

Form 13
STATUS CERTIFICATE
(under subsection 76(1) of the *Condominium Act, 1998*)

Essex Standard Condominium Corporation No. 122 (known as the "Corporation") certifies that as of the date of this certificate:

General Information Concerning the Corporation

- Mailing Address: **c/o 2296 Richmond St., Unit 2, Windsor, Ontario N8Y 1L6**
- 2. Address for Service: **c/o 2296 Richmond St., Unit 2, Windsor, Ontario N8Y 1L6**
- 3. Name of Property Manager **Christine Zoric/Kristin Allen – Danbury Property Management**
Address: **2296 Richmond St., Unit 2, Windsor, Ontario N8Y 1L6**
Telephone Number: **(519) 974-3003**
- 4. The directors and officers of the Corporation are:

Name	Position	Address for Service	Telephone
R. Columbus	Director	c/o 2296 Richmond, Unit 2 Windsor, Ontario	519-974-3003
J. Pineda	Director	c/o 2296 Richmond, Unit 2 Windsor, Ontario	519-974-3003
V. Franjo	Director	c/o 2296 Richmond, Unit 2 Windsor, Ontario	519-974-3003

Common Expenses

5. The owner of **Unit 04, Level 9 and Parking Unit P71, Level A and Storage S82, Level A, (Address 904-1225 Riverside Dr. W., Windsor, Ontario of Essex Standard Condominium Corporation No. 122,** registered in the Land Registry Office for the Land Titles (or Registry Division of **Essex**)

(X) is not in default in the payment of common expenses.

OR

() is in default in the payment of common expenses in the amount

() and a certificate of lien has been registered against the unit.

6. A payment on account of common expenses for the unit in the amount of **\$740.33** and is due on **April 1, 2023** for the period of **April 1, 2023 to April 30, 2023.** This amount includes the amount of any increase since the date of the budget of the Corporation for the current fiscal year as described in paragraph 10.

March 2023 has been paid X

The payment for has **NOT** been paid

7. The Corporation has the amount of **\$0.00** in prepaid common expenses for the unit.

8. There are no amounts that the *Condominium Act, 1998* requires to be added to the common expenses payable for the unit except for increases which may result after implementation of a Reserve Fund Plan.

Budget

9. The Budget of the Corporation is accurate and may result in a surplus or in a deficit at this time as it has no control over any unannounced increases in utility rates, labour and material cost and any other similar factors which are beyond the normal budgetary controls of the Corporation.

10. Since the date of the budget of the Corporation for the current fiscal year, the common expenses for the unit

(X) have not been increased, however the 2024 budget is currently being reviewed by the Board and the estimated increase at this time is between 3 and 4 percent. The budget will be finalized by June 1, 2023.

OR

() have been increased by \$0.00 per month because N/A

11. Since the date of the budget, the Corporation for the current fiscal year, (X) has not levied any assessments against the unit to increase the contribution to the reserve fund or the Corporation’s operating fund or for any other purpose.

OR

() the board has levied an assessment against the unit to

12. The Corporation has no knowledge of any circumstances that may result in an increase in the common expenses for the unit except for increases which may result after implementation of a Reserve Fund Plan.

except for the following:

A Garage Condition Study is being sourced. The outcome of this study could result in expenses to be paid for through the Reserve Fund.

Reserve Fund.

13. The Corporation’s reserve fund amounts to **\$1,531,918.11** as of February 28, 2023. **NOTE: This figure is unaudited and does not include any accrual calculation for work done on behalf of the corporation but not paid by the corporation as at the aforementioned date.**

14. (X) The most recent reserve fund study conducted by the board was dated **November 9, 2020** and prepared by **Mindquest Engineers**. **The Board currently working on an update that will be required for the 2023/2024 Budget.**

OR

() A reserve fund study is being conducted within the first year and the cost of the study is included in the first year budget.

15. The balance of the reserve fund at the beginning of the current fiscal year was **\$1,296,890.78** and contributions to be made to the reserve fund in the current fiscal year is **\$418,075.00** and the anticipated expenditures to be made from the reserve fund in the current fiscal year amount to approximately **\$300,000.00 (estimated)**.

The board anticipates that the reserve fund (X) **WILL** () **WILL NOT** be adequate in the current fiscal year for the expected costs of major repair and replacement of the common elements and assets of the Corporation.

16. () The Board has sent to the Owners a notice dated ___ day of __, 20__ containing a summary of the reserve fund study, a summary of the proposed plan for future funding of the reserve fund and a statement indicating the areas, if any, in which the proposed plan differs from the study. The proposed plan for future funding of the reserve fund has not been implemented because...

OR

(x) The proposed plan for future funding has been implemented and the total contribution each year to the reserve fund is being made as set out in the Contribution Table.

OR

() This will be addressed.

17. There are no plans to increase the reserve fund under a plan proposed by the Board under subsection 94 (8) of the *Condominium Act, 1998*, for the future funding of the reserve fund except for increases which may result after implementation of a Reserve Fund Plan. **NOTE: See the attached Notice of Future Funding (Form 15) and see also paragraph 12.**

Legal Proceedings, Claims

18. There are no outstanding judgments against the Corporation.

19. The Corporation is not a party to any proceeding before a court of law, an arbitrator or an administrative tribunal.
20. The Corporation has not received a notice of or made an application under section 109 of the *Condominium Act, 1998*, to the Superior Court of Justice for an order to amend the declaration and description, where the court has not made the order.
21. The Corporation has no outstanding claim for payment out of the guarantee fund under the Ontario New Home Warranties Plan Act.
22. There is currently:
 no order of the Superior Court of Justice in effect appointing an Inspector under section 130 of the *Condominium Act, 1998* or an administrator under section 131 of the *Condominium Act, 1998*.
OR
 an order of the Superior Court of Justice in effect appointing an Inspector under Section 130 or an Administrator under section 131 of the *Condominium Act*.

Agreements with Owners relating to changes to the common elements

23. The Unit is **IS NOT** subject to an agreement under clause 98(1) (b) of the *Condominium Act 1998* relating to additions, alterations or improvements made to the common elements by the unit owner on record with the Corporation; the agreements have been complied with as noted.

The records for this unit show that no requests have been submitted for changes to the unit.

Note: This is simply a list of the modifications known to the Corporation. Other modifications, not known to the Corporation, may have been made without approval of the Corporation and accordingly may not be lawful.

The owner of the unit, from time to time, is entirely responsible for all permitted modifications made to the common elements by the owner or by a previous owner of the unit. Accordingly, the owner of the unit, from time to time, is responsible for all maintenance, repair and insurance related to such modification(s) and must fully and completely indemnify and save harmless the corporation from any claims, expenses or losses related in any way to the modification(s). Without limiting the generality of the foregoing, the Owner shall be responsible for all costs and expenses incurred in order to remove the modification to afford the Corporation access to any portion of the property (for the purposes of carrying out repair or maintenance, or for any other reason) as well as reinstatement of the modification (if desired), and the Corporation shall have no obligation for any damage which may be caused to the modification as a result of any such required access.

When a unit is sold, it is the responsibility of the purchaser to determine what modifications have been made to the common elements by the vendor or by a previous owner of the unit. [NOTE: Section 98 of the Condominium Act applies only to modifications made on or after the date the Act came into force (May 5, 2001).]

Leasing of Units

24. The Corporation
 has not received Notice under Section 83 of the *Condominium Act, 1998*
OR
 has received notice under section 83 of the *Condominium Act, 1998* that fifty one (51) units were leased during the fiscal year preceding the date of this status certificate.

Substantial changes to the common elements, assets or services.

25. There are no additions, alterations or improvements to the common elements, changes in the assets of the Corporation or changes in a service of the Corporation that are substantial and that the board has proposed but has not implemented. **Any existing or new alterations to the exclusive use common elements or the standard unit are the responsibility of the Owner to maintain and / or repair and not the Corporation.**

Insurance

26. The Corporation has secured all policies of insurance that are required under the *Condominium Act, 1998*.

Information on non-standard condominium corporations.

27 to 32. These clauses deal with Phased, Common Element, Vacant, and Leasehold Condominium Corporations and do not apply to this Standard Condominium Corporation.

Attachments

- 33. The following documents are attached to this status certificate and form part of it:
 - (a) a copy of the current declaration, bylaws and rules;
 - (b) a copy of the budget of the Corporation for the current fiscal year, its last annual audited financial statements and the auditor's report on the statements;
 - (c) a list of all current agreements mentioned to section 111, 112 or 113 of the *Condominium Act, 1998* and all current agreements between the Corporation and another corporation or between the Corporation and the owner of the unit; as below:

Property Management	Danbury Property Management
Fire Equipment	JMK Fire Protection
Elevators	Riverside Elevators
Garbage Removal	City of Windsor
HVAC	Lekter Industrial
 - (d) a certificate or memorandum of insurance for each of the current insurance policies;
 - (e) a copy of all agreements, if any, described in clause 98 (1) (b) of the *Condominium Act, 1998*.

Rights of person requesting certificate

- 34. The person requesting this certificate has the following rights under subsections 76 (7) and (8) of the *Condominium Act, 1998* with respect to the agreements listed in subparagraph 33 (c) above;
 - c
 - (a) Upon receiving a written request and reasonable notice, the Corporation shall permit a person who has requested a status certificate and paid the fee charged by the Corporation for the certificate, or an agent of the person duly authorized in writing, to examine the agreements listed in subparagraph 33 (c) at a reasonable time and at a reasonable location.
 - (b) The Corporation shall, within a reasonable time, provide copies of the agreements to a person examining them, if the person so requests and pays a reasonable fee to compensate the Corporation for the labour and copying charges.

OTHER


- A. It is the purchaser's responsibility to review the Declaration and Description and conduct his/her own physical inspection of this Unit, including any exclusive use common element area, to determine whether or not the vendor or any previous owner or occupant of the Unit has carried out any alterations, additions or improvements to the Unit or common elements of the type and nature which required the prior written approval of the Board of Directors of the Corporation. As the Unit and the exclusive-use common elements (if any) have not been inspected prior to making and executing this Certificate (which prior inspections is not required to be made by the Corporation), the Corporation cannot comment upon matters of non-compliance of this nature which may or may not have been revealed by an inspection of the Unit, the Corporation reserves the right at any time to enforce any matters of non-compliance of this nature notwithstanding that such non-compliance may have been in existence prior to the issuance of this Certificate.
- B. As a matter of personal safety, please be advised that:
Under the Ontario Fire Code, all residential units should have a certified SMOKE DETECTOR/SMOKE ALARMS on each level within the unit. Battery operated SMOKE DETECTOR/SMOKE ALARMS should be tested regularly and at least once yearly. Maintenance of these life safety devices is the responsibility of the unit "owner"

Carbon Monoxide Alarms: A new section of the Ontario Fire Code has been enacted as of October 15, 2014. The new code requires Carbon Monoxide Alarms to be installed and maintained by "owners" in their units

- C. This Status Certificate is valid subject to all outstanding cheques/payments clearing the bank that were issued to the Corporation, up to and including the date below.
- D. This building has Kitec Plumbing.

Dated this 6th day of March, 2023

Essex Standard Condominium Corporation #122



(signature)

**CHRISTINE ZORIC – PROPERTY MANAGER
DANBURY PROPERTY MANAGEMENT (WINDSOR) INC.**