

**SIMCOE  
CONDOMINIUM  
CORPORATION**

**NO. 37**

**AMENDMENTS  
TO  
DECLARATION**



# Document General

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0450B13

**D**

Form 4 — Land Registration Reform Act

FOR OFFICE USE ONLY

SC 305185

## Certificate of Receipt Certificat de Réception

FEB 10 2005 1642

Land Registrar / Registrateur: Simcoe #51 Barrie

New Property Identifiers

Additional:  
See  
Schedule

Executions

Additional:  
See  
Schedule

(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 7 pages
(3) Property Identifier(s)	Block 59037 -	Property 0001
(4) Nature of Document Amendment to Declaration (under section 107 of the Condominium Act, 1998)		
(5) Consideration  Dollars \$ NIL		
(6) Description Unit 1, Level 1, Simcoe Condominium Plan No. 37  See Schedule		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>

Additional:  
See  
Schedule

(8) This Document provides as follows:

### Amendment to Declaration (under section 107 of the Condominium Act, 1998)

Simcoe Condominium Corporation No. 37 amends, as set out in the attached schedule:

its declaration registered as Instrument No. LT35005 as Amended by LT35776

We certify that the amendment to the declaration that is set out in the attached Schedule complies with the requirements of section 107 Condominium Act, 1998.

Dated this 3rd day of February, 2005.

Simcoe Condominium Corporation No. 37

George Attridge, President

James Smylle, Secretary/Treasurer

We have the authority to bind the corporation.

Continued on Schedule

(9) This Document relates to instrument number(s)  
LT35005 and LT35776

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

Name(s)	Signature(s)	Date of Signature Y M D
SIMCOE CONDOMINIUM CORPORATION NO. 37	Per: George Attridge	2005 02 03
	Title: President	
	Per: James Smylle	2005 02 03
	Title: Secretary/Treasurer	

(Applicants)

(11) Address for Service: c/o 181 Collier Street, Barrie, ON L4M 5C6

(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

Multiple

(15) Document Prepared by:

Andrew D. Ain  
Burgar Rowe Professional Corporation  
P.O. Box 758  
90 Mulcaster Street  
Barrie, Ontario  
L4M 4Y5

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Fees and Tax

Registration Fee	70
Total	70

Additional Property Identifier(s) and/or Other Information

SIMCOE CONDOMINIUM PLAN NO. 37

UNIT	LEVEL	PROPERTY ID.
1	1	59037-0001
2	1	59037-0002
3	1	59037-0003
4	1	59037-0004
5	1	59037-0005
6	1	59037-0006
7	1	59037-0007
8	1	59037-0008
9	1	59037-0009
10	1	59037-0010
11	1	59037-0011
12	1	59037-0012
13	1	59037-0013
14	1	59037-0014
15	1	59037-0015
16	1	59037-0016
17	1	59037-0017
1	2	59037-0018
2	2	59037-0019
3	2	59037-0020
4	2	59037-0021
5	2	59037-0022
6	2	59037-0023
7	2	59037-0024
8	2	59037-0025
1	3	59037-0026
2	3	59037-0027
3	3	59037-0028
4	3	59037-0029
5	3	59037-0030
6	3	59037-0031
7	3	59037-0032
8	3	59037-0033
1	4	59037-0034
2	4	59037-0035
3	4	59037-0036
4	4	59037-0037
5	4	59037-0038
6	4	59037-0039
7	4	59037-0040
8	4	59037-0041
1	5	59037-0042
2	5	59037-0043
3	5	59037-0044
4	5	59037-0045
5	5	59037-0046
6	5	59037-0047
7	5	59037-0048
8	5	59037-0049
1	6	59037-0050
2	6	59037-0051
3	6	59037-0052
4	6	59037-0053
5	6	59037-0054
6	6	59037-0055
7	6	59037-0056
8	6	59037-0057

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Additional Property Identifier(s) and/or Other Information

SIMCOE CONDOMINIUM PLAN NO. 37

UNIT	LEVEL	PROPERTY ID.
1	7	59037-0058
2	7	59037-0059
3	7	59037-0060
4	7	59037-0061
5	7	59037-0062
6	7	59037-0063
7	7	59037-0064
8	7	59037-0065
1	8	59037-0066
2	8	59037-0067
3	8	59037-0068
4	8	59037-0069
5	8	59037-0070
6	8	59037-0071
7	8	59037-0072
8	8	59037-0073
1	9	59037-0074
2	9	59037-0075
3	9	59037-0076
4	9	59037-0077
5	9	59037-0078
6	9	59037-0079
7	9	59037-0080
8	9	59037-0081
1	10	59037-0082
2	10	59037-0083
3	10	59037-0084
4	10	59037-0085
5	10	59037-0086
6	10	59037-0087
7	10	59037-0088
8	10	59037-0089
1	11	59037-0090
2	11	59037-0091
3	11	59037-0092
4	11	59037-0093
5	11	59037-0094
6	11	59037-0095
7	11	59037-0096
8	11	59037-0097
1	12	59037-0098
2	12	59037-0099
3	12	59037-0100
4	12	59037-0101
5	12	59037-0102
6	12	59037-0103
7	12	59037-0104
8	12	59037-0105
1	13	59037-0106
2	13	59037-0107
3	13	59037-0108
4	13	59037-0109
5	13	59037-0110
6	13	59037-0111
7	13	59037-0112
8	13	59037-0113
1	14	59037-0114

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Additional Property Identifier(s) and/or Other Information

2	14	59037-0115
3	14	59037-0116
4	14	59037-0017 0117
5	14	59037-0018 0118
6	14	59037-0019 0119

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Additional Property Identifier(s) and/or Other Information

REPLACING SCHEDULE "D" TO THE DECLARATION WITH THE FOLLOWING SCHEDULE "D":

SCHEDULE "D"

Unit No.	Level No.	% of Common Interest & Contribution to Common Expenses	Parking Space No. Allocated	Parking Level
1	1	0.8789	3	PSA
2	1	0.7539	49	PSA
3	1	0.7032	50	PSA
4	1	0.7032	29	PSA
5	1	0.8488	11	PSB
6	1	0.8488	47	PSA
7	1	1.2762	44	PSA
8	1	1.2762	43	PSA
9	1	1.2762	42	PSA
10	1	1.2762	41	PSA
11	1	1.2762	38	PSA
12	1	1.2762	52	PSA
13	1	1.2762	51	PSA
14	1	1.2762	26	PSA
15	1	1.2762	27	PSA
16	1	1.2762	53	PSA
17	1	0.7032	54	PSA
1	2	0.8108	62	PSB
2	2	0.8741	64	PSB
3	2	0.7221	55	PSB
4	2	0.7539	30	PSB
5	2	0.7032	7	PSB
6	2	0.7032	56	PSB
7	2	0.8488	67	PSB
8	2	0.8488	37	PSB
1	3	0.8108	31	PSB
2	3	0.8741	33	PSB
3	3	0.7221	29	PSB
4	3	0.7539	7	PSA
5	3	0.7032	58	PSB
6	3	0.7032	57	PSB
7	3	0.8488	52	PSB
8	3	0.8488	27	PSB
1	4	0.8108	32	PSB
2	4	0.8741	39	PSB
3	4	0.7221	6	PSA
4	4	0.7539	61	PSB
5	4	0.7032	59	PSB
6	4	0.7032	1	PSB
7	4	0.8488	26	PSB
8	4	0.8488	51	PSB
1	5	0.8108	65	PSB
2	5	0.8741	36	PSB
3	5	0.7221	54	PSB
4	5	0.7539	5	PSB
5	5	0.7032	60	PSB
6	5	0.7032	63	PSB
7	5	0.8488	47	PSB
8	5	0.8488	35	PSA

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Additional Property Identifier(s) and/or Other Information

Unit No.	Level No.	% of Common Interest & Contribution to Common Expenses	Parking Space No. Allocated	Parking Level
1	6	0.8108	34	PSB
2	6	0.8741	41	PSB
3	6	0.7221	39	PSA
4	6	0.7539	38	PSB
5	6	0.7032	3	PSB
6	6	0.7032	5	PSA
7	6	0.8488	9	PSA
8	6	0.8488	30	PSA
1	7	0.8108	48	PSA
2	7	0.8741	46	PSA
3	7	0.7221	28	PSA
4	7	0.7539	1	PSA
5	7	0.7032	35	PSB
6	7	0.7032	66	PSB
7	7	0.8488	36	PSA
8	7	0.8488	42	PSB
1	8	0.8108	31	PSA
2	8	0.8741	44	PSB
3	8	0.7221	53	PSB
4	8	0.7539	9	PSB
5	8	0.7032	49	PSB
6	8	0.7032	50	PSB
7	8	0.8488	10	PSB
8	8	0.8488	40	PSA
1	9	0.8108	46	PSB
2	9	0.8741	24	PSB
3	9	0.7221	22	PSB
4	9	0.7539	23	PSB
5	9	0.7032	40	PSB
6	9	0.7032	17	PSA
7	9	0.8488	32	PSA
8	9	0.8488	25	PSB
1	10	0.8108	45	PSB
2	10	0.8741	43	PSB
3	10	0.7221	4	PSA
4	10	0.7539	18	PSA
5	10	0.7032	48	PSB
6	10	0.7032	28	PSB
7	10	0.8488	34	PSA
8	10	0.8488	14	PSA
1	11	0.8108	23	PSA
2	11	0.8741	10	PSA
3	11	0.7221	37	PSA
4	11	0.7539	24	PSA
5	11	0.7032	33	PSA
6	11	0.7032	25	PSA
7	11	0.8488	45	PSA
8	11	0.8488	22	PSA
1	12	0.8108	2	PSB
2	12	0.8741	13	PSB
3	12	0.7221	21	PSA
4	12	0.7539	16	PSA

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Additional Property Identifier(s) and/or Other Information

Unit No.	Level No.	% of Common Interest & Contribution to Common Expenses	Parking Space No. Allocated	Parking Level
5	12	0.7032	19	PSA
6	12	0.7032	20	PSA
7	12	0.8488	20	PSB
8	12	0.8488	2	PSA
1	13	0.8108	12	PSB
2	13	0.8741	6	PSB
3	13	0.7221	8	PSA
4	13	0.7539	8	PSB
5	13	0.7032	21	PSB
6	13	0.7032	4	PSB
7	13	0.8488	19	PSB
8	13	0.8488	15	PSA
1	14	1.1032	14 & 15	PSB
2	14	1.1032	18	PSB
3	14	1.1032	16	PSB
4	14	1.1032	17	PSB
5	14	1.1032	13	PSA
6	14	<u>1.1032</u>	11 & 12	PSA
		100% ✓		

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## Additional Property Identifier(s) and/or Other Information

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17	1	59037-0017
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4	5	59037-0045
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7	5	59037-0048
8	5	59037-0049
1	6	59037-0050
2	6	59037-0051
3	6	59037-0052
4	6	59037-0053
5	6	59037-0054
6	6	59037-0055
7	6	59037-0056
8	6	59037-0057

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1	8	59037-0066
2	8	59037-0067
3	8	59037-0068
4	8	59037-0069
5	8	59037-0070
6	8	59037-0071
7	8	59037-0072
8	8	59037-0073
1	9	59037-0074
2	9	59037-0075
3	9	59037-0076
4	9	59037-0077
5	9	59037-0078
6	9	59037-0079
7	9	59037-0080
8	9	59037-0081
1	10	59037-0082
2	10	59037-0083
3	10	59037-0084
4	10	59037-0085
5	10	59037-0086
6	10	59037-0087
7	10	59037-0088
8	10	59037-0089
1	11	59037-0090
2	11	59037-0091
3	11	59037-0092
4	11	59037-0093
5	11	59037-0094
6	11	59037-0095
7	11	59037-0096
8	11	59037-0097
1	12	59037-0098
2	12	59037-0099
3	12	59037-0100
4	12	59037-0101
5	12	59037-0102
6	12	59037-0103
7	12	59037-0104
8	12	59037-0105
1	13	59037-0106
2	13	59037-0107
3	13	59037-0108
4	13	59037-0109
5	13	59037-0110
6	13	59037-0111
7	13	59037-0112
8	13	59037-0113
1	14	59037-0114

FOR OFFICE  
USE ONLY

Additional Property Identifier(s) and/or Other Information

2	14	59037-0115
3	14	59037-0116
4	14	59037- <del>0017</del> 0117
5	14	59037- <del>0018</del> 0118
6	14	59037- <del>0019</del> 0119

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The Declaration shall hereby be amended as follows:

1. The following shall be inserted as subsection 12 (c):

No animal, livestock or fowl, including but not limited to; dogs, ferrets, reptiles and exotic pets shall be kept or permitted ("Illegal Pet") in the Common Elements, excluding Exclusive Use Common Elements, except for a single pet cat, a tank of tropical fish or a caged bird ("Permitted Pet(s)") subject to the following restrictions:

- i) All Permitted Pets, if feasible based on the species, shall wear identification tags attached to them while in the Common Elements;
- ii) All Permitted Pets shall be carried and in the custody of the Owner;
- iii) Guests are not permitted to bring any pets into the Common Elements;
- iv) No Permitted Pet shall be allowed to make excessive noise in the Common Elements. For the purposes of this subsection, "excessive noise" shall be defined as noise considered by the site manager or the board of directors to be annoying or disturbing to the reasonable enjoyment of any other Owner; and
- v) Permitted Pets shall not soil or damage any part of the Common Elements whether by defecation, urination or otherwise. In any event, where such soiling or damage occurs, the Owner responsible for the Permitted Pet (the "Permitted Pet Owner") shall immediately clean the soiled area or rectify the damage. In the event the Permitted Pet Owner fails to clean the soiled area or rectify the damage to the satisfaction of the site manager, the site manager shall have the soiled area cleaned or the damage repaired by the superintendent or such agent hired by the Corporation as the site manager may choose in his or her sole discretion. The Permitted Pet Owner shall be liable for the costs of the cleaning or the repairs and said costs may be added to said Permitted Pet Owner's Common Expenses and recoverable as Common Expenses of the Permitted Pet Owner's Unit.

2. The following shall be inserted as subsection 15 (d):

No Illegal Pet shall be kept or permitted in any Unit or Exclusive Use Common Elements except for a Permitted Pet subject to the following restrictions (for the purposes of this subsection "Unit" shall include Exclusive Use Common Elements owned by the Unit Owner):

- i) Each Owner who keeps a Permitted Pet within a Unit shall immediately register the Permitted Pet with the site manager. The registration shall include a description of the pet, which may include species, breed, colour, weight and any other distinguishing features;
- ii) In the event of an emergency in the condominium (such as fire), the Owner responsible for the Permitted Pet shall have the full responsibility to care for his or her Permitted Pet, control its actions and provide for its safety;
- iii) No Permitted Pet shall be permitted to make excessive noise in the Unit or emit excessive odor from the Unit. For the purposes of this subsection, "excessive noise" and "excessive odor" shall be defined as noise or smell considered by the site manager or the board of directors to be annoying or disturbing to the reasonable enjoyment of any other Owner.
- iv) No breeding of Permitted Pets for sale shall be carried out, in or around any Unit;
- v) Any soiled litter resulting from the clean up of the defecation or urination of any Permitted Pet shall be well wrapped and deposited in the designated garbage bin located in the R1 level of 181 Collier Street. Under no circumstances shall the said soiled litter be kept or disposed of in any other areas within the Property, nor flushed down any toilet; and
- vi) If any Owner fails to comply with any of the restrictions set out in this subsection 15 (d) and or his or her Permitted Pet is deemed to be a nuisance by the site manager or the board of directors within their sole, absolute and unfettered discretion, the Owner of the Permitted Pet shall be required to permanently remove the Permitted Pet within two (2) weeks receipt of written notice from the site manager or board of directors.

35776

AMENDMENT TO DECLARATION

Pursuant to By-law No. 5 registered as Number 8577 in the Land Registry Office for the Land Titles Division of Simcoe (No. 51) Simcoe Condominium Corporation No. 37 HEREBY AMENDS its declaration registered as Number 35005 in the said Land Registry Office as follows:

The exclusive use parking space allocated to Unit 7, Level 11, shall be PSA 45 instead of PSB 11 and the exclusive use parking space allocated to Unit 5, Level 1, shall be PSB 11 instead of PSA 45.

The names of all owners and all persons having registered mortgages against the units and common interests on the date the by-law was registered are set out in Schedule "A" hereto.

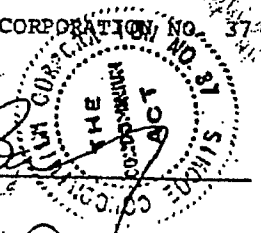
The consents of all owners and all persons having registered mortgages against the units and common interests are included in Schedule "B-1" and "B-2" hereto.

Witness the seal of the Corporation duly affixed by the authorized officers of the Corporation at Barrie, this 25<sup>th</sup> day of May, 1981.

SIMCOE CONDOMINIUM CORPORATION NO. 37

Per: [Signature]  
President

Per: [Signature]  
Secretary



SCHEDULE "A"

The following are the names of all owners and all persons  
having registered mortgages against the units and common interests  
of Simcoe Condominium Corporation No. 37 on the 25 day of  
MAY, 1981.

Bayclub Developments Limited - owner of all units

The Municipal Savings & Loan Corporation - mortgages of all units

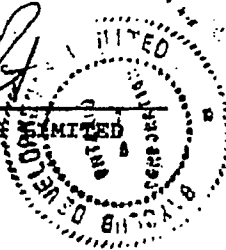


SCHEDULE "B-1"

Bayclub Developments Limited being the registered owner of all of the units of Simcoe Condominium Corporation No. 37 registered in the Land Registry Office for the Land Titles Division of Simcoe (No. 51) hereby consents to the amendment to the declaration of the Corporation set out in the by-law of the Corporation registered as Number 35775 in the said Land Registry Office.

DATED at ~~MISSISSAUGA~~ this 25 day of MAY, 1981.

  
\_\_\_\_\_  
BAYCLUB DEVELOPMENTS LIMITED



SCHEDULE "B-2"

The Municipal Savings & Loan Corporation being the registered mortgagee of all of the units of Simcoe Condominium Corporation No. 37 registered in the Land Registry Office for the Land Titles Division of Simcoe (No. 51) hereby consents to the amendment to the declaration of the Corporation set out in the by-law of the Corporation registered as Number 35773' in the said Land Registry Office.

DATED at *BALDWIN* this *25* day of *MAY*, 1981.

  
\_\_\_\_\_  
THE MUNICIPAL SAVINGS & LOAN CORPORATION



DECLARATION

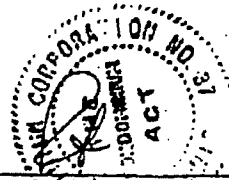
I, THOMAS FURST, declare as follows:

I am a Director and Signing Officer of Simcoe Condominium Corporation No. 37.

A by-law authorizing the attached amendment to the declaration of the Corporation was registered as Number 35775 in the Land Registry Office for the Land Titles Division of Simcoe (No. 51).

The names of all owners and all persons having registered mortgages against the units and common interests of the date of the by-law was registered are set out in Schedule "A" to the amendment.

The consents of all owners and all persons having registered mortgages against the units and common interests are included in Schedule "B" to the amendment.



SIMCOE CONDOMINIUM CORPORATION NO. 37

PROPERTY OF  
LAND TITLES OFFICE  
DATED: 35776

1981 MAY 27 PM 1 54

SINCOE CONDOMINIUM CORPORATION NO. 37

35776

No. 35776  
Land Titles Division of Simcoe (No. 51)  
Received in the Land Registry Office  
at Barrie at 1:51 PM  
on the 27 day of May 1981  
Unit 2000-1000-1000  
Level 1000-1000-1000  
in the Unit Register for Simcoe Condominium  
Plan No. 35776

AMENDMENT TO DECLARATION

PALETT VALIO BARSKY & HUTCHESON  
1450 Mississauga Executive Centre  
Two Robert Speck Parkway,  
Mississauga, Ontario.  
L4Z 1H8

*[Signature]*  
Land Registrar Simcoe (51)

REGISTRATION FEE	11.77
LAND TRANSFER TAX	11.77
RETAIL SALES TAX	11.77