



DIRECTORS' CODE OF ETHICS RE: CONDOMINIUM CORPORATION NO. XXX

(Hereinafter referred to as the "Corporation")

I have consented to act as a director of the Corporation and I agree to comply with the following Directors' Code of Ethics throughout my term as a director:

Honesty and Good Faith – I will act honestly and in good faith. I will not do anything to violate the trust of the unit owners I serve.

Care, Diligence and Skill – I will exercise the degree of care, diligence and skill of a reasonably prudent person in comparable circumstances. I will make a concerted effort to attend all board and owners' meetings. I will act responsibly and with due diligence to become familiar with the affairs of the Corporation and to uphold its Declaration, Description Plans, By-Laws, Rules, Resolutions, Policies, Agreements and Requirements of the Condominium Act and other applicable legislation.

Conflict of Interest – I am not currently aware of any actual or potential conflict of interest with respect to any contract, transaction, building deficiency claim, warranty claim, legal action, proceedings or any matter detrimental to the Corporation. If I become aware of any conflict, I will immediately disclose it to the Board. I will not promote my own interests or those of any owner, resident, family member, friend or contractor to the detriment of the Corporation. I will not seek any special benefits or privileges as a director or officer or accept any compensation either personally or on behalf of any other person except as permitted by a By-Law. I will act only in the best interests of the Corporation as a whole, and I will not favour the interests of any individual or group of owners or residents.

Personal Gain – Any information gained, including but not limited to any information respecting units, unit owners, tenants or residents, as a result of my position on the Board, may not be used for personal benefit, whether monetary or otherwise.

Confidentiality – I will not disclose to any person (including my spouse) information decided by the board to be confidential or privileged or which reasonably ought to be deemed confidential. When in doubt, I will request determination by a resolution of the board.

Good Conduct – At all times, I will conduct myself in a professional and businesslike manner at meetings of directors or owners. I will approach all board issues with an open mind preparing to make the best decisions on behalf of the Corporation. I will act ethically, with integrity and in accordance with legal criteria. I will comply with rules of good conduct and will deal with others in a respectful manner. I will comply with principles of good governance and procedural rules of order.

Litigation – If I am a party to or a member of my household or family is a party to any litigation against, mediation with and/or arbitration against the Corporation, I will not be present for any portion of a meeting where the litigation, mediation and/or arbitration is discussed and I shall not participate in any decision with respect thereto, nor shall I receive any minutes for this portion of the meeting.

Support – I will abide by decisions of the majority of the directors even though I may disagree, but I reserve the right to express my own views to owners upon non-confidential issues.

Defamation – I will not make erroneous or defamatory statements about the Corporation or any owner, resident, director, officer, manager, staff or contractor of the Corporation.

Abuse of Proxies – When collecting proxies, I will not make any false, misleading or defamatory statement. I will fairly inform the proxy grantor how I intend to exercise any vote with respect to the proxy.

Minimize Conflict – I will attempt to prevent or minimize conflict and disruption and will promote good relations amongst persons involved in our condominium community. I will promote a first class image for our Corporation, its units, owners and residents.

Performance of Duties – I will commit the necessary efforts, will exercise the appropriate leadership and will assume such duties as may reasonably be required to fulfill my role as a Director or Officer. I will participate in conducting the board's business in the form of resolutions, policies, rules or by-laws as the circumstances require. I will comply with the principles of good governance and procedural rules of order. I will make every effort to be well-informed on issues and agenda items in advance of meetings. I will assist the board to supervise, monitor and direct the on-going daily management of the Corporation by the property manager. I will duly consider the information and advice provided by the property manager and others and will seek the opinion of experienced professionals when appropriate to reach a proper decision.

Management – I will not interfere with management's performance of its duties and obligations. I will not communicate instructions or give directions to staff. I will follow the principle that directors direct and managers manage. I will not communicate with the manager or the management company on Corporation business, if the Corporation has appointed a general manager member of the board, unless the board directs otherwise. The foregoing is subject, in whole or in part, to any and all resolutions passed at duly constituted meetings of the board of directors of the Corporation

Monitor Financial Health – I will pay particular attention to the financial health, physical state of maintenance and repair, management, administration, appearance and welfare of the Corporation. I will support required funding of the reserve fund and an appropriate funding plan to fulfill the criteria of the Corporation's current reserve fund study or update. I will assist in preparing or reviewing the Corporation's annual budget in a manner which appropriately reflects the actual financial needs of the Corporation, regardless of owners' complaints when it becomes necessary to increase common expenses. I will ensure common expenses are collected on time or lienied within the statutory period. I will monitor the investments, bank accounts, interim and year-end financial statements. I will carefully review contract proposals, quotes and tenders in order to assist in negotiating preferred contractual terms for services rendered to the Corporation at a beneficial cost. I will monitor any of such duties which have been delegated.

Records – If the board appoints a general manager, the general manager will be the only board member to have a key to the management office, unless the board, by resolution, determines otherwise. I will not put the integrity of the records of the Corporation at risk. I will not remove any records from the management office or any other location in which the records are stored without the prior knowledge and approval of the board of directors.

Scope of Authority – I will never exercise authority as a board member except when acting in a meeting of the board or as I am delegated to do by the board.

Education – recognizing that governance of a condominium corporation involves complex and changing requirements, I will continue to educate myself by reading relevant magazines (such as CCI's News & Views, CM Magazine or Condominium Business Magazine). I will support attendance by one or more board members at condominium seminars (such as those presented by the Canadian Condominium Institute (CCI), including CCI's Basic Directors' Course and CCI Advanced Directors' Courses) at the cost of the Corporation.

Agreement – I hereby agree to comply with the provisions set out in this Directors' Code of Ethics. Should clear evidence of a serious breach of any of the provisions be brought to the attention of the board, I will tender my immediate resignation from the board.

Dated at _____ this _____ day, _____ 20 _____ .

WITNESS	SIGNATURE
PRINT NAME OF DIRECTOR	UNIT NUMBER