Condominium Management Group

June 1, 2025

Dear Owners,
Ottawa-Carleton Standard Condominium Corporation NO. 769

Re: Unit Filter Replacements

The Corporation may pass rules or amend or delete existing rules from time to time in accordance with section 58 of the Act, 1998.

The Board has developed a new rule with respect to filter replacements in units. This new rule (copy attached) was passed by a resolution of the Board at a meeting held on February 24, 2025.

The Act stipulates that Owners must be formally notified of the rule changes before the rules come into effect. The Board hereby gives notice to the Owners of the updated rules and that Owners have a right to request a meeting to amend or repeal the rules under section 46 of the Act. The Corporation is required to hold such a meeting if 15% of the unit Owners make such a request.

Any request to hold a meeting must be made in writing to the Property Manager of OCSCC 769 with signatures from at least 15% of Owners (i.e., 22 Owners) and can be delivered to the Property Manager's office located at 3580 Rivergate Way or by e-mail to krenwick@condogroup.ca no later than June 1, 2025. The Owners' request for a meeting must specifically identify which sub-section(s) of the proposed rule is (are) the subject of contention.

The attached will become effective on July 1, 2025 unless a meeting of Owners is requested.

Any questions regarding the update of the rules should be directed to Kimberly Renwick, Condominium Manager at krenwick@condogroup.ca.

Sincerely,

K. Renwick

Kimberly Renwick, CPM
On behalf of the Board of Directors
krenwick@condogroup.ca

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 769
('the corporation')

Condominium Rules Respecting UNIT FILTERS
(Date of Board Resolution – February 24, 2025)

The following Rule pertains to the number of filter replacements in each unit per year. The Corporation may pass additional Rules or amend or delete existing Rules from time to time in accordance with the *Condominium Act, 1998.*

Any other words and phrases that are defined in the *Condominium Act, 1998,* (as amended from time to time), or the Regulations thereunder or any successor thereto, ("the Act") shall have ascribed to them the meanings set out in the Act.

1. **Filter Replacements**

Each unit will receive 2 filter replacements annually included in their monthly condominium fees.

Should an owner request additional filter replacements throughout the year, these can be purchased through the concierge at the invoiced amount at that time. This amount could change from time to time.

Should an owner wish for additional filters during the fiscal year, and if help is required, the owner may contact the Superintendent for replacement, and any fee charged by the Superintendent would be payable by the owner.

2. **Effective Date of these Rules**

The effective date of these rule is July 1, 2025, subject to Request for Meeting of Owners.

Sincerely,
OCSCC 769