

PETERBOROUGH STANDARD CONDOMINIUM CORPORATION NO. 75

BY-LAW NO. 3

Be it enacted as a By-Law of Peterborough Standard Condominium Corporation No. 75 (hereinafter referred to as the "Corporation") as follows:

1. Duties of the Corporation - In addition to and subject to any other duties or obligations of the Corporation set out in the Act, the Declaration or specified in the by-laws of the Corporation, the Corporation shall have the duty to do the following:

- (a) arrange for the supply of propane and propane meters for the units except where 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 and metering of propane 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 shall not be liable for indirect or consequential damages or for damages for personal discomfort or illness by reason of the failure to perform such duty;
- (b) review the propane meters and assess and allocate the propane usage for each unit;
- (c) advise all owners promptly of all amounts assessed and allocated to each unit with respect to the provision of propane and the repair and maintenance of any apparatus or equipment used in effecting the supply and metering thereof; and
- (d) collect from owners amounts assessed and allocated to each unit with respect to propane and any money properly levied or charged to the Corporation for repair and maintenance of any apparatus or equipment used in effecting the supply and metering of propane.

2. Powers of the Corporation - The powers of the Corporation shall include, but shall not be limited to the following:

- (a) employing and dismissing personnel necessary for, and to enter into any necessary contracts with respect to, the provision of propane and the maintenance and operation of the propane apparatus and metering equipment; and
- (b) entering onto each unit for the purposes of reading propane meters and for effecting repairs and maintaining any apparatus or equipment used in effecting the supply and metering thereof.

3. Owners' obligations - Each owner shall be obliged to pay to the Corporation or as it may direct the amount of such assessment with respect to propane within seven (7) days after receipt of written notice of such assessment. In addition to the foregoing, any losses, costs or damages incurred by the Corporation by reason of a breach of any rules, regulations or bylaws of the Corporation in force from time to time by any unit owner, his/her lessees or by members of their families and/or their invitees or licensees, shall be borne and/or paid for by such owner, and may be recovered by the Corporation against such owner in the same manner as common expenses.

4. Default in payment of assessment -

- (a) Arrears of payments required to be made under the provisions of this bylaw shall bear interest at the rate of twenty per cent (20%) per annum or such other rate as the Board may by resolution determine and shall be compounded monthly until paid;
- (b) In addition to any remedies or liens provided by the Act, if any owner is in default in payment of an assessment levied against him/her 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/her own client; and
- (c) if any owner is in default in payment of an assessment levied against him/her for a period of fifteen (15) days the lien provisions pursuant to section 85 of the Condominium Act, or any seceding legislation, shall apply as if an assessment with respect to the subject matter of this bylaw was a common expense.

The undersigned, which owns 100% of the units, hereby confirms, pursuant to the terms of the *Condominium Act, 1998* of Ontario, the foregoing By-Law of the Corporation, signed by all of the Directors of the Corporation as By-Law No. **3**.

DATED at the City of Peterborough this 27th day of Feb., 2008.

890353 Ontario Limited

By: _____


Name: Brian H. Smith

Title: President

I have the authority to bind the Corporation
