

SCHEDULE OF STANDARD BYLAWS

Division 1 – Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

- 1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

Repair and maintenance of property by owner

- 2 (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of property

- 3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
- (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.
- (3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
- (a) a reasonable number of fish or other small aquarium animals;
 - (b) a reasonable number of small caged mammals;
 - (c) up to 2 caged birds;
 - (d) one dog or one cat.

Inform strata corporation

- 4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

Obtain approval before altering a strata lot

- 5 (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
- (a) the structure of a building;
 - (b) the exterior of a building;
 - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
 - (f) common property located within the boundaries of a strata lot;
 - (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) This section does not apply to a strata lot in a bare land strata plan.

Obtain approval before altering common property

- 6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit entry to strata lot

- 7 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
- (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 – Powers and Duties of Strata Corporation

Repair and maintenance of property by strata corporation

- 8 The strata corporation must repair and maintain all of the following:
- (a) common assets of the strata corporation;
- (b) common property that has not been designated as limited common property;
- (c) limited common property, but the duty to repair and maintain it is restricted to
- (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
- (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
- (A) the structure of a building;
- (B) the exterior of a building;
- (C) chimneys, stairs, balconies and other things attached to the exterior of a building;
- (D) doors, windows and skylights on the exterior of a building or that front on the common property;
- (E) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
- (i) the structure of a building,
- (ii) the exterior of a building,
- (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
- (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
- (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 – Council

Council size

- 9 (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.
- (2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

Council members' terms

- 10 (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.

- (2) A person whose term as council member is ending is eligible for reelection.

Removing council member

- 11 (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing council member

- 12 (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

- 13 (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling council meetings

- 14 (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
- (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

Requisition of council hearing

- 15 (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

Quorum of council

- 16 (1) A quorum of the council is

- (a) 1, if the council consists of one member,
 - (b) 2, if the council consists of 2, 3 or 4 members,
 - (c) 3, if the council consists of 5 or 6 members, and
 - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

- 17 (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
- (a) bylaw contravention hearings under section 135 of the Act;
 - (b) rental restriction bylaw exemption hearings under section 144 of the Act;
 - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

- 18 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to inform owners of minutes

- 19 The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

- 20 (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
- (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
- (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

Spending restrictions

- 21 (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of council member

- 22 (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 – Enforcement of Bylaws and Rules

Maximum fine

- 23 The strata corporation may fine an owner or tenant a maximum of
- (a) \$50 for each contravention of a bylaw, and
 - (b) \$10 for each contravention of a rule.

Continuing contravention

- 24 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Division 5 – Annual and Special General Meetings

Person to chair meeting

- 25 (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

- 26 (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

- 27 (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

- 28 The order of business at annual and special general meetings is as follows:
- (a) certify proxies and corporate representatives and issue voting cards;
 - (b) determine that there is a quorum;
 - (c) elect a person to chair the meeting, if necessary;
 - (d) present to the meeting proof of notice of meeting or waiver of notice;
 - (e) approve the agenda;
 - (f) approve minutes from the last annual or special general meeting;
 - (g) deal with unfinished business;

- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 – Voluntary Dispute Resolution

Voluntary dispute resolution

- 29 (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 – Marketing Activities by Owner Developer

Display lot

- 30 (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.

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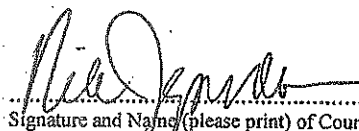
Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

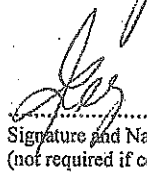
The Owners, Strata Plan VR 546 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on November 28, 2009:

WHEREAS, the bylaws serve as a strata corporation's constitution. The bylaws govern how owners and tenants may use their strata lots, the common property and common assets. They also govern the administration of the strata corporation.

BE IT RESOLVED, by a $\frac{3}{4}$ vote of the Owners, Strata Plan VR 546, "Laurel Court", pursuant to Section 128(1) of the *Strata Property Act (British Columbia)* that the bylaws of the strata corporation be and are hereby amend the following bylaw regarding rentals:

Please see attached for the proposed bylaw "Schedule A".

 RIK JESPERSEN
Signature and Name (please print) of Council Member

 Edwina Cajtham-Lou
Signature and Name (please print) of Second Council Member
(not required if council consists of only one member)

*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Schedule A

1. In this Bylaw, the following terms shall have the following meanings:

- (a) "Act" means the *Strata Property Act* [S.B.C.] c.43 as amended or replaced from time to time;
- (b) "Bylaws" means the Bylaws of the Strata Corporation;
- (c) "Owner" means the person shown in the register of a land title office as the owner of a freehold estate in a Strata Lot in the Strata Plan, whether entitled to it in the person's own right or in a representative capacity;
- (d) "Strata Corporation" means the strata corporation formed by deposit of the Strata Plan;
- (e) "Strata Lot" means a lot shown on the Strata Plan; and
- (f) "Strata Plan" means Strata Plan VR546.

2. An Owner shall repair and maintain a Strata Lot, except for repair and maintenance that is the responsibility of the Strata Corporation under the Bylaws or the Act.

3. Without limiting the generality of any other Bylaw, and without limiting the generality of Bylaw 2 above, an Owner shall at all times maintain in good condition and promptly repair a fireplace located in a Strata Lot.

-1 FEB 2006 09 49

BA060446

REGISTRAR
LAND TITLE OFFICE
Suite 300 - 88 - 6TH STREET
NEW WESTMINSTER, BC V3L 5B3

24 06/02/01 09:48:44 05 LH
DOC FILE

681810
\$21.50

Please receive herewith, the following document(s) for filing:

AMENDMENTS TO BYLAWS

VR 546

(Signature)

CYPRESS PROPERTIES LTD.

(Firm Name)

17F STRATA PLAN VR 546

Address and Telephone No.)

950-1200 WEST 73RD AVE

VANCOUVER B.C.

V6P 3E5

Strata Property Act
Form I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VR 546 certify that the following addition to the bylaws of the strata corporation was approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual general meeting held on January 11, 2006.

BYLAW 141

Pursuant to Section 107(1) of the Strata Property Act, effective February 1, 2006, the Strata Corporation shall charge interest at a rate of 10% compounded annually on all monthly strata fees that are in arrears more than sixty (60) days. Interest shall be charged from the date due until the date paid.



Signature of Council Member



Signature of Council Member (not required if council consists of only one member)

Section 128(3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

96 DEC 19 11 22

BK409862

LAND TITLE OFFICE
NEW WESTMINSTER
CANADADecember 19, 1996REGISTRAR
LAND TITLE OFFICE
88 - 6th STREET
NEW WESTMINSTER
V3L 5B3

12/19/96 B3801d DOC FIL 20.00

Please receive herewith the following document(s) for filing:

Form 9 Notification of Change of
Bylaws - Strata Plan VR 546

SURVEY DEPT.

Alan Stoner

(Signature)

Alan Stoner - Agent
for Western Mortgage Development
Corporation

(Firm Name, If Any)

200-1687 West Broadway
Vancouver, V6J 1K2

(Address and Telephone Number)

Phone 738-1111

CONDOMINIUM ACT


R.S.B.C. 1979, C. 61, as amended


FORM 9
NOTIFICATION OF CHANGE OF BY-LAWS
(Section 26, Section 28(2))

The Owners, Strata Plan No. VR 546 (a strata corporation) hereby certifies that by special resolution duly passed on the 4th day of December 1996, the by-laws of the First or Second Schedule (as the case may be) to the Act, as they applied to the said strata corporation, were added to, amended or repealed as follows:

as annexed hereto and dealing with property in the City of Vancouver described as Strata Lots 1 to 66 inclusive, District Lot 526, Strata Plan VR 546, together with the interests in the common property in proportion to the unit entitlements of the strata lots as shown on Form 1.

The Common Seal of The Owners, Strata Plan No. VR 546 was hereunto affixed this 16th day of December 1996 in the presence of


.....
DONALD E. RITCHIE


.....
PAULETTE HAPPNER

Members of the Council

BE IT RESOLVED that the Owners, Strata Plan VR 546 (a strata corporation) hereby certifies that by special resolution duly passed on the 4th day of December 1996, the bylaws of the first or second schedule (as the case may be) to the Act, as they applied to the said strata corporation, were added to, amended or repealed as follows:

All previously registered bylaws are hereby repealed.

The Owners Strata Plan VR 546 accept Part 5 of the Condominium Act as our general bylaws as added to, amended or repealed herein:

Amend Section 115 (a) to read:

permit the strata corporation and its agents, at all reasonable times on notice, except in case of emergency, when no notice is required, to enter his strata lot for the purpose of inspecting the same and maintaining, repairing or renewing pipes, wires, cables and ducts for the time being existing in the strata lot and capable of being used in connection with the enjoyment of any other strata lot or common property, or for the purpose of maintaining, repairing or renewing common property, common facilities or other assets of the strata corporation, or for the purpose of ensuring that the bylaws are being observed. The strata corporation shall ensure that any inspections, repairs, renewals or maintenance carried on under this section shall be completed in a satisfactory manner and the strata lot shall be restored to its former condition, and shall be left clean and cleared of any debris.

Amend Section 115 (h) to read:

receive the permission of the strata corporation by Special Resolution passed at a General Meeting before undertaking alterations to the exterior of a building or to the structure of a strata lot and such alterations shall comply with City of Vancouver building code bylaws.

Amend Section 117 (d) to read:

Invest as it may determine in a separate account money in the fund for administrative expenses. All amounts designated for the contingency reserve fund shall be held in a separate bank account, and any interest earned in that account or in investments made from that account shall be retained as part of the contingency reserve fund.

Repeal Section 118 (2).

Amend Section 118 (3) to read:

A council shall be elected at each annual general meeting of the owners.

Amend Section 119 (3) to read:

A quorum of the council is 2 where the council consists of 4 or less members, 3 where it consists of 5 or 6 members and 4 where it consists of 7 members.

Repeal Section 123 (1).

Amend Section 123 (2) to read:

Annual general meetings shall be held once in each year, and not more than 13 months shall elapse between one annual general meeting and the next.

Amend Section 124 (6) (f) to read:

Consider the accounts and approve the next fiscal year budget.

Amend Section 125 (7) to read:

Where owners are entitled to successive interest in a lot, the owner entitled to the first interest shall have the first right to vote for the lot and if not available for that purpose, other owners of the lot shall have the voting right in the succession of their interests, whether on a show of hands or a poll.

Repeal Section 128 (4), (5), (6), (7), (8), & (9).

Amend Section 128 (10) to read:

At each annual general meeting the strata council shall present an annual budget for the following 12 month period. The budget, which may be amended by the owners at the meeting, shall be approved by the owners present in person or by proxy and, after that, all owners shall pay a monthly assessment in accordance with their unit entitlement.

Repeal Section 132.

Add New Bylaw 133, Exterior appearance and alteration.

No unauthorized signs, notices, billboard, placard or other advertising matter shall be displayed in any strata lot where it may be viewed from common property, or on common property.

A New Bylaw 134, Underground Parking.

1. An owner or occupant shall only use the parking space(s) assigned to his/her strata lot. The strata council shall maintain a register of owners or occupants of parking spaces.
2. The parking space(s) shall only be used by owners or occupants of the strata and shall not be sub leased or sub rented.
3. No person shall make, or allow to be made, in the underground parking or on common property, repairs to a vehicle, other than those of an emergent nature such as tire changing or battery boosting.
4. An occupier of a parking space shall not allow a vehicle in the space that is leaking oil or any other noxious fluid. The cost of remedial action to repair or clean up the parking space shall be charged to the owner of the strata lot.
5. All vehicles parking in the underground garage shall display a current insurance decal or prominently display a copy of valid, current insurance which shall include third party liability. Vehicles shall include boats, trailers, motorcycles and off road vehicles.
6. An owner or occupier of a parking space in violation of subsections (3), (4) and/or (5) shall be given seven days written notice to comply, and if the violation has not been corrected the vehicle may be removed by the strata corporation at the owner's expense.

Add New Bylaw 135: Insurance Deductible.

In the event that loss or damage occurs to common property or limited common property, common facilities or with a Strata Lot that gives rise to a valid claim under the Strata Corporation's insurance policy, it is agreed and understood that: if the origination of the loss is within the interior confines of an individual Strata Lot the deductible of the Strata Corporation's policy relative to the loss shall be paid by the individual Strata Lot owner in whose lot the cause of the damage originated.

The foregoing will also hold true if the careless, negligent or inattentive acts of a Strata Lot owner causes damage outside the Strata Lot and the origination of the loss is anywhere on the premises.

In the event that an owner or any member of their family or their guests, servants or agents cause damage to common property, limited common property or common facilities and the damage so caused is not covered by insurance, the Strata Lot owner shall be held responsible for such loss and promptly reimburse the Strata Corporation for the full costs of repair and replacement of the damage done.

In such circumstances and for the purposes of this Bylaw, any insurance deductible paid or payable by the Strata Corporation shall be considered an expense not covered by the proceeds received by the Strata Corporation as insurance coverage and shall be charged to the owner and shall be added to and become part of the assessment of that owner for the month following the date on which expense was incurred, and shall become due and payable on the date of payment of the monthly assessment if not previously paid.

The only exception to the foregoing is where loss originates from the rupture or malfunction of a permanent public facility supply line or sewer system that extends from common property into an individual unit, in which case the deductible shall be the responsibility of the Strata Corporation. It is further agreed and understood that where any loss or damage originates from "common property" as defined in the Condominium Act (1979 B.C.) and is not the responsibility of a Strata Lot owner as previously defined, the deductible shall then be the responsibility of the Strata Corporation.

Damage to personal property of an owner or occupant of the unit, together with any upgrading, substituting or improvements or betterments to the unit that have been made or acquired by the present owner from those originally installed shall be the responsibility of the owner.

Add new Bylaw 136. Damage to Property.

An owner shall indemnify and save harmless the Strata Corporation from the expense of any maintenance, repair or replacement of any damaged common property, common facility, strata lot or the contents thereof caused by or resulting from acts, omissions of acts, negligence or carelessness, by the owner or by that of any member of the owners family or their guests, employees, contractors, agents, tenants or volunteers, but only to the extent that such expense is not met by the proceeds received from any applicable insurance policy and the application of any direction of payments caused to be made by The Insurance Bureau of Canada and its publications or The Condominium Act of B.C.

For the purpose of this Bylaw, any insurance deductibles paid or payable by the application of the Strata Corporations policy or damage done and requiring repair that is under the appropriate deductible of the Strata Corporations policy shall be considered as an expense chargeable to the owner and shall be added to and become a part of the assessment of that owner for the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of the monthly assessment.

Add New Bylaw 137: Fines and Penalties.

1. An owner or legal occupant of a Strata Lot who has been advised by the Strata Council, in writing to comply with a Bylaw or Rule and Regulation or to a Special Resolution duly passed by the Owners shall be subject to a penalty or fine under subsection 3 (a), (b), (c), (d), (e) or (f).
2. The owner or legal occupant has the right of appeal to the Strata Council at the first meeting of the Strata Council after written notice is served. The request to appear before Strata Council shall be in writing and the Strata Council shall give notice of its decision on the appeal, in writing, within seven days after the Strata Council meeting.
3. (a) for the first violation of a bylaw or rule and regulation the owner or legal occupant of a Strata Lot shall receive a written notice advising them of the violation and the amount of fine or penalty;
(b) for damage to common property under \$100.00 the fine may be \$25.00 plus costs of remedial action; for damage over \$100.00 the fine shall be \$25.00 plus costs of remedial action;
(c) for a second violation of a bylaw or rule and regulation the fine or penalty shall be \$25.00;
(d) for a third violation of a bylaw or rule and regulation the fine or penalty shall be \$50.00;
(e) for subsequent violations of a bylaw or rule and regulation the fine or penalty shall be \$100.00 and the owner may also be denied privileges;
(f) For late payment of monthly contribution an owner shall be assessed late payment fee of \$35.00. An owner who is in arrears of three months on monthly contributions shall have a Form B, Certificate in Default of Payment, filed against the owner of the strata lot and they shall be responsible for all costs and charges relating to this filing.
4. All fines and penalties of a monetary nature shall be incorporated in and considered as part of the following months contribution.

Add New Bylaw 138: Payments in Excess of Budgetary Amount.

The strata council shall not, except in emergencies, authorize an expenditure exceeding \$2000.00 which was not set out in the annual budget of the Strata Corporation and approved by the owners at the annual general meeting without the authorization by a Special Resolution.

Add New Bylaw 139: Severability.

The provisions hereof shall be deemed independent and severable and the invalidity in whole or part of any bylaw does not effect the validity of the remaining bylaws, which shall continue in full force and effect as if such invalid portion has never been included herein.