

FORM Z
[Section 53]

Estoppel Certificate

The Owners: Condominium Corporation No. _____ (the "corporation")

DATE: _____

TO: _____

RE: UNIT NO _____ (*the Unit*)

CERTIFICATE

The corporation certifies that, as of the above date:

1. (*Provide the following information:*
 - (a) *the amount of the common expense contribution levied respecting the Unit;*
 - (b) *the amount of the reserve fund contribution levied respecting the Unit;*
 - (c) *the extent to which the contributions have been paid respecting the Unit;*
 - (d) *the amount of any unpaid contributions or arrears in contributions respecting the Unit;*
 - (e) *the manner in which the contributions are payable [for example, by annual or monthly instalments];*
 - (f) *the amount of any extraordinary contribution levied on the Unit and the extent to which it has been paid.*)
2. The corporation is not aware of any default by the present owner of the Unit in fulfilling any of the owner's obligations arising from membership in the corporation and ownership of the Unit, except as specified above or noted below:
3. The corporation holds insurance policies as required by *The Condominium Property Act, 1993*, and its bylaws and the policies are in good standing. (*Describe particulars of insurance, including the carrier, the agent, the amount, the date of renewal, additional endorsements and the deductible, or attach a certificate of insurance that includes these particulars.*)
4. The corporation has not been served with a notice of any unsatisfied judgments against the corporation, any existing orders or actions, suits or proceedings pending against or affecting the corporation before or issued by any court or any public authority having jurisdiction except as listed below: (*include particulars about any matter listed*)
5. Since the date of the last audited financial statements of the corporation there has been no material adverse change in the assets or liabilities of the corporation except as follows:
6. The corporation has not taken any action nor has it received notice of any pending proceedings:
 - (a) for the transfer or leasing of the common property of the corporation or any part of it, except to the extent permitted under its bylaws in relation to the assignment of parking spaces and privacy areas to individual units;
 - (b) to authorize any substantial change in or addition to the common facilities or any other substantial change in the assets of the corporation;
 - (c) to amend the condominium plan relating to the corporation as presently approved and filed;
 - (d) to amend the bylaws of the corporation as constituted pursuant to *The Condominium Property Act, 1993* or as presently filed;
 - (e) for the appointment of an administrator for the corporation;
 - (f) to terminate the condominium status of the land and buildings comprising the condominium property of the corporation;

(g) to amend the scheme of apportionment of property taxes pursuant to *The Condominium Property Act, 1993* and the regulations made pursuant to that Act; or

(h) to appeal the assessment of the rates, charges or taxes on the units and common property of the corporation levied by any assessing authority, or to apply for approval of a new scheme of apportionment for assessment purposes.

7. There has been no scheme of apportionment of property taxes ordered by the Saskatchewan Municipal board pursuant to *The Condominium Property Act, 1993* and the regulations made pursuant to that Act.

OR

7. There has been a scheme of apportionment of property taxes ordered by the Saskatchewan Municipal Board pursuant to *The Condominium Property Act, 1993* and the regulations made pursuant to that Act, described as follows: _____

8. There has been no re-apportionment of common expense or reserve fund contributions pursuant to *The Condominium Property Regulations, 2001*.

OR

8. There has been a re-apportionment of common expense or reserve fund contributions pursuant to *The Condominium Property Regulations, 2001* described as follows: _____

9. The amount of the reserve fund is: _____

10. There are no contracts extending beyond one year except as follows: _____

The corporation also advises for your information only, BUT DOES NOT CERTIFY, that, as of the above date:

The names and addresses of the members of the board of directors of the corporation are:

THE OWNERS: CONDOMINIUM CORPORATION NO. _____

by: _____
(Signature of officer of the corporation - include title)

If requested, copies of the following documents will be provided on payment of the fee noted opposite each document:

- | | |
|--|----------|
| 1. latest financial statements for the corporation | \$ _____ |
| 2. current budget for the corporation | _____ |
| 3. current policy of insurance | _____ |
| 4. current bylaws of the corporation | _____ |
| 5. any current management agreement | _____ |

If the corporation wishes to, it may disclose the following:

1. The particulars of the parking or any exclusive use area, including any special rules regarding those areas.
2. The date of the last annual meeting and the date of the next annual meeting, if known.