

BY-LAW NUMBER 1

*A By-Law relating generally to the Conduct of the
Affairs of the Kenron Residents Association*

WHEREAS the Kenron Residents Association was incorporated by Letters Patent issued under the Corporations Act, R.S.O. 1980, c. 95 by the Minister of Consumer and Commercial Relations of Ontario on the 18th day of September, 1991;

AND WHEREAS the Kenron Residents Association has the following objects and powers:

- (a) to unite, promote and administer the interests of the exclusive tenants from time to time of Kenron Estates mobile home park situated in the Township of Sidney, now in the City of Quinte West, in the County of Hastings, in the Province of Ontario;
- (b) to own, maintain, manage and administer the real property on which the Kenron Estates mobile home park is situated and to furnish appropriate accounts to the exclusive tenants thereof; and
- (c) for such other purposes that are not inconsistent with these objects.

NOW THEREFORE BE IT ENACTED as a By-Law of the Kenron Residents Association as follows:

ARTICLE 1.00

DEFINITIONS AND INTERPRETATION

1.01 Definitions: In this By-Law and all other By-Laws and resolutions of the Association unless the context otherwise requires:

- (a) “**Act**” means the Corporations Act, R.S.O. 1980, c. 95 as from time to time amended, and every statute that may be substituted therefore and, in the case of such amendment or substitution, any references in the By-Laws of the Association shall be read as referring to the amended or substituted provision therefore;
- (b) “**Annual Meeting**” means the annual meeting of Members required by section 293 of the Act;
- (c) “**Approved Annual Budget**” means the budget for the operation of Kenron Estates which is prepared annually by the Board and approved by the Members in accordance with section 7.01 hereof;
- (d) “**Association**” means the Kenron Residents Association;
- (e) “**Auditor**” means a person or firm appointed from time to time under section 16.01 hereof;
- (f) “**Board**” means the Board of Directors of the Association;
- (g) “**By-Law**” means any By-Law of the Association from time to time in force and effect;
- (h) “**Common Areas**” means all of Kenron Estates save and except the Mobile Home Sites all as more particularly described in Schedule “A” annexed hereto;
- (i) “**Common Expenses**” means those expenses of the Association incurred in the performance of its duties and obligations as more particularly set forth in Schedule “B” annexed hereto;
- (j) “**Lease Agreement**” means a lease agreement between Kenron Estates Limited and their sublet tenant;
- (k) “**General Meeting**” means a meeting of Members as provided for by section 294 of the Act;
- (l) “**Kenron Estates**” means that certain mobile home park situated on The King’s Highway #2 in the Township of Sidney, now in the City of Quinte West, County of Hastings comprising 259 acres more or less of land and all improvements on the Common Areas thereof, all as more particularly described in Schedule “A” annexed hereto;
- (m) “**Kenron**” means Kenron Estates Limited, a corporation incorporated under the laws of the Province of Ontario;
- (n) “**Member**” or “**Resident**” means any Person described in section 6.01 hereof; and