CERTIFICATE

(under subsection 56(9) of the *Condominiumd Act, 1998*)

Ottawa-Carleton Standard Condominium Corporation No. 678 (known as the "Corporation") 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.

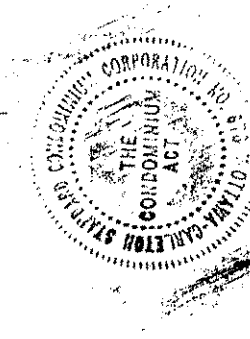
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the by-law.

DATED AT the City of Ottawa this day of May, 2004.

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 678

PER: _____
Steve Grandmont
President

PER: _____
Rick Gumbs
Secretary-Treasurer



BY-LAW NO. 1

Be it enacted as a by-law of Ottawa-Carleton Standard Condominium Corporation No. 678 (hereinafter referred to as the "Corporation") as follows.

1. SEAL

1.1 The corporate seal of the Corporation shall be in the form impressed beside this paragraph.

2, YEAR-END

2.1 The financial year end of the Corporation shall be the 31st day of December in each year or such other date as the board of directors (the "Board") may be resolution determine.

3. RECORDS OF THE CORPORATION

The Corporation shall maintain the following records:

3.1 Documents As Required By Section 43(4)

(a) the seal of the Corporation;

(b) the minute book for the Corporation including a copy of the registered declaration, registered by-laws, current rules and minutes of owners' meetings and board meetings;

(c) copies of all agreements entered into by the Corporation or the Declarant or the Declarant's representatives on behalf of the Corporation, including management contracts, deeds, leases, licences and easements;

(d) copies of all policies of insurance and the related certificates or memoranda of insurance and all insurance trust agreements;

(e) bills of sale or transfers for all items that are assets of the corporation but not part of the property;

(f) the records maintained under subsection 47(2) and subsection 83(3); the names and addresses for services of owners and mortgagees who have provided the Corporation in writing with this information;

(g) as required by the *Condominium Act, 1998* (hereinafter referred to as "the Act"):

(i) notice delivered by an owner that his or her unit is leased;

(ii) the lessee's name, the owner's address and a copy of the lease or renewal or summary of it; and

(iii) notice by an owner that a lease of a unit is terminated and not renewed;

(h) all records that it has related to the units or to employees of the Corporation.

3.2 Documents As Required By Section 43(5)

(a) the existing warranties and guarantees for all the equipment, fixtures and chattels included in the sale of either the units or common elements that are not protected by warranties and guarantees given directly to a unit purchaser;

(b) the as-built architectural, structural, engineering, mechanical, electrical and plumbing plans;

(c) the as-built specifications, indicating all substantive changes, if any, from the original specifications.

(d) all exiting plans for underground site services, site grading, drainage and landscaping and television, radio or other communication services.

(e) all other existing plans and information not mentioned in clause (b), (c) or (d) that are relevant to the repair or maintenance of the property,

(f) a table setting out the responsibilities for repair after damage and maintenance and indicating whether the Corporation or the owners are responsible;

(g) a schedule setting out what constitutes a standard unit for each class of unit that the declarant specified for the purpose of determining the responsibility for repairing improvements after damage and insuring them;

(h) all financial records of the corporation and of the Declarant relating to the operation of the corporation from the date of registration of the declaration and the description. The Corporation shall keep all financial records for at least six years from the end of the last fiscal period to which they relate, in addition to satisfying the requirements of any taxing authority of Ontario, the government of Canada or any other jurisdiction to which the corporation is subject;

(i) if the turnover meeting is held after nine months following the registration of the declaration and description, the reserve fund study that is required within the year following the registration of the declaration and description;

(j) all reserve fund studies that have been completed or are required to have been completed at the time the meeting is held, other than the reserve fund study that is required within the year following the registration of the declaration and description;

(k) a copy of the disclosure statement delivered to a purchaser of a unit in the corporation under section 72 of the Act before the meeting; and

(l) all other material that the regulations made under the Act required to be given to the board.

3.3 Other Records

(a) The performance audit report, if applicable, described in subsection 44(8) of the Act that the corporation receives from the person who conducts a performance audit;

(b) All plans to increase the reserve fund under subsection 94(8) of the Act;

(c) A copy of all agreements entered into by or on behalf of the Corporation;

(d) Any report that the Corporation receives from an Inspector in accordance with subsection 130(5) of the Act;

(e) A copy of any resolution of the Board changing the address for service or the mailing address of the Corporation is registered;

(f) A copy of all notices sent on behalf of the Corporation;

(g) A copy of all easements, licenses or leases entered into by the Corporation;

(h) All requests for status certificates and a copy of the certificates issued;

(i) The names of directors and officers, their mailing addresses and respective terms of office;

(j) Copies of each tenant's executed acknowledgement and agreement with the Corporation required pursuant to the Declaration;

(k) A copy of all annual notices of assessment and any extraordinary assessments;

(l) A copy of all consents for alterations to units and/or the common elements in accordance with the declaration and any by-law of the Corporation including any agreement entered into with an owner pursuant to Section98 of the Act;

(m) Proxies for meetings to be retained for 90 days; and

(n) Any other information required to be maintained as records by the Act and the regulations made thereunder.

3.4 Examination Of Records

(a) Upon receiving a written request and reasonable notice, the corporation shall permit an owner, a purchaser or a mortgagee of a unit or an agent of one of them duly authorized in writing, to examine the records of the Corporation, except those records which owners are not entitled to examine as set out below, at a reasonable time for all purposes reasonably related to the purposes of the Act.

(b) The right to examine records does not apply to:

(i) records relating to employees of the Corporation, except for contracts of employment between any of the employees and the Corporation;

(ii) records relating to actual or pending litigation or insurance investigations involving the Corporation; and

(iii) subject to the rights of the owner inquiring with respect to his or her own unit, records relating to specific units or owners.

3.5 Copies Of Records

The Corporation shall, within a reasonable time, provide copies of the records 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.

4. MEETING OF MEMBERS

4.1 Annual Meeting.

The annual meeting of the members shall be held at such place within The Regional Municipality of Ottawa-Carleton at such time and on such day in each year as the board of directors (the "Board") may from time to time determine, for the purpose of hearing and receiving the reports and statement required by the Act and the by-laws of the Corporation, to be read at and laid before the members at an annual meeting, electing directors, appointing the auditor and fixing or authorizing the Board to fix his remuneration and for the transaction of such other business as may properly be brought before the meeting. The first annual general meeting shall be called within three (3) months of the date of registration of the Declaration. Subsequently, not more than fifteen (15) months shall elapse between the dates of two (2) successive annual general meetings. At any such meeting, any owner or any mortgagee entitled to vote shall have an opportunity to raise any matter relevant to the affairs and business of the Corporation.

4.2 Special Meeting.

The Board or any mortgagee holding mortgages on not less than fifteen percent (15%) of the dwelling units shall have the power at any time to call a special meeting of the members of the Corporation to be held at such time and at such place within the said municipality as may be determined by the Board. The Board shall also call such special meeting upon receipt of requisition in writing made by members of the Corporation who together own fifteen percent (15%) of the dwelling units within thirty (30) days of the receipt of such requisition. If the Board does not within thirty (30) days from the date of such notice call such meetings any of the owners or mortgagees who gave such notice may call such meeting which shall be held within sixty (60) days from the date of the receipt of the requisition. The requisition shall state the nature of the business to be presented at the meeting and shall be signed by the requisitionists and deposited at the address of service of the Corporation.

4.3 Notices.

Notice of the time and place of each annual, regular or special meeting shall be given not less than fifteen (15) days before the day on which the meeting is to be held, to the auditor of the Corporation and to each owner and mortgagee who is entered on the Register twenty (20) days before the date of the meeting. The Corporation shall not be obliged to give notice to any owner who has not notified the Corporation that he has become an owner or to any mortgagee who has not notified the Corporation that he has become a mortgagee and has been authorized or empowered in his mortgage to exercise the right of the mortgagor to vote. Notice of meetings as hereinbefore required shall have appended to it an agenda of matters to be considered at such meeting. The Board shall, ten (10) days or more before each annual meeting of members, send by prepaid mail or deliver to each owner or mortgagee entitled to vote at his latest address as shown on the Register a copy of the financial statement and the auditor's report.

4.4 Reports.

A copy of the minutes of meeting of members and of the Board shall, within ten (10) days of the date of such meeting, be furnished to any mortgagee who has requested the same.

4.5 Persons Entitled To Be Present.

The only persons entitled to attend a meeting of members shall be the owners of dwelling units and mortgagees entered on the Register, and any others entitled to vote thereat and the auditor of the Corporation and the directors and officers of the Corporation and others who, although not entitled to vote, are entitled or required under the provisions of the Act or the by-laws of the Corporation to be present at the meeting. Any other person may be admitted only on the invitation of the chairman of the meeting or with the consent of the meeting.

4.6 Quorum.

At any meeting of members, a quorum shall be constituted when persons entitled to vote and owning not less than thirty-three and one-third percent (33-1/3%) of the common elements are present in person or represented by proxy at such meeting. If thirty (30) minutes after the time appointed for the holding of any meeting of members, a quorum is not present, the meeting shall be dissolved and shall stand adjourned to the same time on the corresponding day of the next week, at such place within the said municipality as the Board shall determine.

4.7 Right to Vote.

At each meeting of members, every member shall be entitled to vote subject to the restrictions of Paragraph 4.13 herein set out who is entered on the Register as an owner of a dwelling unit or who has given notice to the Corporation in a form satisfactory to the chairman of the meeting that he is an owner of a dwelling unit. If a dwelling unit has been mortgaged and the person who mortgaged such dwelling unit (or his proxy) has expressly authorized or empowered the mortgagee to vote and exercise the right of the member to vote in respect of such unit and such mortgagee has at least two (2) days before the date specified in the notice for the meeting notified the member of the Corporation and the Corporation of his intention to exercise such right, such mortgagee shall be entitled to vote. Any dispute over the right to vote shall, be resolved by the chairman of the meeting upon such evidence as he may deem sufficient. Each owner or mortgagee of a dwelling unit shall be entitled to only one (1) vote per dwelling unit either on a vote by ballot or by a show of hands.

4.8 Method Of Voting.

At any general or special meeting, any question shall be decided by a show of hands unless a poll is demanded by a member present in person or by proxy and, unless a poll is so demanded, a declaration by the chairman that such question has by the show of hands been carried is prima facie proof of the fact without proof of the number or proportion of votes recorded in favour of or against such question, but a demand for a poll may be withdrawn; provided however, that voting for the election of directors shall be by ballot only.

4.9 Representatives.

An executor, administrator, committee of a mentally incompetent person, guardian or trustee (and, where a corporation acts in such capacity, any person duly appointed by proxy for such corporation) upon filing with the secretary of the meeting sufficient proof of his appointment, shall represent the owner or mortgagee at all meetings of the members of the Corporation and may vote in the same manner and to the same extent as such member. If there be more than one executor, administrator, committee, guardian or trustee, the provisions of paragraph 4.11 of this Article shall apply.

4.10 Proxies.

Every member or mortgagee entitled to vote at meetings of members may by instrument in writing appoint a proxy, who need not be a member or mortgagee, to attend and act at the meeting in the same manner, to the same extent and with the same power as if the member or mortgagee were present at the meeting. The instrument appointing a proxy shall be in writing signed by the appointor or his attorney authorized in writing. The instrument appointing a proxy shall be deposited with the secretary of the meeting before any vote is cast under its authority.

4.11 Co-owners.

If a unit or a mortgage on a unit is owned by two or more persons, any one of them present or represented by proxy may in the absence of the other or others vote, but if more than one of them are present or represented by proxy, they shall have only one (1) vote.

4.12 Votes To Govern.

At all meetings of members every question shall, unless otherwise required by the Act or the Declaration or by-laws be decided by a majority of the votes as set out in paragraph 4.8 of this section, duly cast on the question.

4.13 Entitled To Vote.

Unless the requirement in connection with the specific matter upon which the vote is being taken stipulate that the resolution must be unanimous, no member is entitled to vote at any meeting if any contributions to the Corporation payable in respect of his unit are in arrears for more than thirty (30) days prior to the meeting.

5. THE CORPORATION

5.1 Duties Of The Corporation.

The duties of the Corporation shall include, but shall not be limited to the following:

(a) controlling, managing and administering the common elements and the assets of the Corporation;

(b) collecting the common element charges from the owners and the establishment of one or more reserve funds as required by the Act;

(c) obtaining and maintaining insurance for the property as may be required by the Declaration or by-laws;

(d) repairing, maintaining and restoring the common elements in accordance with the provisions of the Act, the Declaration and by-laws;

(e) maintaining adequate records of the financial affairs of the Corporation;

(f) preparing a budget annually and causing audits to be made after every year end and making auditors statements available to the owners and mortgagees;

(g) supplying heat and hydro to the common elements;

(h) effecting compliance by the owners with the Act, the Declaration, the by-laws and the rules; and

(i) generally performing its obligations under the Act.

5.2 Powers Of The Corporation.

The powers of the Corporation shall include but shall not be limited to the following:

(a) employment and dismissal of personnel necessary for the maintenance and operation of the common elements;

(b) adoption and amendment of rules and regulations concerning the operation and use of the common elements;

(c) employing a manager at a compensation to be determined by the Board, to perform such duties and services as the Board shall authorize;

(d) obtaining and maintaining fidelity bonds in such amounts as the Board may deem reasonable for such officers, directors or employees as are authorized to receive or disburse any funds on behalf of the Corporation;

(e) investing reserves held by the Corporation, provided that such investments shall be those permitted by the Trustee Act, R.S.O. 1980, Chapter 512 and convertible in cash in no more than ninety (90) days;

(f) to settle, adjust, compromise or refer to arbitration any claim or claims which may be made upon or which may be asserted on behalf of the Corporation;

(g) to borrow such amounts as in its discretion are necessary or desirable in order to protect, maintain, preserve or insure the due and continued operation of the property in accordance with the Declaration and by-laws of the Corporation and to secure any such loan by mortgage, pledge or charge of any asset owned by the Corporation and to add the repayment of such loan to common expenses, subject to approval of each such borrowing or loan by the residential unit owners at a meeting duly called for the purpose;

(h) to retain and hold any securities or other property, whether real or personal, which shall be received by the Corporation, whether or not the same is authorized by any law, present or future for the investment of trust funds;

(i) to sell, convey, exchange, assign or otherwise deal with any real or personal property at any time owned by the Corporation at such price, on such terms, and in such manner as the Corporation in its sole discretion deems advisable and to do all things and execute all documents required to give effect to the foregoing, subject to the requirements of the Act;

(j) to lease any part or parts of the common elements as agent of the owners, subject to the requirements of the Act.

6. BOARD OF DIRECTORS

6.1 Affairs Of The Corporation.

The affairs of the Corporation shall be managed by the Board.

6.2 Quorum.

Until changed by a by-law, the number of directors shall be not less than five (5) of whom a majority shall constitute a quorum for the transaction of business at any meeting of the Board. Notwithstanding vacancies, the remaining directors may exercise all the powers of the Board so long as a quorum of the Board remains in office.

6.3 Qualifications.

Each director shall be eighteen (18) or more years of age and a member of the Corporation or a mortgagee of a unit. No undischarged bankrupt or mentally incompetent person shall be a director and, if a director becomes a bankrupt or a mentally incompetent person, he thereupon ceases to be a director.

6.4 Consent.

No election or appointment of a person as a director shall be effective unless:

(a) he consents in writing to act as a director before his election or appointment or within ten (10) days thereafter, or

(b) he was present at the meeting when he was elected or appointed and did not refuse at that meeting to act as a director.

6.5 Election And Term.

(a) The directors of the Corporation elected at the first meeting of the members held to elect directors shall hold office until the next annual meeting of the members or the meeting of members set out in subparagraph (b) of the within clause whichever event first occurs.

(b) The Board elected at a time when the Declarant owns a majority of the units shall, not more than twenty-one (21) days after the Declarant ceases to be the registered owner of a majority of the units, call a meeting of the members of the Corporation to elect a new Board, and such meeting shall be held within twenty-one (21) days after the calling of the meeting. If the meeting referred to above is not called within the time provided for, any member of the Corporation or any mortgagee or chargee entitled to vote may call the meeting.

(c) At the meeting referred to in sub-paragraph (b) above, the number of directors of the Corporation shall be determined and that number shall be elected to hold office for a term of one (1) year. Such directors may, however, continue to act until their

successors are elected. If more than one (1) of such directors shall resign from the Board prior to the expiration of their respective terms and shall be replaced at a meeting of members called for that purpose, the director or directors receiving the greater number of votes shall complete the remaining terms of the resigning directors. At each annual meeting thereafter, the number of directors for the next ensuing year shall be determined and that number elected for a term of one (1) year. At any time the directors may be elected in rotation by electing a certain number of directors for a term of one (1) year and the balance of the directors for a term of two (2) years.

6.6 Filling Of Vacancies And Removal Of Directors.

(a) If a vacancy in the membership of the Board occurs other than by way of removal by the members or as a result of the number of directors being increased, subject to subparagraph (c) of this paragraph 6, the majority of the remaining members of the Board may appoint any person qualified to be a member of the Board to fill the vacancy until the next annual meeting at which time the vacancy shall be filled by election by the members.

(b) Where the number of directors is increased, the vacancies resulting from such increase shall only be filled by election at a meeting of the members duly called for that purpose.

(c) When there is not a quorum of directors in office, the director or directors then in office shall forthwith call a meeting of members to fill the vacancies and, in default or if there are no directors then in office, the meeting may be called by a member.

(d) Any director may be removed before the expiration of his term by a vote of members who together own a majority of the units and the members may elect, in accordance with the by-laws dealing with the election of directors, any person qualified to be a member of the Board for the remainder of the term of the director removed.

6.7 Calling Of Meetings.

Meetings of the Board shall be held from time to time at such place and at such time and on such day as the president or any two (2) directors may determine, and the secretary shall call such meetings when directly authorized by the president or by any two (2) directors. A quorum of directors may at any time call a meeting of the directors for the transaction of any business, the general nature of which is specified in the notice calling the meeting. Notice of any meeting so called shall be given personally, by ordinary mail or telegraph to each director not less than forty-eight (48) hours (excluding any part of a Sunday or of a holiday as defined by the Interpretation Act of Canada for the time being in force) before the time when the meeting is to be held, save that no notice of meeting shall be necessary if all the directors are present and consent to the holding of such meeting or if those absent have waived notice of or otherwise signified in writing their consent to the holding of such meeting.

6.8 Regular Meeting.

The Board may appoint a day or days in any month or months for regular meetings at a place and hour to be named. A copy of any resolution of the Board fixing a place and time of regular meetings of the Board shall be sent to each director forthwith after being passed, but no other notice shall be required for any such regular meeting.

6.9 First Meeting Of New Board.

The Board may without notice hold its first meeting for the purpose of organization and the election and appointment of officers immediately following the meeting of members at which the directors of such Board were elected, provided a quorum of directors be present.

6.10 Interest Of Directors In Contracts.

No director shall be disqualified by his office from contracting with the Corporation nor shall any contract or arrangement entered into by or on behalf of the Corporation with any director or any firm or Corporation in which any director is in any way interested be avoided, nor shall any director so contracting or being so interested be liable to account to the Corporation for any profit realized by any such contract or arrangement by reason of such director holding such office or of the fiduciary relationship thereby established provided that the provisions of sub-section 11 of this Section 6 are complied with.

6.11 Declaration Of Interest.

It shall be the duty of every director of the Corporation who is in any way, whether directly or indirectly, interested in a contract or arrangement or proposed contract or arrangement with

the Corporation to declare such interest and to refrain from voting in respect thereto; provided however, that such prohibition against voting shall not apply during such time as the declarant who registered the declaration is represented on the Board by two (2) or more directors.

6.12 Indemnity Of Directors And Officers.

Every director or officer of the Corporation and his heirs, executors, administrators and other legal personal representatives shall from time to time be indemnified and saved harmless by the Corporation from and against:

(a) any liability and all costs, charges and expenses that he sustains or incurs in respect of any action, suit or proceeding that is proposed or commenced against him for or in respect of anything done or permitted by him in respect of the execution of the duties of his office; and

(b) all other costs, charges and expenses that he sustains or incurs in respect to the affairs of the Corporation;

provided that

(i) no director or officer of the Corporation shall be indemnified by the Corporation in respect of any liability, costs, charges or expenses that he sustains or incurs in or about any action, suit or other proceeding as a result of which he is adjudged to be in breach of any duty or responsibility imposed upon him under the Act or under any other statute unless, in an action brought against him in his capacity as director or officer, he has achieved complete or substantial success as a defendant;

(ii) the Corporation is advised of any such action, suit or other proceeding, or cost, charge or expense, forthwith after the director or officer receives notice thereof; and

(iii) the Corporation is given the right to join in the defence of the action, suit or proceeding.

6.13 Insurance.

The Corporation may purchase and maintain insurance for the benefit of a director or officer thereof except insurance against a liability, cost, charge or expense of the director or officer incurred as a result of a contravention of paragraph 6.12 herein.

7. OFFICERS

7.1 Elected Officers.

At the first meeting of the Board after each election of directors, the Board shall elect from among its members a president. In default of such elections the then incumbent, if a member of the Board, shall hold office until his successor is elected. A vacancy occurring from time to time in such office may be filled by the Board from among its members.

7.2 Appointed Officers.

From time to time the Board shall appoint a secretary and treasurer and may appoint one or more vice-presidents, a general manager and such other officers as the Board may determine, including one or more assistants to any of the officers so appointed. The officer so appointed may but need not be a member of the Board. One person may hold more than one office and if the same person holds both the office of secretary and the office of treasurer he may be known as secretary-treasurer.

7.3 Term Of Office.

In the absence of written agreement to the contrary the Board may remove at its pleasure any officer of the Corporation.

7.4 President.

The president shall, when present, preside at all meetings of the members and of the Board and shall be charged with the general supervision of the business and affairs of the Corporation. Except when the Board has appointed a general manager or managing director, the president shall also have the powers and be charged with the duties of that office. In addition, the president shall sit on the committee to be established for the purpose of administering the

agreement with the adjoining condominium corporations for the shared rights-of-way and other facilities.

7.5 Vice-President.

During the absence of the president his duties may be performed and his powers may be exercised by the vice-president, if one has been appointed, save that the vice-president shall not preside at a meeting of the Board or at a meeting of members, if such vice-president is not qualified to attend the meeting as a director or member, as the case may be, if a Vice-president exercises any such duty or power, the absence of the president shall be presumed with reference thereto. A vice-president shall also perform such duties and exercise such powers as the Board may prescribe.

7.6 General Manager.

The general manager, if one be appointed, shall have the general management and direction subject to the authority of the Board and the supervision of the president, of the Corporation's business and affairs and the power to appoint and remove any and all employees and agents of the Corporation not elected or appointed directly by the Board and to settle the terms of their employment and remuneration. The general manager may be appointed to the Board upon such term of employment and compensation that the Board may approve.

7.7 Secretary.

The secretary shall give or cause to be given all notices required to be given to the members, directors, auditors, mortgagees and all others entitled thereto; he shall attend all meetings of the directors and of the members and shall enter or cause to be entered in books kept for that purpose minutes of all proceedings at such meetings; he shall be the custodian of all books, papers, records, documents and other instruments belonging to the Corporation and he shall perform such other duties as may from time to time be prescribed by the Board.

7.8 Treasurer.

The treasurer shall keep or cause to be kept full and accurate books of account in which shall be recorded all receipts and disbursements of the Corporation and under the direction of the Board shall control the deposit of money, the safekeeping of securities and the disbursements of the funds of the Corporation; he shall render to the Board at the meeting thereof or whenever required of him an account of all his transactions as treasurer and of the financial position of the Corporation; and he shall perform such other duties as may from time to time be prescribed by the Board.

7.9 Other Officers.

The duties of all other officers of the Corporation shall be such as the terms of their engagement call for or the Board requires of them. Any of the powers and duties of an officer to whom an assistant has been appointed may be exercised and performed by such assistant unless the Board otherwise directs.

7.10 Agents And Attorneys.

The Board shall have the power from time to time to appoint agents or attorneys for the Corporation with such powers of management or otherwise (including the power to sub-delegate) as may be thought fit.

7.11 Compensation.

There shall be no compensation paid to any officer comprising the Board, whether elected or appointed.

8. BANKING ARRANGEMENTS AND CONTRACTS

8.1 Banking Arrangements.

The banking business of the Corporation or any part thereof shall be transacted with such bank or trust company as the Board may designate, appoint or authorize from time to time by resolution and all such banking business or any part thereof shall be transacted on the Corporation's behalf by such one or more officers or other persons as the Board may designate, direct or authorize from time to time by resolution and, to the extent therein provided, including, without restricting the generality of the foregoing, the operation of the Corporation's accounts, the making, signing, drawing, accepting, endorsing, negotiating, lodging, depositing or transferring of any cheques, promissory notes, drafts, acceptances, bills of exchange and orders relating to any

property of the Corporation; the execution of any agreement relating to any such banking business and defining the rights and powers of the parties thereto; and the authorizing of any officer of such banking to do any act or thing on the Corporation's behalf to facilitate such banking business.

8.2 Execution Of Instruments.

Transfers/deeds of lands, assignments, contracts and obligations on behalf of the Corporation may be signed by the president or a vice-president together with the secretary or treasurer or any other director. Any contract or obligations within the scope of any management agreement entered into by the Corporation may be executed on behalf of the Corporation in accordance with the provisions of such management agreement. Notwithstanding any provisions to the contrary contained in the by-laws of the Corporation, the Board may at any time and from time to time direct the manner in which and the person or persons by whom any particular transfer/deed of land, contract or obligation or any class of transfer/deed of land, contract or obligations of the Corporation may or shall be signed.

9. FINANCIAL

9.1 Financial Year.

Until otherwise ordered by the Board, the financial year of the Corporation shall end on the 31st day of December in each year or on such other day as the Board by resolution may determine.

10. NOTICE

10.1 Method Of Giving Notice By The Corporation.

Any notice, communication or other document, including budgets and notices of assessments required to be given or delivered by the Corporation, shall be sufficiently given if delivered personally to the person to whom it is to be given or if delivered to the address noted in the Register, or if mailed by prepaid ordinary mail or air mail in a sealed envelope addressed to him at such address or if sent by means of wire or wireless or any other form or transmitted or recorded communication, to such address. Any notice., communication or other document to be given by the Corporation to any other person entitled to notice and who is not a member shall be given or delivered to such person in the manner aforesaid to the address shown for him on the Register. Such notice, communication or document shall be deemed to have been given when it is delivered personally or delivered to the address aforesaid; provided that a notice, communication or document so mailed shall be deemed to have been given when deposited in a post office or public letter box, and a notice sent by any means of wire or wireless or any other form or transmitted or recorded communication shall be deemed to have been given when delivered to the appropriate communication company or agency or its representative for dispatch.

10.2 Notice To The Board Or Corporation.

Any notice, communication or other document to be given to the Board or Corporation shall be sufficiently given if mailed by prepaid ordinary mail or air mail in a sealed envelope addressed to it at the address for service of the Corporation set out in the Declaration. Any notice, communication or document so mailed shall be deemed to have been given when deposited in a post office or public letter box.

10.3 Omissions And Errors.

The accidental omission to give any notice to anyone entitled thereto or the non-receipt of such notice or any error in any notice not affecting the substance thereof shall not invalidate any action taken at any meeting held pursuant to such notice or otherwise founded thereon.

11. ASSESSMENT AND COLLECTION OF COMMON EXPENSES

11.1 Duties Of The Board.

All expenses, charges and costs of maintenance or replacement of the common elements and any other expenses, charges or costs which the Board may incur or expend pursuant hereto shall be assessed by the Board and levied against the owners in the proportions in which they are required to contribute to the common expenses as set forth in the Declaration. The Board shall from time to time and at least annually prepare a budget for the property and determine by estimate the amount of common expenses for the next ensuing fiscal year or remainder of the current fiscal year as the case may be. The Board shall allocate and assess such common expenses as set out in the budget for such period among the owners, according to the proportion in which they are required to contribute to the common expenses as set forth in the Declaration.

In addition, the Board shall provide in the annual budget a reserve fund for contingencies, working capital, deficits or replacements, which reserve fund shall be an asset of the Corporation. The Board shall advise all owners promptly in writing of the amount of common expenses payable by each of them respectively determined as aforesaid, and shall deliver copies of each budget on which such common expenses are based, to all owners and mortgagees entered on the Register.

11.2 Owners Obligations.

Each owner shall be obliged to pay to the Corporation or as it may direct the amount of such assessment in equal monthly payments by post-dated cheques annually on the first day of each and every month next following delivery of such assessment until such time as a new assessment shall have been delivered to such owner.

11.3 Additional Contributions to Common Expenses.

Where an owner has been assessed for an additional contribution to the common expenses by reason of his failure to repair or maintain his unit pursuant to the provisions of the Declaration or the by-laws of the Corporation or for any reason as a result of which such owner is liable to pay an additional contribution to the common expenses, such contribution shall be payable forthwith and in default of such payment shall be recoverable by the Corporation in the same manner as unpaid assessment of common expenses.

11.4 Extraordinary Expenditure.

Extraordinary expenditures not contemplated in the foregoing budget and for which the Board shall not have sufficient funds may be assessed at any time during the year in addition to the annual assessment by the Board serving notices of such further assessment on all owners which shall include a written statement setting out the reasons for the extraordinary assessment, and such extraordinary assessment shall be payable by each owner within ten (10) days after the delivery thereof to such owner, or within such further period of time and in such instalments as the Board may determine.

11.5 Default In Payment Of Assessment.

(a) In addition to any remedies or liens provided by the Act, if any owner is in default in payment of an assessment levied against him, for a period of fifteen (15) days, the Board may bring legal action for and on behalf of the Corporation to enforce collection thereof and there shall be added to any amount found due all costs of such action including costs as between a solicitor and his own client.

(b) Arrears of payments required to be made under the provisions of this section 11 shall bear interest at the rate of five per cent (5%) over the prime rate per annum established by the Bank of Canada and shall be compounded monthly until paid;

12. DEFAULT

12.1 Notice Of Unpaid Common Expenses.

The Board whenever so requested in writing by an owner or mortgagee entered on the Register, shall promptly report any then unpaid common expenses due from, or any other default by, any owner, and any common expenses assessed or other money claims by the Corporation against any owner, which are thirty (30) days past due.

12.2 Notice Of Default.

The Board when giving notice of default in payment of common expenses or any other default to the owner of the unit, shall concurrently send a copy of such notice to each mortgagee of such unit, who is entered on the Register, and who has requested that such notices be sent to him.

13. RULES AND REGULATIONS

13.1 Rules And Regulations.

The rules and regulations attached hereto as Schedule "A" shall be observed by the owners and occupants of the units. The Board may amend such rules or may make such further and other rules as required to promote the safety, security, or welfare of the owners and of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and of the units.

13.2 Effective Date.

Subject to sub-section 13.3 hereof any rule made by the Board shall be effective thirty (30) days after notice thereof has been given to each owner unless the Board is in receipt of a requisition in writing requiring a meeting of the owners to consider the rules.

13.3 When Approval Required.

If a meeting of owners is required, the rule over which the meeting has been held shall become effective only upon approval at such meeting of owners.

13.4 Amendments by Owners.

The owners may at any time after a rule becomes effective amend or repeal a rule at a meeting of the owners duly called for that purpose.

14. MISCELLANEOUS

14.1 Invalidity.

The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.

14.2 Gender.

The use of the masculine gender in this by-law shall be deemed to include the feminine and neuter genders and the use of the singular shall be deemed to include plural wherever the context so requires.

14.3 Waiver.

No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

14.4 **Amendment**

This by-law or any part of it may be varied, altered or repealed by a by-law passed in accordance with the provisions of the Act.

14.5 **Conflicts**

(a) In the case of a conflict between the provisions of the Act and the provisions in the declaration, by-laws or rules and regulations, the Act shall prevail.;

(b) In the case of a conflict between the provisions in the declaration and any provision in the by-laws or rules and regulations, the declaration shall prevail, unless the by-law or rule has been amended after the registration of the declaration as provided for in the Act; and

(c) In the event the provisions of the Act or the declaration are silent the provisions of the by-laws shall prevail.

14.6 Headings.

The headings in the body of this by-law form no part thereof but shall be deemed to be inserted for convenience of reference only.

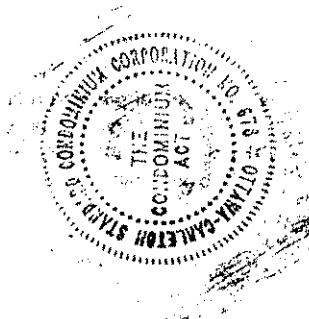
Ottawa-Carleton Standard Condominium Corporation No. 678 hereby enacts the foregoing by-law by the vote of its sole member who owns 100% of the common elements.

DATED at the City of Ottawa this day of May, 2004.

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 678

PER: _____
Steve Grandmont
President

PER: _____
Rick Gumbs
Secretary-Treasurer



570 LAURIER INC. the owner of all the units described in the Description registered together with the Declaration as Instrument No. OC332652 and the sole member of Ottawa-Carleton Standard Condominium Corporation No. 678 hereby confirms the foregoing by-law this day of May, 2004.

570 LAURIER INC.

Per: _____
Adam Thompson

I HAVE THE AUTHORITY TO BIND THE CORPORATION

I HAVE THE AUTHORITY TO BIND THE CORPORATION