class 2 (update with site inspection) reserve fund study dated October 12, 2022, prepared by Sample Building Science Ltd. for the corporation (known as the "Reserve Fund Study") and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the *Condominium Act, 1998*, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is $560,000 (2023–2024), which *(strike out whichever is not applicable:* ~~is the same amount that has already been budgeted~~ OR represents an increase of 7.7% over the amount already budgeted*)*.

OR

~~The board has not adopted the funding recommendations of the Reserve Fund Study and has proposed a plan for the future funding of the reserve fund as set out in the Contribution Table based on the following: opening balance, minimum reserve fund balance, assumed inflation rate and assumed interest rate.~~

The Proposed Plan for Future Funding of the Reserve Fund can be examined at the management office on the same terms as the Reserve Fund Study.

CONTRIBUTION TABLE

Year	A Annual Contribution*	% Increase Over Previous Year	B Other Contribution (e.g. special assessment, loan)	A + B Total Contribution Each Year to Reserve Fund	Projected Closing Balance (Cash Flow Table)
2023–24	$560,000	7.7%	Nil	$560,000	$2,283,000
2024–25	$600,000	7.1%	Nil	$600,000	$2,221,575
2025–26	$640,000	6.7%	Nil	$640,000	$2,515,114
2026–27	$680,000	6.3%	Nil	$680,000	$2,940,000
2027–28	$714,000	5.0%	Nil	$714,000	$3,135,500
2028–29	$749,700	5.0%	Nil	$749,700	$3,532,588
2029–30	$772,200	3.0%	Nil	$772,200	$3,007,103
2030–31	$795,400	3.0%	Nil	$795,400	$3,365,681
2031–32	$819,300	3.0%	Nil	$819,300	$3,521,123
2032–33	$843,900	3.0%	Nil	$843,900	$2,239,051

*The term "annual contribution" means the amount to be contributed each year to the reserve fund from the monthly common expenses.

DIFFERENCES BETWEEN THE RESERVE FUND STUDY AND THE PROPOSED PLAN FOR FUTURE FUNDING OF THE RESERVE FUND

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects: None. The plan adopts the contributions recommended in the Reserve Fund Study without change. *(specify differences).*