



(1) Registry ☐

Land Titles ☒

(2) Page 1 of 5 pages *EH*

(3) Property
Identifier(s)

Block

Property

25806-0001 (LT) to 25806-0522 (LT)

Additional
See
Schedule ☐

(4) Nature of Document

AMENDMENT TO DECLARATION

(Section 107 of the Condominium Act, 1998)

(5) Consideration

ONE----- Dollars \$ 1.00

(6) Description

All units and common elements comprising the property included in
Halton Standard Condominium Plan No. 504, City of Burlington
Land Titles Division of Halton (No. 20), being the whole of the PINs.

(7) This
Document
Contains:

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for.

Description ☐ Additional
Parties ☐ Other ☒

Number / Numéro

CERTIFICATE OF RECEIPT
CERTIFICAT DE RÉCÉPISSE

HR2113438
2025/06/26 16:25
Cathy Norman

20

Office / Bureau:

Land Registrar
Registrateur

New Property Identifiers

Additional
See
Schedule ☐

Execution(s)

Additional
See
Schedule ☐

(8) This Document provides as follows:

See Schedule attached

Continued on Schedule ☐

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

HR503836

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

Name(s)

Signature(s)

Date of Signature
Y M D

HALTON STANDARD CONDOMINIUM CORPORATION NO. 504

by its Solicitors herein SimpsonWigle LAW LLP

Maria Durdan
Maria Durdan

2025 05 01

(11) Address
for Service

c/o Progress Property Management Ltd., 392 John Street, Burlington, ON L7R 2K4

(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

399 Elizabeth Street
Burlington, ON L7R 0A4

(15) Document Prepared by:

SimpsonWigle LAW LLP
200-1 Hunter Street East
P.O. Box 990
Hamilton, ON L8N 3R1

Fees and Tax

Registration Fee \$ 82.70

Total \$ 82.70

AMENDMENT TO DECLARATION OR DESCRIPTION
(Under section 107 of the *Condominium Act, 1998*)

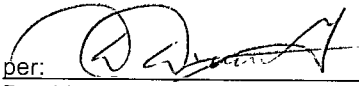
Halton Standard Condominium Corporation No. 504 amends, as set out in the attached Schedule:

- ☒ its declaration registered as Instrument No. HR503836.
- ☐ ~~its description identified as(identify condominium plan as specified in subsection 27(2) of Ontario Regulation 49/01).~~

We certify that the amendment to the declaration/description as set out herein complies with the requirements of section 107 of the *Condominium Act, 1998*.

Dated this 7th day of April, 2025

HALTON STANDARD CONDOMINIUM
CORPORATION NO. 504

per: 
President: David Dunford

per: 
Secretary: Colin Lindsay

We have authority to bind the Corporation

(seal)



SCHEDULE "A"

AMENDMENT TO DECLARATION (Under section 107 of the Condominium Act, 1998)

HALTON STANDARD CONDOMINIUM CORPORATION NO. 504

1. **Article II, *COMMON EXPENSES*, Paragraph 2, "Payment of Common Expenses", of the Declaration is hereby deleted in its entirety and the following provision substituted therefore:**

2. *Payment of Common Expenses*

- (a) *Each Owner shall pay to the Corporation their proportionate share of the Common Expenses, as may be provided for by the By-laws, and the assessment and collection of contributions toward Common Expenses may be regulated by the Board pursuant to the By-laws. In addition to the foregoing, any losses, costs, or damages incurred by the Corporation by reason of a breach of any provision of the Act, this Declaration or of any By-laws or Rules in force from time to time by any Owner, or by their family, guests, tenants, agents, invitees or other occupants of the Owner's Unit, shall be borne and paid for by such Owner and may be recovered by the Corporation against such Owner in the same manner as Common Expenses.*
- (b) *Owners shall indemnify and save harmless the Corporation from and against, any loss, costs, damage, injury or liability whatsoever which the Corporation may suffer or incur resulting from or caused by an act or omission of such Owner, their family or any member thereof, any resident of their Unit or any guests, invitees or licensees of such Owner or resident to or with respect to the Common Elements and/or all other Units. Without limiting the generality of the foregoing, all costs, charges and expenses including lawyers' costs, on the basis of costs between a solicitor and the solicitor's own client, incurred by the Corporation in enforcing its rights against an Owner, arising from the Act, the Declaration, the By-Laws, the Rules or otherwise, including the costs of bringing a court application or responding to a tribunal application commenced by an Owner against the Corporation, shall be payable by the Owner to the Corporation. All such monies, interests, and costs payable by an owner to the Corporation may be collected as additional common expense payments and shall be recoverable as such.*
- (c) *Monies owing pursuant to the Act and the Corporation's Declaration and By-Laws shall bear interest at eighteen percent (18%) per annum.*

2. **Article IV, *UNITS*, Paragraph 2, "Residential Units", Clause (4) of the Declaration is amended by the deletion and insertion of the following:**

DELETION:

- (4) *No animal, livestock, or fowl of any kind other than two (2) dogs or two (2) cats per Residential Unit;*

INSERTION:

- (4) *No animal, livestock, or fowl of any kind other than two (2) dogs or two (2) cats or (1) dog and (1) cat per Residential Unit;*

3. **Article IV, *UNITS*, Paragraph 3, "Parking Units", Clause (2) of the Declaration is hereby deleted in its entirety.**
4. **Article IV, *UNITS*, Paragraph 3, "Parking Units", of the Declaration is hereby amended by the insertion of the following new Clause (4):**

(4) *Notwithstanding anything else contained herein, Owners shall have the right to park multiple small, motorized vehicles in their Parking Units at a time, including mobility and recreational scooters, mopeds, and electric bicycles, so long as they are contained entirely within the boundaries of the Parking Unit and in compliance with the Act, this Declaration and the By-Laws and Rules.*

5. **Article V, *MAINTENANCE AND REPAIRS*, Paragraph 1, "Repairs and Maintenance by Owner":**

1. **Section (1), Clause (d) is deleted in its entirety; and**
2. **Section (3), Clause (b) is amended by the replacement of the word "pate" with "plate" in the eighth line.**

6. **Schedule "E" to the Declaration, *SPECIFICATIONS OF COMMON EXPENSES*, Section 3, is amended by the deletion and insertion of the following:**

DELETION:

- (i) "and" at the end of Clause (iii);
- (ii) "." at the end of Clause (iv); and
- (iii) *Provided however that telephone and cable television, satellite dish service and internet services supplied to (and utilized by) each residential unit and, shall each be separately metered or invoiced and shall be paid for directly by the owner thereof, in addition to (but in no way constituted or being construed as part of) the common expenses.*

INSERTION:

- (i) ";and" at the end of Clause (iv); and
- (ii) **new Clause (v):**
 - (v) *all telecommunication systems and utilities servicing the units, including but not limited to telephone, cable, internet, water, gas and electricity, which may either be bulk billed to the Corporation and/or individually billed to Units, directly.*

- (v) all telecommunication systems and utilities servicing the units, including but not limited to telephone, cable, internet, water, gas and electricity, which may either be bulk billed to the Corporation and/or individually billed to Units, directly.

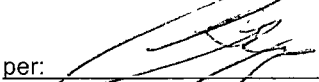
We certify that the amendments to the declaration as set out herein comply with the requirements of section 107 of the Condominium Act, 1998.

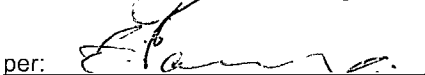
Dated this 7th day of April, 2025.

HALTON STANDARD CONDOMINIUM CORPORATION NO. 504

per: 
President: David Dunford

per: 
Vice-President: Debra Krutilla-Zago

per: 
Secretary: Colin Lindsay

per: 
Treasurer: Emilio Tarenzo

per: _____
Director:

We have authority to bind the Corporation

(seal)

