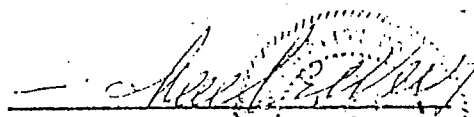


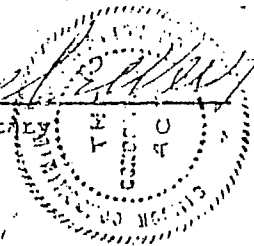
SIMCOE
CONDOMINIUM
CORPORATION
NO. 11
BY-LAWS

C E R T I F I C A T E

SIMCOE CONDOMINIUM CORPORATION NUMBER 11
hereby certifies that the by-law attached hereto, being
By-law Number One of Simcoe Condominium Corporation
Number 11 was made in accordance with The Condominium
Act, R.S.O. 1970, Chapter 77 and any amendments thereto, the
Declaration and the By-law of the said Simcoe Condominium
Number 11 .

DATED this 23rd day of December , 1975


Secretary



SIMCOE CONDOMINIUM CORPORATION NO.11

BY-LAW NO. 1

Be it enacted as a by-law of a Simcoe Condominium Corporation No.11 (hereinafter referred to as the "Corporation") as follows:-

ARTICLE I

DEFINITIONS

The terms used herein shall have ascribed to them the definitions contained in The Condominium Act, R.S.O. 1970, Chapter 77, hereinafter called "The Act."

ARTICLE II

SEAL

The corporate seal of the corporation shall be in the form impressed herein.

ARTICLE III

REGISTER

The corporation shall keep a register (hereinafter called "the register") respecting the property which shall note the name and address of the owner and mortgagee of each unit who have notified the corporation of their respective interests in the property. The address of each owner shall be the address of his unit and the address of each mortgagee shall be the address shown for him on his notice to the corporation.

ARTICLE IV

MEETING OF MEMBERS

1. Annual Meeting:

The annual meeting of the members shall be held at such place within the City of Barrie, at such time and on such day in each year as the board may from time to time determine, for the purpose of hearing and receiving the reports and

statements 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; appoint 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 said meeting to be held within fifteen (15) months of registration.

2: Special Meeting:

The Board 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 City of Barrie as may be determined by the Board. The Board shall also call such special meeting upon notice in writing of owners or mortgagees (or combination thereof) entitled to vote with respect to fifteen (15) units within ten (10) days of giving of such notice.

If the board does not within ten (10) days from the date of such notice, call such meeting, which shall be held within fourteen (14) days from the date of the calling thereof, any of the owners or mortgagees who gave such notice, may call such meeting which shall be held within thirty (30) days from the date of calling of such a meeting.

3. Notices:

Notice of the time and place of each annual, regular or special meeting shall be given not less than ten (10) 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 at the date of giving of such notice. 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.

4. Reports to Members:

A copy of the Financial Statement and a copy of the Auditor's Report shall be furnished to any owner or mortgagee on demand. A copy of the minutes of each such meeting to be forwarded within ten (10) days to each mortgagee requesting a copy of same.

5. Persons entitled to be present:

The only persons entitled to attend a meeting of members shall be the owners 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.

6. Quorum;

At any meeting of members, a quorum shall consist of not less than twenty-eight (28) persons entitled to vote present in person, or holding or representing by proxy not less than $33 \frac{1}{3}\%$ of the common elements. If thirty (30) minutes after the time appointed for the holding of any meeting of members, a quorum be 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 City of Barrie, as the Board shall determine.

Notice of the time, day and place of the convening of such adjourned meeting shall be given not less than three (3) days prior to the convening of such meeting, and if thirty (30) minutes after the convening of such meeting a quorum be not present, those members who are present in person or by proxy and entitled to vote shall be deemed to be a quorum, and may transact all business which a full quorum might have done.

7. Right to Vote:

At each meeting of members, every member shall be entitled to vote who is entered on the register as an owner or has given notice to the corporation in a form satisfactory to the Chairman of the meeting that he is an owner. If a unit has been mortgaged the person who mortgaged such unit (or his proxy) may nevertheless represent such unit at meetings and vote in respect thereof, unless in the instrument creating the mortgage he has expressly authorized or empowered the mortgagee to vote, in which case such mortgagee (or his proxy) may attend meetings and vote in respect of such unit upon filing with the Secretary of the meeting sufficient proof of the terms of such instrument or if such mortgagee has notified the corporation of his rights in accordance with paragraph 3 of this Article. Any dispute over the right to vote shall be resolved by the chairman of the meeting upon such evidence as he may deem sufficient. The vote of each such owner or mortgagee shall be equal to the percentage of common interest of the unit represented by such owner or mortgagee as set out in the declaration.

8. 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 a 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 10 of this Article shall apply.

9. 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.

10. 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 vote in the same way, failing such the vote for such unit shall not be counted.

11. 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 defined in paragraph 7 of this article, duly cast on the question.

12. Method of Voting:

At any general or special meeting a resolution by the vote of the meeting shall be decided in 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 a resolution has in the show of hands been carried is prima facie proof of the fact that without proof of the number or proportion of votes recorded in favour of or against such resolution, but a demand for a poll may be withdrawn.

ARTICLE V

THE CORPORATION

1. Duties of the Corporation:

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

- (a) operation, care, upkeep and maintenance of the common elements.
- (b) collection of the common element charges from the owners.
- (c) supplying hydro, and water to the building, except where the corporation is prevented from carrying out such duty by reason of any event beyond the reasonable control of the corporation. If any apparatus or equipment used in effecting the supply of hydro or water at any time becomes incapable of fulfilling its function or is damaged or

destroyed, the corporation shall have a reasonable time within which to repair or replace such apparatus and the corporation shall not be liable for indirect or consequential damages or for damages for personal discomfort or illness by reason of the breach of such duty;

- (d) obtaining and maintaining insurance for the property as may be required by the declaration or by-laws;
- (e) repairing and restoring of the common elements in accordance with the provisions of The Act the declaration and By-Laws;
- (f) obtaining and maintaining fidelity bonds where obtainable, in such amounts as the board may deem reasonable, for such officers and directors or employees as are authorized to receive or disburse any funds on behalf of the corporation;
- (g) causing audits to be made after every year's end and making auditors' statements available to the owners and mortgagees.

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

- including, but not limited to the foregoing duties;
- (d) obtaining and maintaining fidelity bonds for any manager where deemed necessary by the Board, and in such amounts as the Board may deem reasonable;
 - (e) investing reserves held by the corporation, provided that such investment shall be those permitted by The Trustee Act, Revised Statutes of Ontario, 1970, Chapter 470 and amendments thereto, provided 50% of such investment be convertible into cash in not more than 90 days, and the remainder of such investment to be convertible into cash within one (1) year.

ARTICLE VI

BOARD OF DIRECTORS

1. The affairs of the corporation shall be managed by the board.
2. Quorum:
Until changed by a by-law, the number of directors shall be five (5) of whom three (3) will 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.
3. Qualifications:
Each director shall be eighteen (18) or more years of age and need not be a member of the corporation, but shall have consented in writing or in person to stand for election.
4. Election and terms:
The directors of the corporation shall be elected in rotation and upon the expiration of their respective term of office shall retire, but shall be eligible for re-election.
At the first general meeting of the corporation held to elect directors, two directors shall be elected to hold office for a term of one year from the date of their election, two directors shall be elected to hold office for a term of two years from the date of their election, and one director shall be elected to hold office for a term of three years from the date of his election. At each annual meeting thereafter a number of directors equal to the number of directors retiring in such year shall be elected for

a term of three years.

5. Removal of directors and filling of vacancies:

The members may by resolution passed by majority vote at a meeting of members called for such purpose remove any director before the expiration of his term of office. The members may elect a person in place of any director who has been removed, died or resigned for the remainder of his term, at any annual or special meeting.

6. 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 and a Vice-President who is a director or any two directors may determine, and the Secretary shall call meetings when directly authorized by the President or by the Vice-President who is a director or by any two directors. Notice of any meeting so called shall be given personally, by ordinary mail or telegraph to each director not less than forty-eight 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 a 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.

7. Regular meetings:

The board may appoint a day or days in any 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.

8. 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 a director or directors of such board was elected, provided a quorum of directors be present.

9. 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 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 paragraph 10 of this Article VI are complied with.

10. 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 three or more directors.

11. Protection of directors and officers:

No director or officer of the corporation shall be liable for the acts, neglect or default of any other director or officer or for joining in any act for conformity or for any loss or expense happening to the corporation through the insufficiency or deficiency of title to any property acquired by order of the board for or on behalf of the corporation, or for the insufficiency or deficiency of any security in or

upon which any of the monies of the corporation shall be invested or for any loss or damage arising from the bankruptcy, insolvency or tortious act of any person with whom any of the monies, securities or effects of the corporation shall be deposited or for any loss occasioned by an error of judgment or oversight on his part or for any other loss, damage or misfortune whatever which shall happen in the execution of the duties of his office or in relation thereto, unless the same shall happen through his own dishonest or fraudulent act or acts.

12. Indemnity of Directors and Officers:

Every director or officer of the corporation and his heirs, executors and administrators and estate and effects respectively shall from time to time and at all times be indemnified and saved harmless out of the funds of the corporation from and against

- (a) all costs, charges and expenses whatsoever which such director or officer sustains or incurs in or about any action, suit or proceeding which is brought, commenced or prosecuted against him for or in respect of any act, deed, matter or thing whatsoever made, done or permitted by him in or about the execution of the duties of his office, except dishonest or fraudulent act or acts,
- (b) all other costs, charges and expenses which he properly sustains or incurs in or about or in relation to the affairs thereof.

ARTICLE VII

OFFICERS

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.

2. Appointed Officers:

From time to time the board shall appoint a Secretary and may appoint one or more Vice-Presidents, a General Manager, a Treasurer 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 persons holds both the office of secretary and office of treasurer he may be known as Secretary-Treasurer.

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.

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.

5. Vice-President:

During the absence of the President his duties may be performed and his powers may be exercised by the Vice-President or if there are more than one the Vice-Presidents, in order of seniority (as determined by the board) save that no Vice-President shall preside at a meeting of the board or at a meeting of members who 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.

6. General Manager:

A 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, and 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.

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.

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. The offices of Secretary and Treasurer may be combined.

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.

10. Agents and Attorneys:

The board may have 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.

ARTICLE VIII

BANKING ARRANGEMENTS AND CONTRACTS

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 Bank or Trust Company to do any act or thing on the corporations behalf to facilitate such banking business.

2. Execution of Instruments:

Deeds, transfers, assignments, contracts and obligations on behalf of the Corporation may be signed by the

President or a Vice-President together with the Secretary or any other director. Any contract or obligations within the scope of any management agreements 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 deed, transfer, contract or obligation or any class of deeds, transfer, contract or obligations of the corporation may or shall be signed.

ARTICLE IX

FINANCIAL

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 may by resolution determine.

ARTICLE X

NOTICE

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 airmail 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.

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.

3. Omissions and Errors:

The accidental omission to give any notice to anyone entitled thereto or the nonreceipt 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.

they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.

2. No sign, advertisement or notice other than the usual signs offering a Unit for sale or rent with dimensions not exceeding two feet by three feet shall be inscribed, painted, affixed or placed on any part of the inside or outside of the unit or common elements whatsoever without the prior written consent of the Board.
3. No owner shall do, or permit anything to be done in his unit or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any building, or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with the regulations or the Fire Department or with any insurance policy carried by the corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with any Statute or municipal by-law.
4. Nothing shall be placed on the outside of window sills or projections ; the installation of air-conditioners shall be regulated by the Board with respect to the time of installation, the manner of installation and the time of removal.
5. Water shall not be left running unless in actual use.
6. The owner shall not place, leave or permit to be placed, or left in or upon the common elements (except those of which he has the exclusive use) any goods or things, nor upon any of the common elements (including those of which he has the exclusive use), any debris or refuse, and the owner shall tightly wrap all garbage in paper and tie and place the same in the container provided for such purpose, or as otherwise directed by the board, and the owner must maintain strict sanitary conditions at all times.

2. Owners' Obligations:

Each owner shall be obliged to pay to the corporation or as it may direct the amount of such annual assessment as follows: one twelfth (1/12) of such assessment 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.

3. Extraordinary Expenditures:

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 assessment setting out the reasons for 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.

4. Conveyance of Unit:

No owner shall be liable for the payment of any part of the common expenses assessed against his unit prior to a transfer by him of such unit but payable by him subsequent thereto, provided that he first gives notice of such assessment to the transferee of the unit.

5. Default in Payment of Assessment:

(a) Arrears of payments required to be made under the provisions of this Article XI shall bear interest at a rate equal to two per cent above the interest charged from time to time by the Bank of Canada to Chartered Banks and shall be calculated based on simple interest.

(b) In addition to any remedies of 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.

ARTICLE XII

DEFAULT

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.

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.

ARTICLE XIII

RULES AND REGULATIONS

The following rules and regulations shall be observed by the owners and the term owner shall include the owner or any other person occupying the unit with the owner's approval:

1. The water closets and other water apparatus shall not be used for purposes other than those for which

they are constructed and no sweepings, garbage, rubbish, rags, ashes or other substances shall be thrown therein. Any damage resulting to them from misuse or from unusual or unreasonable use shall be borne by the owner who, or whose family, guests, visitors, servants, clerks or agents shall cause it.

2. No sign, advertisement or notice other than the usual signs offering a Unit for sale or rent with dimensions not exceeding two feet by three feet shall be inscribed, painted, affixed or placed on any part of the inside or outside of the unit or common elements whatsoever without the prior written consent of the Board.
3. No owner shall do, or permit anything to be done in his unit or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any building, or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with the regulations or the Fire Department or with any insurance policy carried by the corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with any Statute or municipal by-law.
4. Nothing shall be placed on the outside of window sills or projections; the installation of air-conditioners shall be regulated by the Board with respect to the time of installation, the manner of installation and the time of removal.
5. Water shall not be left running unless in actual use.
6. The owner shall not place, leave or permit to be placed, or left in or upon the common elements (except those of which he has the exclusive use) any goods or things, nor upon any of the common elements (including those of which he has the exclusive use), any debris or refuse, and the owner shall tightly wrap all garbage in paper and tie and place the same in the container provided for such purpose, or as otherwise directed by the board, and the owner must maintain strict sanitary conditions at all times.

7. Owners, their families, guests, visitors and servants shall not make or permit any improper noises on the property or do anything that will annoy or disturb or interfere in any way with other owners or those having business with them.
8. Nothing shall be thrown out of the windows or doors of the buildings.
9. Owners shall not overload existing electrical circuits.
10. No auction sale shall be held on the property.
11. No stores of coal or any combustible or offensive goods, provisions or materials shall be kept on the property.
12. No noise, cause by any instrument or other device, or otherwise, which in the opinion of the board may be calculated to disturb the comfort of the other owners shall be permitted.
13. The sidewalks used in common by the owners shall not be obstructed by any of the owners or used by them for any prpose other than for ingress and egress to and from their respective units.
14. No animal which shall be dangerous or unduly annoying to occupants of units shall be allowed upon or kept in or about any unit or the common elements.
15. No objects or restricted vehicles as determined by the Board shall be placed or parked on the private driveways.

The owners may from time to time make such additional rules and regulations or vary and amend such rules and regulations respecting the use of common elements for the purpose of preventing unreasonable interference with the use and enjoyment of the units and common elements.

ARTICLE XIV

MISCELLANEOUS

1. Invalidity:

The invalidity of any part of these by-laws shall

not impair or affect in any manner the validity and enforceability or effect the balance thereof.

2. Gender:

The use of masculine gender in these by-laws 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.

3. Waiver:

No restriction, condition, obligation or provision contained in these by-laws 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.

4. Headings:

The headings of the body of this By-law No. 1 form no part of this By-law but shall be deemed to be inserted for convenience of reference only.

5. These by-laws or any part thereof may be varied, altered or repealed by a by-law passed in accordance with the provisions of The Act and the declaration.

The foregoing by-law is hereby enacted and passed by the directors of the corporation, as evidenced by the respective signature hereto of one of the directors.

DATED at Barrie this 23 day of December, 1975

SIMCOE CONDOMINIUM CORPORATION NO.11

Per: _____

President

4639

DATED: December 23rd 1975

SIMCOE CONDOMINIUM CORPORATION

NO. 11

Office of Land Titles

12:35 PM

29 Dec 1975

Envt. Index
Cond. 11

Land Registrar

BY-LAW NUMBER ONE

WEIR & MARKSON
Barristers and Solicitors
2580 Hurontario Street
MISSISSAUGA, Ontario
L5B 1N5

10.

INSURANCE TRUST AGREEMENT

THIS AGREEMENT made in duplicate this 22nd day
of December 1975

B E T W E E N :

SINCOE CONDOMINIUM CORPORATION NO. 11

(hereinafter called the "Settlor")

OF THE FIRST PART:

- and -

THE CANADA TRUST COMPANY

(hereinafter called the "Trustee")

OF THE SECOND PART.

WHEREAS the Settlor has obtained certain policies of
fire and extended coverage insurance.

AND WHEREAS the Settlor desires to make provision for
the expeditious payment out of the proceeds of such insurance
in the event of damage to the property as described in the
description registered pursuant to The Condominium Act, R.S.O.
1970, herein called "The Act".

In consideration of the mutual covenants herein contained,
it is hereby mutually agreed by the parties hereto as follows:

ARTICLE I Definitions

The terms used in this Agreement shall have ascribed to
them the definitions contained in The Act.

ARTICLE II Appointment of Trustee

The Settlor doth hereby appoint the Trustee to act as
Trustee pursuant to the provisions of the declaration and by-laws

of the Settlor, copies of which are submitted herewith to the Trustee.

ARTICLE III Payment by Trustee

All insurance proceeds received by the Trustee shall be held by it in trust and paid in accordance with the following terms and conditions:

1. In the event of:

(a) Damage to the buildings, if the Trustee receives a certificate duly executed by the President (or Vice-President) and the Secretary of the Settlor, certifying:

(i) that the board has determined that less than 25% of the buildings has been substantially damaged, or

(ii) That the board has determined that 25% or more of the buildings has been substantially damaged, and that owners who own 80% of the common elements have voted for repairs within sixty (60) days of such determination by the board, or

(b) Damage to the property, excluding the buildings and the units,

the Trustees shall disburse the proceeds of all insurance in its hands and arising out of such damage, towards the cost of repairing such damage, from time to time, as the repairs of such damage progress, upon the written request of the Settlor accompanied by the following:

(i) A certificate signed by the President (or the Vice-President) and the Secretary of the Settlor dated not more than thirty (30) days prior to such request and counter-signed by the Architect or Engineer, if any, employed by the Settlor in connection with such

repairs, setting forth the following:

- (a) That the sum then requested either has been paid by the Settlor or is justly due to contractors, sub-contractors, materialmen, engineers, architects or other persons who have rendered..... services or furnished materials for repairs therein specified, the names and addresses of such persons, a brief description of such services and materials, the several amounts so paid or due to each of said persons in respect thereto, that no part of such expenditures has been or is being made the basis of any previous or then pending request for the payment of insurance proceeds then held by the Trustee, or has theretofore been paid out of such insurance proceeds, and that the sum then requested does not exceed the value of the services and materials described in such certificate;
- (b) That except for the amount, if any, stated in such certificate to be due for services or materials, there is no outstanding indebtedness known to the Settlor, after due enquiry, which is then due for labour, wages, materials, supplies or services in connection with such repairs which if unpaid might become the basis of a mechanics' lien, by reason of such repair, to the building or any part thereof.
- (ii) An opinion of a Solicitor, acting for the Settlor or or other evidence reasonably satisfactory to the Trustee to the effect that there has not been filed with respect to the building or the property, or any

part thereof, any mechanics' lien which has not been discharged except such as will be discharged by payment of the amount then requested.

Any balance of proceeds of insurance remaining in the Trustee's hands after payment in full of the cost of the repairs of the buildings as foresaid, shall be paid over by the Trustee to the Settlor.

2. If, upon the receipt of any certificate referred to in paragraph 1 of this Article the Trustee shall not have sufficient funds to pay the amount due and owing as set out therein, the Settlor shall be so notified by the Trustee, and the Settlor shall be so notified by the Trustee, and the Settlor shall further notify, in writing, the Trustee, as to which of the persons or companies set forth in the said certificate are to be paid by the Trustee.

3. The Trustee shall not be under any duty to enquire as to the correctness of any amounts received by it on account of the proceeds of any insurance, nor shall it be under any obligation to take any steps to enforce the payment thereof to it.

ARTICLE IV Deficiency of Insurance Proceeds

The Settlor shall be promptly notified of any proceeds of insurance deposited with the Trustee on behalf of the Settlor and the Trustee shall be under no obligation to make any payments specified in this Agreement except out of the proceeds of insurance held in trust for the Settlor.

ARTICLE V Liability and Indemnification of Trustees

1. The Trustee shall have no duties except those which are expressly set forth in this Agreement and shall in no way be responsible or liable for any loss, cost or damages which may result from anything done or omitted to be done by such Trustee, hereunder, except in the case of negligence or bad faith. The

Trustee shall be protected in acting upon any certificate, statement, request, consent, agreement or other instrument whatsoever, not only as to its due execution and validity and the effectiveness of its provisions, but also as to the truth and accuracy of any information therein contained, which it shall, in good faith, believe to be genuine, and to have been signed and presented by the proper person or persons.

It shall have no responsibility with respect to any cheques deposited with it hereunder except the usual responsibilities of a collecting bank and it shall have no responsibility with respect to the application of any funds paid by it pursuant to the provisions of this Agreement.

2. The Settlor shall reimburse the Trustee for all expenses incurred by it in connection with its duties under this Agreement and shall indemnify it and save it harmless against any and all liabilities, costs and expenses including legal fees, for anything done or omitted to be done by it in the performance of this Agreement, except as a result of negligence or bad faith.

ARTICLE VI Termination of Condominium

Notwithstanding anything to the contrary herein contained where a notice of termination is registered in accordance with the provisions of The Act, the Settlor shall forthwith notify the Trustee, in writing, of such registration, and upon receipt of such notice the Trustee shall pay any insurance proceeds then in its hands to the owners and any mortgagees with respect to the units of such owners, in the proportion of each owner's common interest, and in satisfaction of any liens registered by the Settlor against such unit in accordance with the priorities thereof.

ARTICLE VII Termination of Agreement

1. At any time hereafter the Settlor shall have the sole and unrestricted right to terminate this Agreement by written notice to the Trustee, upon delivery to the Trustee of a duplicate original agreement between the Settlor and a Trust Company registered under The Loan and Trust Corporations Act or a Chartered Bank, or such corporation as the Settlor in its discretion may deem advisable in the event that the Settlor is unable to enter into such agreement with such Trust Company, or such Chartered Bank by reason of their refusal to act, pursuant to which such other Trust Company or Chartered Bank or corporation shall assume such duties as Trustee, in the place of the Trustee herein. Following such termination, upon payment to the Trustee herein of all fees and charges due to the Trustee hereunder, the Trustee herein shall turn over all sums deposited with it, remaining in its hands, to such new Trustee, and thereupon its obligations hereunder shall cease.

2. The Trustee may at any time resign from the duties hereunder by giving to the Settlor not less than thirty (30) days notice in writing thereof and its obligations hereunder (except for the payment of any sums remaining in its hands to a successor Trustee, as hereinafter provided) shall cease. Following such resignation, upon payment to the Trustee of all fees and charges due to it hereunder and upon delivery to it of a duplicate original agreement between the Settlor and another Trust Company registered under The Loan and Trust Corporations Act or a Chartered Bank, or such corporation as the Settlor in its discretion may deem advisable in the event that the Settlor is unable to enter into such agreement with such Trust Company, or such Chartered Bank by reason of their refusal to act, pursuant to which such other Trust Company or Chartered Bank or corporation shall assume such duties as Trustee in the place of the Trustee herein, the

Trustee herein shall turn over all sums deposited with it, remaining in its hands, to such new Trustee, and thereupon its obligations hereunder shall cease.

ARTICLE VIII Modification or Amendment of Agreement,
 Declaration and By-laws and Rights of Third
 Parties

1. This Agreement shall not be modified or amended without the consent of the parties hereto and any mortgagee holding first mortgages on more than 50% of the units. Any amendments to the declaration or by-laws shall be communicated to the Trustee by the Settlor.
2. Upon being advised of damage to the buildings or upon receipt of any monies in accordance with the terms of this Agreement, the trustee shall notify all mortgagees shown on the Settlor's register.
3. Certain provisions of this Agreement are for the benefit of the mortgagees of the units and all such provisions are covenants for the benefit of any mortgagee shown on the Settlor's register and may be enforced by such mortgagee.

ARTICLE IX Address for Service

Any certificate, declaration or notice in writing given to the Settlor, pursuant to this Agreement, shall be sufficiently given if mailed by prepaid registered post to the Settlor at
c/o PROVINCIAL PROPERTY MANAGEMENT LTD. 50 Papezian Road, Unit 9,
ETOBICOKE, Ontario M9C 1B7 Amended 1978 refer page 5

Any certificate, declaration or notice in writing given to the Trustee pursuant to this Agreement shall be sufficiently given if mailed by prepaid registered post to the Trustee at 110

Yonge Street, TORONTO, Ontario M5C 1T4

Such certificate, declaration, and notices in writing shall be deemed to have been received on the business day next following the date of such mailing.

ARTICLE X Remuneration of Trustee

The Corporation shall pay the Trustee's fees and charges for acting hereunder as such Trustee.

ARTICLE XI Assignment of Agreement

This Agreement shall be binding upon and enure to the benefit of the parties hereto, and their respective successors and assigns, and this Agreement shall not be assignable by the Trustee without the prior written consent of the Settlor.

ARTICLE XII Acceptance of Trust

The Trustee hereby accepts the trust herein set forth.

IN WITNESS WHEREOF the parties hereto have executed this Agreement.

SIMCOE CONDOMINIUM CORPORATION NO. 11

Per: _____

President

Secretary

THE CANADA TRUST COMPANY

Per: _____

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

APPROVED AS TO
FORM AND CONTENT

511

SCHEDULE "B"

The Corporation shall pay the Trustee a fee of One Hundred Dollars (\$100.00) per annum payable on the day of in each year during the term of this Agreement.

In the event the Trustee shall, pursuant to the provisions hereof, administer any insurance proceeds, it shall be entitled to a fee equivalent to One Percent (1%) on the first Twenty-five Thousand Dollars (\$25,000.00) administered by it, One-half of One Percent ($1/2$ of 1%) on the next Twenty-five Thousand Dollars (\$25,000.00) administered by it and one-tenth of One Percent ($1/10$ th of 1%) upon the balance of funds administered by it. The Trustee shall be entitled to deduct the said fees from the insurance proceeds received by it.

The Corporation shall indemnify and save the Trustee harmless against any and all liabilities, costs and expenses, including legal fees, for anything done or omitted to be done by the Trustee in the performance of this Agreement, except as a result of negligence or bad faith.

RECEIVED DEC - 1 1976

DATED: December 22nd, 1975

SINCOE CONDOMINIUM CORPORATION
NO. 11

- and -

THE CANADA TRUST COMPANY

INSURANCE TRUST AGREEMENT

WEIR & MARKSON
Barristers & Solicitors
2580 Hurontario Street
MISSISSAUGA, Ontario
L5B 1N5

MANAGEMENT AGREEMENT

THIS AGREEMENT made as of the 22 day of December, 1975.

B E T W E E N :

SIMCOE CONDOMINIUM CORPORATION NO. 11
(hereinafter called the "Corporation")

OF THE FIRST PART

- and -

PROVINCIAL PROPERTY MANAGEMENT LTD.
(hereinafter called the "Manager")

OF THE SECOND PART

IN CONSIDERATION of the mutual covenants herein
contained, the Parties hereto hereby agree as follows:

1. The terms used herein shall have ascribed to them the
definitions contained in The Condominium Act, R.S.O. 1970, and
amendments thereto, hereinafter called "The Act".

2. The Corporation hereby appoints the Manager to be its
sole and exclusive representative and Managing Agent (subject to
the overall control of the Corporation and to the specific
provisions hereof) to manage the property for a period of Two (2)
years, commencing February 12th, 1976, and
for the purpose thereof, in the name of the Corporation, to act on
its behalf in the carrying out of the duties of the Manager as
herein set out, and to enter into such contracts and agreements in
the name of the corporation as may be necessary in the performance
of such duties, provided that all such contracts and agreements shall
require the written approval of the Board of Directors.

3. The Manager hereby accepts such appointment and agrees
to manage the property on behalf of the Corporation in a faithful,
diligent and honest manner and subject to the direction of the
Board.

4. The Manager acknowledges that it is familiar with the terms of the declaration and by-laws registered pursuant to the Act.

5. The Manager in the performance of its duties hereunder shall:

- (a) Enforce the terms of the declaration, by-laws and rules and regulations and any amendments thereto which presently exist or which may hereafter be made and notified to the Manager in writing;
- (b) Forthwith communicate to all owners the text and import of any further by-laws or rules and regulations;
- (c) Advise and consult with the Board with respect to any further by-laws, rules and regulations which in the opinion of the Manager ought to be established to further the harmonious and satisfactory operation of the property for the common benefit of the owners;
- (d) Prepare and keep current the corporation register from information supplied by the Board;
- (e) Collect and receive all monies payable by the owners under the declaration and by-laws, in trust for the corporation, and deposit the same in a separate trust account to be maintained by the Manager, or as the Board shall direct. All such monies shall thereafter be held in trust by the Manager and be used to:
 - (i) make payments of all accounts properly incurred by or on behalf of the Corporation;
 - (ii) arrange and pay for insurance in accordance with the provisions of the declaration and by-laws in amounts directed by the Board;
 - (iii) repair and maintain or cause to be so repaired and maintained, those parts of the property which require repair and maintenance by the Corporation

in accordance with the provisions of the declaration and by-laws and without limiting the generality of the foregoing, such repair and maintenance shall include all lawns and landscaped areas; snow removal; the keeping of the common elements in a neat and tidy condition by the removal of litter therefrom; keeping all electrical wiring circuits and lighting fixtures in the common elements in good working order and providing all necessary light bulbs; provide for the removal and disposal of garbage; maintain such staff as may be required at all times promptly and efficiently to carry out the foregoing;

- (f) Keep accurate accounts of the financial transactions involved in the management of the property and render to the Board quarterly statements of income and expenditures with respect thereto and keep such accounts open for inspection by the Board, any owner, mortgagee or chargee at all reasonable times.

6. The duties of the Manager shall not include the duties of the officers of the Corporation set forth in the by-laws, except as specifically otherwise provided in this agreement.

7. The Manager may engage any patent or subsidiary corporation or any person, firm or Corporation associated, affiliated or otherwise connected with it (hereinafter called "affiliate") to perform any work or services for the Corporation, within the scope of the Manager's duties under the provisions of this Agreement, without being in breach of any fiduciary relationship with the Corporation, subject however to the following provisions:

- (a) where the cost of performing such work or services

does not exceed the sum of Five Hundred Dollars, the Manager shall be entitled to have such work or services performed by such affiliate;

- (b) any work or services to be performed, the cost of which exceeds the sum of Five Hundred Dollars shall not be performed by any affiliate unless the Manager has first obtained the approval of the Board.

8. Within thirty (30) days from the execution of this agreement and at least thirty (30) days prior to the beginning of each fiscal year of the Corporation during the term of this contract the Manager shall furnish to the Board an operating budget for the following year setting forth by categories the Manager's best estimate of all expenses of the operation of the property for the coming year including, without limiting the generality of the foregoing, any taxes payable by the Corporation, insurance premiums, water, gas and electric rates, and costs of all repairs, renewals, maintenance and supervision of the property. Upon request of the Board or whenever in the opinion of the Manager any change from the expenditures forecast in the annual budget makes it desirable to do so, the Manager will submit to the Board a supplementary budget covering the expenses of the operation of the property for the then remaining portion of the current fiscal year. The Manager will at all times hold itself available for consultation with the Board for the purpose of establishing or revising the common expenses to be paid by the owners under the provisions of the declaration and by-laws.

9. The Manager will at all times keep the Board and all owners advised of the telephone number or numbers at which an agent of the Manager may be reached at any time during normal business hours in respect of any infraction of the declaration, by-laws or rules and regulations, or at any time during the day or night in respect of any emergency at the property and the

Manager will make arrangements to deal promptly with such infractions and immediately with any emergency arising in connection with the maintenance and operation of the property.

The Manager shall deal in the first instance with minor emergencies and infractions and shall forthwith report to the Board any major emergency or any persistent, flagrant or serious violation of the declaration, by-laws or rules and regulations. It is understood and agreed by the parties hereto that the Manager shall in its discretion determine whether or not an emergency exists and whether or not such emergency is of a minor or major nature.

10. The Corporation shall:

- (a) Pay to the Manager, monthly, for its managerial services hereunder during the term of this agreement, fees equal to the sum of Eight Dollars and Fifty Cents (\$8.50) per unit per month for the first year and Nine Dollars and Fifty Cents (\$9.50) per unit per month for the second year. It is understood and agreed that such remuneration does not include the cost of performing any services set forth in paragraph 5(e)(iii) hereof which services shall be an additional charge to the Corporation.
- (b) Reimburse the Manager promptly for any monies which the Manager may elect to advance for the account of the Corporation provided that nothing herein contained shall be construed to obligate the Manager to make any such advance.
- (c) Except in the case of negligence on the part of the Manager, its servants or agents, indemnify and save harmless the Manager from any and all liability and from all claims and demands arising out of damage or injuries to persons or property in or about or in any way connected with the property, and defend at the expense of the Corporation all suits which may be rendered against the

Manager on account thereof, provided that nothing contained in this sub-paragraph shall release the Manager from any liability to the Corporation in respect of a breach of any of the Manager's covenants herein contained.

- (d) Deliver to the Manager copies of all by-laws and rules and regulations made by the Corporation or the owners.

11. The Manager may at its option terminate this Agreement by written notice to the Corporation upon termination of the government of the property by the Act, and upon such termination of this Agreement all obligations of the Manager shall cease and the Corporation shall pay to the Manager any monies due to it up to the date of such termination of this Agreement.

The Corporation may terminate this Agreement upon giving sixty (60) days' notice in writing to the Manager to such effect, provided that sixty-six and two-thirds per cent (66-2/3%) of the members of the Corporation have voted to authorize such termination by resolution passed at a general meeting of the Corporation duly called and held for that purpose.

12. All notices required or permitted to be given hereunder shall be sufficiently given:

- (a) to the Corporation if signed by or on behalf of the Party so giving notice hereunder, and delivered or mailed by prepaid registered post to the Corporation at the address for service set out in the declaration or at such other address as the Corporation may from time to time designate by written notice pursuant hereto:

(b) to the Manager if signed by or on behalf of the party so giving notice hereunder, and delivered or mailed by prepaid registered post to the Manager at Unit 9, 50 Paxman Road, Etobicoke, Ontario M9C 1B7, or at such other address as the Manager may from time to time designate by written notice pursuant hereto.

All such notice shall be deemed to have been received on the business day next following the date of such mailing.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement.

SIMCOE CONDOMINIUM CORPORATION NO. 11

Per: _____

President

Per: _____

Secretary

PROVINCIAL PROPERTY MANAGEMENT LTD.

Per: _____

Per: _____

Current Property Management Company:

Ball & Montgomery Management Services Inc.

1 Delta Park Blvd., Unit 3

Brampton, On L6T 5G1

Phone: (905) 790-7288 Fax: 905-790-3898

BY-LAW NO. 4

A by-law respecting the borrowing
of money, the issuing of debt
obligations and the securing of
liabilities by

SIMCOE CONDOMINIUM CORPORATION

NO. 11

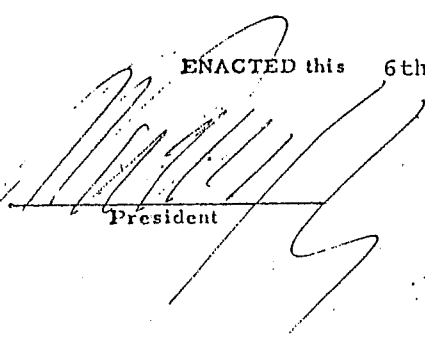
BE IT ENACTED as a special by-law of
SIMCOE CONDOMINIUM CORPORATION NO. 11

(hereinafter referred to as the "Corporation") as follows:-

The directors of the Corporation may from time
to time:

- (a) borrow money on the credit of the Corporation;
- (b) issue, sell or pledge debt obligations of the Corporation; or
- (c) charge, mortgage, hypothecate or pledge all or any currently owned or subsequently acquired real or personal, movable or immovable property of the Corporation, including book debts, rights, powers, franchises and undertaking, to secure any debt obligations or any money borrowed, or other debt or liability of the Corporation.

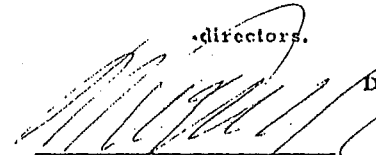
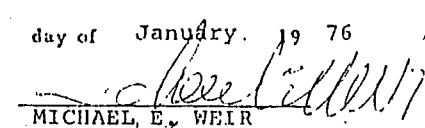
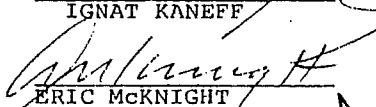
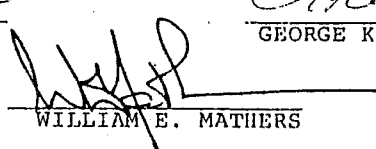
ENACTED this 6th day of January 1976



President

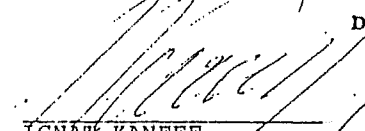
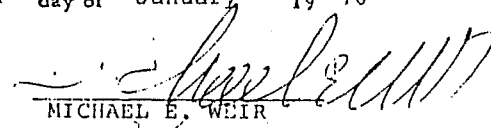
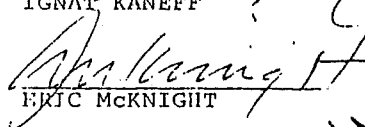
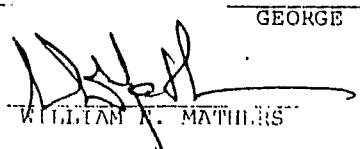
The foregoing by-law is hereby passed by the
directors of the Corporation pursuant to The Condominium Act, P.S.O.
1970, Chap. 77 as evidenced by the respective signatures hereto of all the
directors.

Dated the 6th day of January, 19 76

 IGNAT KANEFF	 MICHAEL E. WEIR
 ERIC MCKNIGHT	 GEORGE KERN
 WILLIAM E. MATHERS	

The foregoing by-law is hereby confirmed pursuant to The
Condominium Act, R.S.O. Chapter 77 by all the shareholders entitled
to vote at a meeting of shareholders of the Corporation, as
evidenced by their respective signatures hereto.

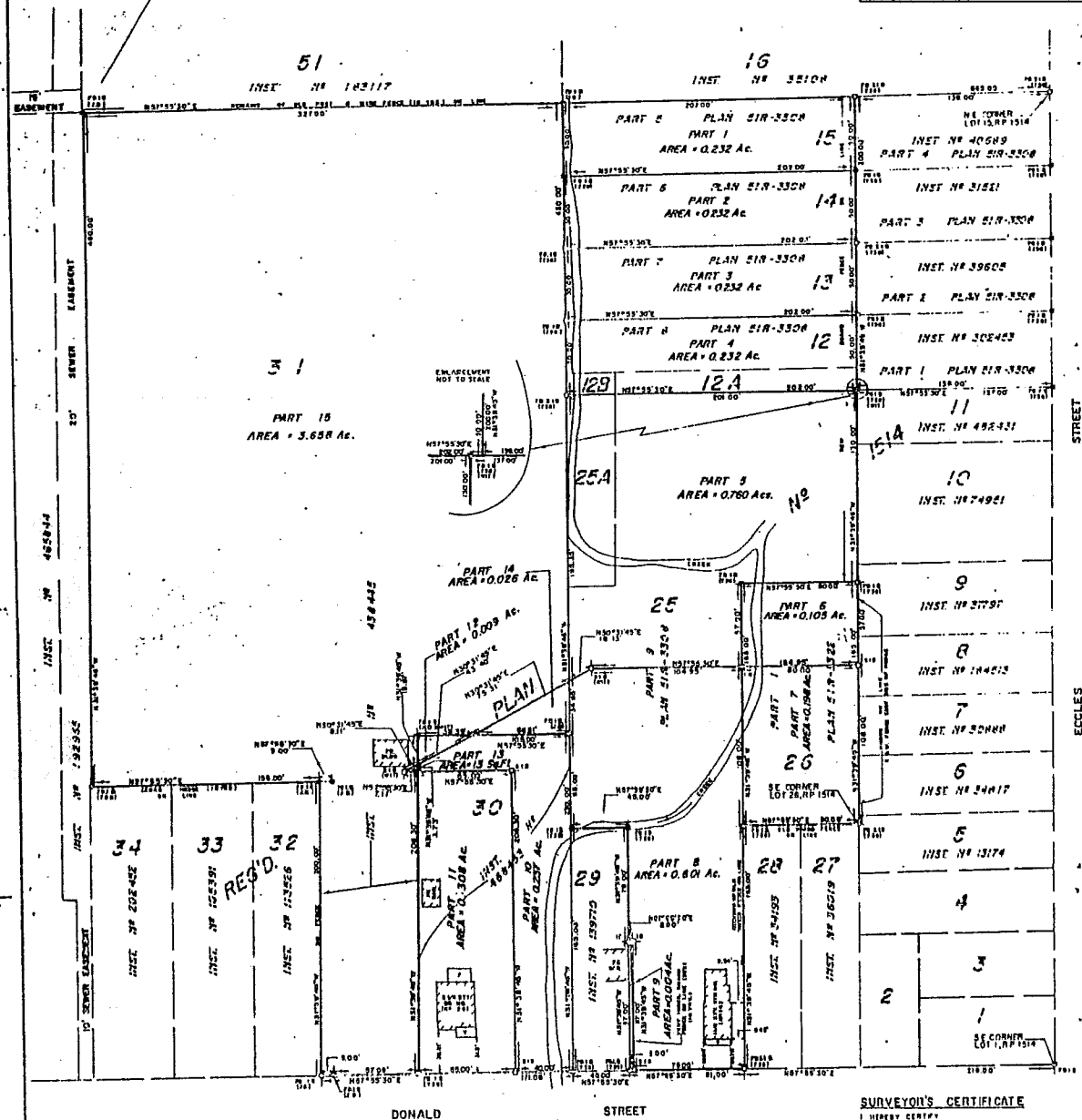
Dated the 6th day of January, 19 76

 IGNAT KANEFF	 MICHAEL E. WEIR
 ERIC MCKNIGHT	 GEORGE KERN
 WILLIAM E. MATHERS	

PLAN AND FIELD NOTES OF SURVEY OF
ALL OF LOTS 12A, 12B, 25, 25A, 26, 30 AND 31
AND PART OF LOTS 12, 13, 14 AND 15
REGISTERED PLAN NO 1514
CITY OF BARRIE
(FORMERLY TOWNSHIP OF VESPRE)
COUNTY OF SIMCOE
SCALE 1 INCH = 40 FEET
R C KIRKPATRICK, O.L.S.
1975

H-1993

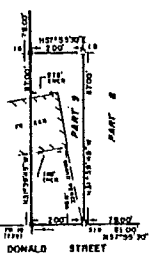
PLAN 51R-4756	
APPROVED	DATE: JUNE 1975
T. P. WOODS	
ASSISTANT EXAMINER OF SURVEYS	
PLAN NO.	4756
RECORDED UNDER NO.	D-106
REGISTERED	JUNE 23, 1975
L.A. SMALL	
DEPT. LAND REGISTRAR	
PARTS 1 TO INCL - ALL OF PARCEL 12A, SECT 51-1514	



DONALD STREET

STREET

ENLARGEMENT NOT TO SCALE



SURVEYOR'S CERTIFICATE

- I HEREBY CERTIFY
- THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER
- THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN
- THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY
- THAT THE SURVEY WAS COMPLETED ON THE 14th DAY OF JANUARY, 1975

SIGNATURE

R C KIRKPATRICK

ONTARIO LAND SURVEYOR

R C KIRKPATRICK

25 DONALD STREET EAST

BARRIE ONTARIO

PHONE 728-1253

DRAWN B.L.C. CHD E.J.B.

DATE JANUARY 16, 1975

SCALE 1 INCH = 40 FEET

PLAN 51R-4756

LEGEND

- 51R-4756 DENOTES A 5/8" X 10" WITH BAR 2" LONG
- 51R-4756 DENOTES A 1" X 10" STANDARD WORKMAN 4" LONG
- JD DENOTES J. DAWSON, O.L.S.
- FB DENOTES FOUND

BEARINGS ARE ASTROPHONIC, DERIVED FROM THE NORTHERLY LIMIT OF DONALD STREET SHOWN AS N77°54'30"E, ON PLAN 51R-3308.

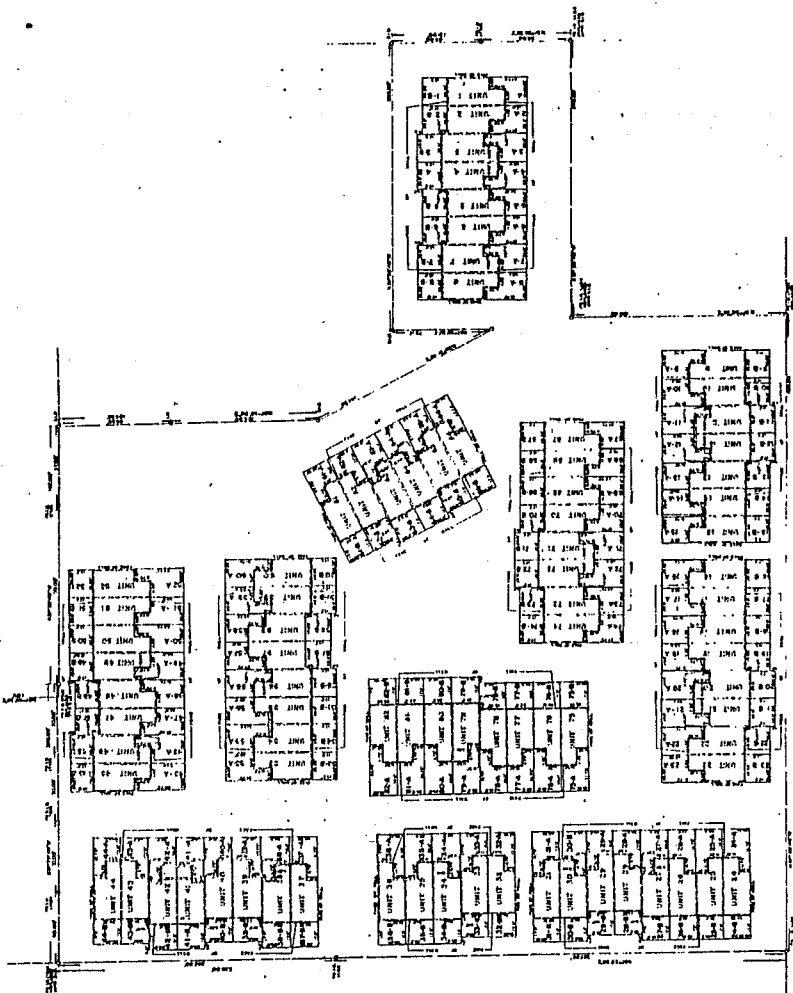
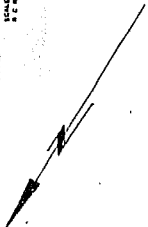
ALL HANDING LINES HAVE BEEN VERIFIED DISTANCES ARE IN FEET AND DECIMALS OF FEET.

PLAN SHOWING

EXTENT AND LOCATION OF
EXCLUSIVE USE PORTIONS OF
THE COMMON ELEMENTS

SCALE: 1/8" = 1'-0"

1979



FUNCTION'S CERTIFICATE

I, the undersigned, being a duly qualified professional engineer, do hereby certify that the above described plan and specifications conform to the requirements of the Condominium Act, R.S.O. 1990, Chapter C-63, and the Regulations made thereunder.

DATE: 1979

SCALE: 1/8" = 1'-0"

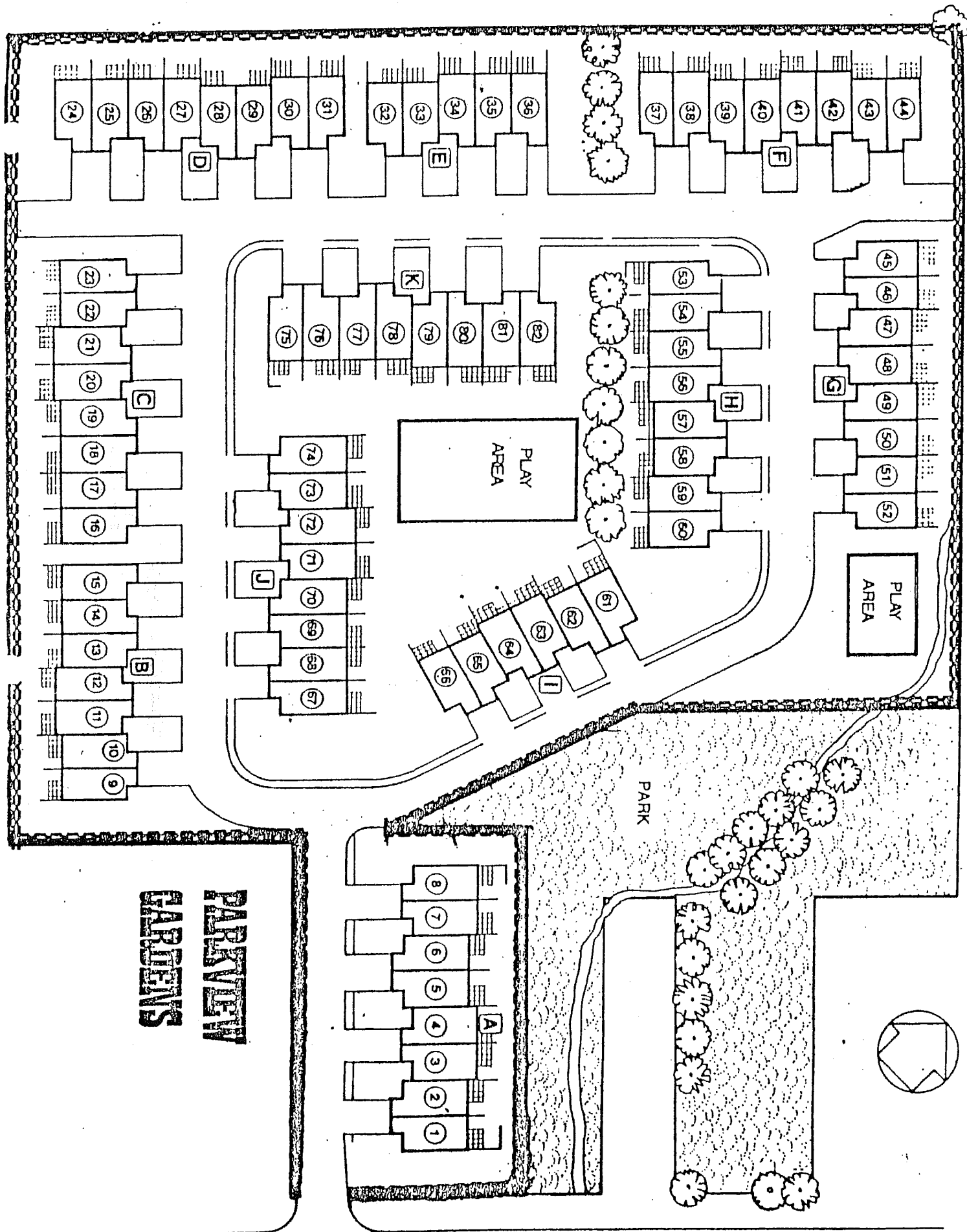
LIMITS OF EXCLUSIVE USE PORTIONS ARE

AS SHOWN ON THE ABOVE PLAN

AND ARE SUBJECT TO THE CONDOMINIUM ACT

AND THE REGULATIONS MADE THEREUNDER

DATE: 1979	1979
1979	1979
1979	1979
1979	1979
1979	1979



DONALD STREET

BY-LAW NUMBER 5

A By-law of Simcoe Condominium Corporation #11 authorizing the transfer of an easement over Part of the Common Elements according to Simcoe Condominium Plan No. 11, more particularly designated as Part 1 on Reference Plan 51R-10982 to The Corporation of the City of Barrie for water course purposes.

BE IT ENACTED as a Special By-law of Simcoe Condominium Corporation #11 as follows:

1. THAT Simcoe Condominium Corporation #11 do transfer to The Corporation of the City of Barrie an easement over Part of the Common Elements according to Simcoe Condominium Plan No. 11, more particularly designated as Part 1 on Reference Plan 51R-10982, a copy of which is attached hereto as Schedule "A", in accordance with an Offer to Purchase, which is attached hereto as Schedule "B", for water course purposes.
2. THAT the President and Secretary be and they are hereby authorized, empowered and directed to do all things necessary to complete the conveyance.

PASSED by the Board of Directors the 28th day of September, 1982.

I, Ann Senechal, Secretary of Simcoe Condominium Corporation #11, do hereby certify under my hand and seal of Simcoe Condominium Corporation #11, the above to be a true and correct copy of By-law No. 5.

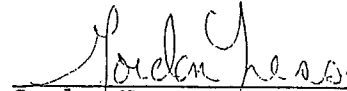
DATED: September 28, 1982
Ann Senechal
Ann Senechal, Secretary

SIMCOE CONDOMINIUM CORPORATION #11

Frederick L. Laro
President
Ann Senechal
Secretary (C.S.)

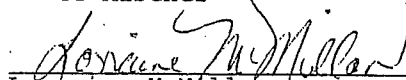
The foregoing Special By-law is hereby passed by the Directors of the Corporation pursuant to the Condominium Act,

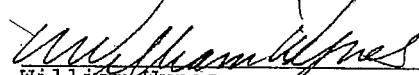
1980 as evidenced by the respective signatures hereto of all
the Directors.


Gordon Ness


Ann Senechal


Scott Misener


Lorraine McMillan


William Wynes

FOR OFFICE USE ONLY

470078

CERTIFICATE OF RECEIPT
RECEPISSE
SIMCOE (SI) BARRIE

'01 01 17 10 14

LAND REGISTRATION/REGISTRATION

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐(1) Registry ☐ Land Titles ☒ (2) Page 1 of pages(3) Property Identifier(s) Block Property
59011-0001 to 59011-0082 Level 3
Additional:
See
Schedule ☐(4) Nature of Document
By-Law No. 6 (Condominium Act, R.S.O. 1980)(5) Consideration
Dollars \$(6) Description
All units and Common Elements comprising the property
included in Simcoe Condominium Plan No. 11,
City of Barrie, County of Simcoe, Land Registry Office
for the Land Titles Division of Simcoe (No. 51)(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐

(8) This Document provides as follows:

See attached Certificate and By-Law

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature

Simcoe Condominium Corporation No. 11

D. Montgomery
Property Manager, SCC 60

2001 01 04

(11) Address
for Service

40 Miller Drive, Barrie, Ontario, L4M 4S4

(12) Party(ies) (Set out Status or Interest)
Name(s)

Signature(s)

Date of Signature
Y M D(13) Address
for Service

(14) Municipal Address of Property

28 Donald Street
units 1 - 82
Barrie, Ontario
L4N 4S6

(15) Document Prepared by:

Ball & Montgomery
Management Services Inc.
40 Miller drive
Barrie, Ontario, L4M 4S4

Fees and Tax	
Registration Fee	
Total	60.

SIMCOE CONDOMINIUM CORPORATION NO. 11

BY-LAW NO. 6

A By-Law respecting the entering of a CABLE TV SERVICES AGREEMENT.

BE IT ENACTED as a by-law of Simcoe Condominium Corporation No. 11 (hereinafter referred to as the "Corporation") as follows:

That the Board of Directors may from time to time enter into an agreement with any corporation respecting the provision of a CABLE TV SERVICE, or equivalent, to all of the units within the Corporation, and that such CABLE SERVICE, or equivalent, will become a Common Expense of the Corporation and collectible from each owner in his proportional share.

The foregoing BY-LAW NO. 6 is hereby passed by the directors of the Corporation pursuant to the Condominium Act of Ontario as evidenced by the respective signatures hereto of all the directors.

DATED this 26th day of September, 2000

Chamewell, PRESIDENT
VICE PRESIDENT

Lesa Butt Secretary

Dee McPherson
Deputy Manager

We have the authority to bind the Corporation

CERTIFICATE

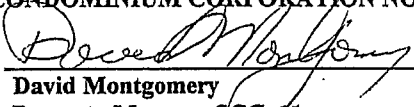
SIMCOE CONDOMINIUM CORPORATION NO. 11

hereby certifies that BY-LAW NO 6, attached hereto, being a general by-law, was made
in accordance with the Condominium Act R.S.O., Chapter 84, as amended and in
accordance with the provisions of the Declaration and By-Laws of the said Corporation,
and that said By-Law No. 6 has not been amended and is in full force and effect.

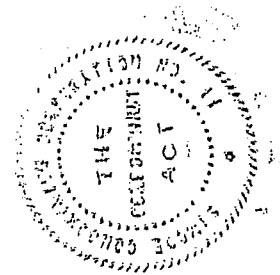
DATED at Barrie this 4th day of January, 2001

SIMCOE CONDOMINIUM CORPORATION NO. 11

per:


David Montgomery
Property Manager SCC. 11

I have the authority to bind the Corporation.



BY-LAW NO.8

G:\CLIENTS\524\BY-LAW\

A By-Law respecting the insurance deductible recovery from unit owners by the Corporation

Be it enacted as a By-Law of SIMCOE CONDOMINIUM CORPORATION NO. 11 (hereinafter referred to as "the Corporation") as follows:

INSURANCE DEDUCTIBLE RECOVERY:

1. In accordance with the Declaration, it is provided that each unit owner shall be responsible for damage to any unit or to the common elements caused by the failure of the owner to so maintain his or her unit, and that each unit owner shall also be responsible for any loss or cost which the Corporation may incur arising from or caused by any act or omission of such owner, or any resident, tenant, invitee or licensee of his or her unit to the common elements or to any other unit, except for any loss, costs, damage or liability covered by the Corporation's policy of insurance;
2. The Corporation has obtained and maintains insurance on its own behalf and on behalf of the owners of the units and common elements against major perils to the replacement cost value of the units and common elements, excluding improvements and betterment's to be made to a unit by an owner, subject to a reasonable deductible amount per occurrence;
3. In accordance with Section 105 of the Condominium Act, 1998, if an owner, a tenant of an owner or a person residing in the owner's unit with the permission or knowledge of the owner through an act or omission causes damage to the owner's unit, the amount that is the lesser of the cost of repairing the damage and the deductible limit of the Corporation's insurance policy shall be added to the common expenses payable for the owner's unit.
4. The circumstances in section (3) above are extended to include damages to the unit not caused by an act or omission of the corporation or its directors, officers, agents or employees, in accordance with Section 105(3) of the Condominium Act, 1998. The amount that is the lesser of the cost of repairing the damage and the deductible limit of the Corporation's insurance policy shall be added to the common expenses payable for the owner's unit.
5. It is the intent of the Corporation to apply the relevant provisions of the Declaration and of the Condominium Act, 1998 consistently in respect of any claims for loss requested by an owner to be made to the Corporation's insurer arising from any damage to any unit occasioned by an insurable loss, and to determine, in circumstances where damage has been caused by an owner to another unit and/or the common elements arising from the owner's negligence, the obligation of an owner to reimburse the Corporation for the lesser of the deductible portion or the actual cost of the loss insured against;
6. In accordance with Section 105 of the Condominium Act, 1998, the amount payable by an owner under this Section constitutes an insurable interest of the owner, and all unit owners are hereby notified and strongly encouraged to obtain directly from their own insurer appropriate coverage for the cost of repairing the aforesaid damage up to the deductible limit of the Corporations insurance policy;

7. Immediately upon receipt of notice of a claim by a unit owner in respect of damage to the property occasioned by an insurable loss, unless the cost of repairing the damage is less than the deductible limit referred to above, the Board or its authorized agent shall notify the Corporation's insurer and, in either event, conduct an inspection of the unit for the purpose of determining the cause of damage and the opinion of the Board, based upon such inspection, provided same is consistent with the report of the insurance adjuster, where applicable, it shall be conclusive as to the cause of said damage.
8. Where the Board determines in the foregoing manner that the claim has arisen as a result of the owner's failure to maintain and repair the unit as required by the Declaration, or as a result of the act or omission of the owner, members of his or her immediate family, tenants, guests, invitees, licensees or any other person occupying the unit with the permission of the owner, prior to or commensurate with the filing of the claim for loss with the Corporation's insurer, and in any event, the unit owner shall pay to the Corporation the estimated cost of repairing the damage up to but not exceeding the deductible limit and representing that portion of the claim for loss which is not recoverable from the Corporation's insurer. Similarly, the Board will determine in circumstances where the aforesaid act or omission has caused damage to other units and the common elements, the application of Articles VII of the Declaration to recover the uninsured portion of the loss. If the owner fails to pay forthwith to the Corporation the actual cost of repairing the damage up to the insurance deductible, in accordance with Section 105 of the Condominium Act, 1998, the Corporation shall add said outstanding amount to the common expenses payable for the owner's unit and may recover the outstanding amount from the unit owner in the same manner as the Corporation may recover outstanding, regular contributions toward the common expenses, including securing and enforcing a lien against the unit.

The foregoing By-Law is hereby enacted and passed by the directors of the Corporation as evidenced by the respective signatures hereto of all the directors.

DATED THIS 7 DAY OF June 2005.

Christine Manewala
PRESIDENT CHRISTINE MANEWALA

Don Wood
TREASURER DON WOOD

Bruce Platt
DIRECTOR BRUCE PLATT

Teresa Butt
TERESA BUTT SECRETARY

Teresa Fox
TERESA FOX DIRECTOR

THE FOREGOING BY-LAW NO. 8 IS HEREBY CONFIRMED BY A VOTE OF OWNERS WHO OWN NOT LESS THAN FIFTY-ONE PERCENT (51%) OF THE UNITS OF THE CORPORATION, AS EVIDENCED BY THE SECRETARY OF THE CORPORATION PRESENT AT THE MEETING OF OWNERS.

MEETING OF OWNERS HELD ON THIS 18 DAY OF July 2005

SIMCOE CONDOMINIUM CORPORATION NO. 11

PER: Teresa Butt
SECRETARY TO THE CORPORATION
TERESA BUTT

BY-LAW NO. 7

G:\CLIENTS\524\BY-LAW7

A By-Law respecting the termination of the Insurance Trust Agreement

Be it enacted as a by-law of SIMCOE CONDOMINIUM CORPORATION NO. 11 (hereinafter referred to as "the Corporation") as follows:

WHEREAS Section 114 of the Condominium Act 1998, C.19 permits a condominium corporation to pass a by-law to terminate an insurance trust agreement.

THEREFORE Despite anything contained in the insurance trust agreement and anything in the declaration as described in Article IX, the Corporation may terminate the insurance trust agreement by giving at least 60 days notice in writing of the termination date to the trustee.

The foregoing by-law is hereby enacted and passed by the directors of the Corporation as evidenced by the respective signatures hereto of all the directors.

DATED THIS 7 DAY OF June 2005.

Christine Manewell
PRESIDENT CHRISTINE MANEWELL

Don Wood
TREASURER DON WOOD

Bruce Platt
DIRECTOR BRUCE PLATT

Teresa Butt
TERESA BUTT SECRETARY

Teresa Fox
TERESA FOX DIRECTOR

THE FOREGOING BY-LAW NO. 7 IS HEREBY CONFIRMED BY A VOTE OF OWNERS WHO OWN NOT LESS THAN FIFTY ONE PERCENT (51%) OF THE UNITS OF THE CORPORATION, AS EVIDENCED BY THE SECRETARY OF THE CORPORATION PRESENT AT THE MEETING OF OWNERS.

MEETING OF OWNERS HELD ON THIS 18 DAY OF July 2005

SIMCOE CONDOMINIUM CORPORATION NO. 11

PER: Teresa Butt
SECRETARY TO THE CORPORATION
TERESA BUTT

BY-LAW NO. 9

G:\CLIENTS\524\BY-LAW9

A By-Law Determining What Constitutes a Standard Residential Unit of the Corporation

Be it enacted as a by-law of SIMCOE CONDOMINIUM CORPORATION NO. 11 (hereinafter referred to as "the Corporation") as follows:

WHEREAS Section 56(1)(H) of the Condominium Act 1998, C.19 permits a condominium corporation to pass a by-law to establish what constitutes a standard unit for each class of unit specified in the by-law for the purpose of determining the responsibility for repairing improvements after damage and insuring them.

THEREFORE

Standard Unit

1. The standard unit component of each residential unit of Simcoe Condominium Corporation No. 11 shall include (to the extent that the same are within the unit boundaries) only:
 - a. all existing insulation, polyvapour barriers and drywall;
 - b. the ceilings completed to the drywall (including taping and sanding), plaster or other final covering;
 - c. floor assemblies constructed to and including the sub-floor;
 - d. all installations with respect to the provision of water and sewage services.
 - e. all installations with respect to the provisions of heat and ventilation, a builders grade furnace (or other heating device) or air conditioner (or other cooling device) and excluding any air conditioner (or other cooling device);
 - f. all installations with respect to the provision electricity, telephone cable and rough ins (maximum of two locations), all requisite smoke detectors as required by applicable regulation, one standard dryer electrical outlet, one standard stove electrical outlet;
 - g. all interior partitions and walls completed to the drywall (including taping and sanding), plaster or other final covering;
 - h. all partitions and walls between units completed to the drywall (including taping and sanding), plaster or other final covering;
 - i. all partitions and walls between units and common elements, including insulation, completed to the drywall (including taping and sanding), plaster or other final covering;
 - j. such other components of the unit which the declarant of the condominium would have been required to construct by the then

current regulations (as at the time of the damage or repair) in order to achieve registration of the condominium plan;

- k. a single vinyl laundry tub;
- l. a "Builder's Standard"* single bath tub enclosure and related ceramics or other water protection covering to permit the use thereof as an optional shower;
- m. "Builder's Standard" toilets, bathroom sinks, showers, medicine cabinets, kitchen sinks, plumbing fixtures, light fixtures, kitchen and bathroom exhaust fans, closets (including linen closet), (the reference to "Builder's Standard" is intended to apply to all items listed in this sub paragraph);
- * in case of any dispute as to what constitutes Builder's Standard a comparison shall be made to the quality of similar features being offered by builders of new construction of similar value to the unit in which or to which the damage has occurred at the time of damage. If there is a disagreement as to what constitutes a "Builder's Standard", the issue shall be exclusively and conclusively determined by the insurance adjuster(s) retained by and acting on behalf of the Corporation's insurer and the decision of such adjuster(s) in this regard shall be binding on the Corporation and all its owners and mortgagees.

2. Anything within the unit boundaries of a unit which is over and above such minimum requirements set out above shall be considered an improvement to the unit. For greater certainty and without limiting the generality of the foregoing, interior trim (baseboard, interior unit doors and shelving), all floor coverings (including underpad), kitchen cupboards and countertops, wall coverings (including primer, paint and/or wallpaper) and window coverings are considered an improvement to the unit.
3. For clarification, the consequence of such definition of "standard unit" is to cause all components of each and any and every unit that is not specifically stated to be part of the standard unit to be classified considered and defined as an "improvement" thereby making the owner(s) of such unit completely responsible for all insurance relating thereto and relieving the Corporation from being required to provide or maintain any insurance on account thereof.
4. If any component of the standard unit must be "upgraded" or changed in order to comply with any applicable governmental or authority regulation or code while being repaired or replaced on account of insurable damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as part of the standard unit.
5. The Corporation shall insure and repair the residential unit after damage only to the extent that it is returned to the level of a standard unit for that

type of unit. Unit owners wishing to return their residential unit (or part thereof) to the condition prior to the damage may do so provided:

- a. they pay the difference in cost between the standard finishes and the improvements; and
- b. the improvement is permitted pursuant to the declaration, by-laws or rules of the Corporation.

Severability

6. Each of the provisions of this by-law shall be deemed to be independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity or enforceability of the remainder of this by-law.

Gender

7. 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.

Waiver

8. 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.

Headings

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

Statutory References

10. Any references to a section or sections of the Act in this by-law (or in any by-laws or rules hereafter enacted by the Corporation) shall be read and construed as a reference to the identical or similarly appropriate section or sections (as the case may be) of any successor legislation to the Act.

The foregoing by-law is hereby enacted and passed by the directors of the Corporation as evidenced by the respective signatures hereto of all the directors.

DATED THIS 7 DAY OF June 2005.

Christine Maxwell
PRESIDENT CHRISTINE MAXWELL

Teresa Butt
TERESA BUTT SECRETARY

Don Wood
TREASURER DON WOOD

Teresa Fox
TERESA FOX DIRECTOR

Bruce Platt
DIRECTOR BRUCE PLATT

THE FOREGOING BY-LAW NO. 9 IS HEREBY CONFIRMED BY A VOTE OF OWNERS WHO OWN NOT LESS THAN FIFTY ONE PERCENT (51%) OF THE UNITS OF THE CORPORATION, AS EVIDENCED BY THE SECRETARY OF THE CORPORATION PRESENT AT THE MEETING OF OWNERS, PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM ACT 1998, CHAPTER 19, STATUTES OF ONTARIO, 1998, AND ANY AMENDMENTS THERETO.

MEETING OF OWNERS HELD ON THIS 18 DAY OF July 2006

SIMCOE CONDOMINIUM CORPORATION NO. 11

PER:

Teresa Butt
SECRETARY TO THE CORPORATION
TERESA BUTT

FORM 11 – CERTIFICATE IN RESPECT OF A BY-LAW

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

Simcoe Corporation No. 11 (known as the "Corporation") certifies that:

1. The copy of By-law Number 10 attached as Schedule "A" is a true copy of the By-law.
2. The By-law was made in accordance with the *Condominium Act, 1998*.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

DATED this 1 day of November, 2009.

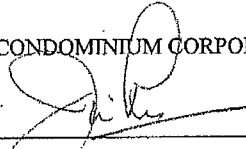
SIMCOE CONDOMINIUM CORPORATION NO. 11

Per: _____

Name:

Title:

President

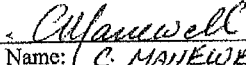
 JIM PERRIN

Per: _____

Name:

Title:

Secretary

 C. MAXWELL

SIMCOE CONDOMINIUM CORPORATION NO. 11

BY-LAW NO. 10

(being a By-Law relating to a conveyance of easement through the common elements)

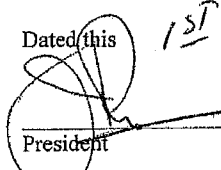
WHEREAS SIMCOE CONDOMINIUM CORPORATION NO. 11 (hereinafter referred to as the "Corporation") and the Corporation of the City of Barrie (the "City") have entered into an Agreement of Purchase and Sale dated March 4, 2009 ("Easement Agreement") for the conveyance to the City by the Corporation of a Storm drainage Easement over the lands legally described as Part of the common elements of the Corporation more particularly described as Part 1 51R-36533, City of Barrie, County of Simcoe.

BE IT ENACTED as a By-law of the Corporation as follows:

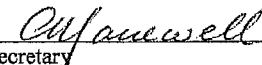
1. That all the terms, provisions and conditions set out in the Easement Agreement including, without limitation, all covenants and agreements made by the Corporation, are hereby authorized, ratified and confirmed.
2. That the President or Secretary of the Corporation be and is hereby authorized to execute, on behalf of the Corporation the Easement Agreement. The affixation of the corporate seal of the Corporation to the Easement Agreement is hereby authorized, ratified, sanctioned and confirmed.

The foregoing By-law No. 10 is hereby passed by the Directors of the Corporation (subject to the required consent of the owners) pursuant to the *Condominium Act* 1998 at a meeting of directors duly called and held.

Dated this 1st day of November, 2009.



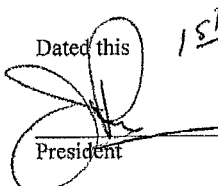
President

 c/s

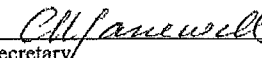
Secretary

The foregoing By-law No. 10 is hereby consented to by owners who own a majority of the units of the Corporation at a meeting of the owners duly called and held on this _____ day of _____, 2009 in accordance with the requirements of the *Act*.

Dated this 1st day of November, 2009.



President

 c/s

Secretary

524
status

Properties

PIN 59011 - 0001 LT

Description UNIT 1, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 1 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0002 LT

Description UNIT 2, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 2 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0003 LT

Description UNIT 3, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 3 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0004 LT

Description UNIT 4, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 4 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0005 LT

Description UNIT 5, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 5 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0006 LT

Description UNIT 6, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 6 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0007 LT

Description UNIT 7, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 7 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0008 LT

Description UNIT 8, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 8 UNIT
00028 DONALD STREET
BARRIE

Properties

PIN 59011 - 0009 LT
Description UNIT 9, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 9 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0010 LT
Description UNIT 10, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 10 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0011 LT
Description UNIT 11, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 11 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0012 LT
Description UNIT 12, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 12 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0013 LT
Description UNIT 13, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 13 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0014 LT
Description UNIT 14, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 14 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0015 LT
Description UNIT 15, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 15 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0016 LT
Description UNIT 16, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 16 UNIT
00028 DONALD STREET
BARRIE

Properties

PIN 59011 - 0017 LT
Description UNIT 17, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 17 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0018 LT
Description UNIT 18, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 28 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0019 LT
Description UNIT 19, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 19 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0020 LT
Description UNIT 20, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 20 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0021 LT
Description UNIT 21, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 21 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0022 LT
Description UNIT 22, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 22 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0023 LT
Description UNIT 23, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 23 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0024 LT
Description UNIT 24, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 00028 DONALD
BARRIE

Properties

PIN 59011 - 0025 LT
Description UNIT 25, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPREA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 25 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0026 LT
Description UNIT 26, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPREA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 26 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0027 LT
Description UNIT 27, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPREA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 27 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0028 LT
Description UNIT 28, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPREA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 28 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0029 LT
Description UNIT 29, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPREA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 29 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0030 LT
Description UNIT 30, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPREA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 00028 DONALD STREET
BARRIE

PIN 59011 - 0031 LT
Description UNIT 31, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPREA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 31 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0032 LT
Description UNIT 32, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPREA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 32 UNIT
00028 DONALD STREET
BARRIE

Properties

PIN 59011 - 0033 LT
Description UNIT 33, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 33 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0034 LT
Description UNIT 34, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 34 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0035 LT
Description UNIT 35, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 00028 DONALD STREET
BARRIE

PIN 59011 - 0036 LT
Description UNIT 36, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 36 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0037 LT
Description UNIT 37, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 37 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0038 LT
Description UNIT 38, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 38 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0039 LT
Description UNIT 39, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 39 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0040 LT
Description UNIT 40, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 40 UNIT
00028 DONALD ST
BARRIE

Properties**PIN** 59011 - 0041 LT**Description** UNIT 41, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 41 UNIT
00028 DONALD ST
BARRIE**PIN** 59011 - 0042 LT**Description** UNIT 42, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 42 UNIT
00028 DONALD STREET
BARRIE**PIN** 59011 - 0043 LT**Description** UNIT 43, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 43 UNIT
00028 DONALD STREET
BARRIE**PIN** 59011 - 0044 LT**Description** UNIT 44, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 44 UNIT
00028 DONALD STREET
BARRIE**PIN** 59011 - 0045 LT**Description** UNIT 45, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 45 UNIT
00028 DONALD STREET
BARRIE**PIN** 59011 - 0046 LT**Description** UNIT 46, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 46 UNIT
00028 DONALD STREET
BARRIE**PIN** 59011 - 0047 LT**Description** UNIT 47, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 47 UNIT
00028 DONALD ST
BARRIE**PIN** 59011 - 0048 LT**Description** UNIT 48, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 48 UNIT
00028 DONALD STREET
BARRIE

Properties**PIN** 59011 - 0049 LT**Description** UNIT 49, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 49 UNIT
00028 DONALD ST
BARRIE**PIN** 59011 - 0050 LT**Description** UNIT 50, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 50 UNIT
00028 DONALD STREET
BARRIE**PIN** 59011 - 0051 LT**Description** UNIT 51, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 51 UNIT
00028 DONALD ST
BARRIE**PIN** 59011 - 0052 LT**Description** UNIT 52, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 52 UNIT
00028 DONALD ST
BARRIE**PIN** 59011 - 0053 LT**Description** UNIT 53, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 53 UNIT
00028 DONALD ST
BARRIE**PIN** 59011 - 0054 LT**Description** UNIT 54, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 54 UNIT
00028 DONALD ST
BARRIE**PIN** 59011 - 0055 LT**Description** UNIT 55, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 55 UNIT
00028 DONALD ST
BARRIE**PIN** 59011 - 0056 LT**Description** UNIT 56, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE**Address** 56 UNIT
00028 DONALD STREET
BARRIE

Properties

PIN	59011 - 0057 LT
Description	UNIT 57, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address	57 UNIT 00028 DONALD ST BARRIE
PIN	59011 - 0058 LT
Description	UNIT 58, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address	58 UNIT 00028 DONALD STREET BARRIE
PIN	59011 - 0059 LT
Description	UNIT 59, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address	59 UNIT 00028 DONALD STREET BARRIE
PIN	59011 - 0060 LT
Description	UNIT 60, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address	60 UNIT 00028 DONALD ST BARRIE
PIN	59011 - 0061 LT
Description	UNIT 61, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address	61 UNIT 00028 DONALD STREET BARRIE
PIN	59011 - 0062 LT
Description	UNIT 62, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address	62 UNIT 00028 DONALD STREET BARRIE
PIN	59011 - 0063 LT
Description	UNIT 63, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address	63 UNIT 00028 DONALD STREET BARRIE
PIN	59011 - 0064 LT
Description	UNIT 64, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address	64 UNIT 00028 DONALD STREET BARRIE

Properties

PIN 59011 - 0065 LT
Description UNIT 65, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 65 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0066 LT
Description UNIT 66, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 66 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0067 LT
Description UNIT 67, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T, IF ENFORCEABLE, EXECUTION NOS. 12867 & 12937 ; S/T LT46315 BARRIE
Address 67 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0068 LT
Description UNIT 68, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 68 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0069 LT
Description UNIT 69, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 69 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0070 LT
Description UNIT 70, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 70 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0071 LT
Description UNIT 71, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 71 UNIT
00028 DONALD
BARRIE

PIN 59011 - 0072 LT
Description UNIT 72, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 72 UNIT
00028 DONALD STREET
BARRIE

Properties

PIN 59011 - 0073 LT
Description UNIT 73, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 73 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0074 LT
Description UNIT 74, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 74 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0075 LT
Description UNIT 75, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 75 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0076 LT
Description UNIT 76, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 76 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0077 LT
Description UNIT 77, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 77 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0078 LT
Description UNIT 78, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 78 UNIT
00028 DONALD ST
BARRIE

PIN 59011 - 0079 LT
Description UNIT 79, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 79 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0080 LT
Description UNIT 80, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRE), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE
Address 80 UNIT
00028 DONALD ST
BARRIE

Properties

PIN 59011 - 0081 LT

Description UNIT 81, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 81 UNIT
00028 DONALD STREET
BARRIE

PIN 59011 - 0082 LT

Description UNIT 82, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 11 ; LTS 12A, 12B AND PT LTS 12, 13, 14, 15, 25, 25A, 26, 30 & 31 PL 1514 (FORMERLY TWP VESPRA), PTS 1, 2, 3, 4, 5, 6, 11, 12 & 15 51R4756, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT4608 ; S/T LT46315 BARRIE

Address 82 UNIT
00028 DONALD STREET
BARRIE

Applicant(s)

Name SIMCOE CONDOMINIUM CORPORATION NO. 11

Address for Service c/o Bayshore Property Management Inc.
11 Ferris Lane, Suite 101
P.O. Box 606
Barrie, Ontario
L4M 4V1

Simcoe Condominium Corporation No. 11 hereby certifies that by-law number 10 attached hereto See Schedules is a true copy of the by-law. The by-law was made in accordance with the Condominium Act. The owners of a majority of the units of the corporation have voted in favour of confirming the by-law.

I, Jim Perrin, President, have the authority to bind the corporation.

Signed By

Nancy Ruth Reeves

90 Mulcaster St. P.O Box 758
Barrie
L4M 4Y5

acting for
Applicant(s)

Signed

2009 12 01

Tel 705-726-6511

Fax 7057214025

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

Submitted By

BURGAR ROWE PROFESSIONAL CORPORATION

90 Mulcaster St. P.O Box 758
Barrie
L4M 4Y5

2009 12 01

Tel 705-726-6511

Fax 7057214025

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number :

42428