

**Rebecca**

**From:** "Andrea Freer" <afreer@ccpr.com>  
**To:** "Beverley Sharpe (E-mail)" <bsharpe7@hotmail.com>; "Charlotte Harris (E-mail)" <charlotte.harris@businessobjects.com>; "Chris Young & Sally Barnes (E-mail)" <chrissally73@yahoo.co.uk>; "Chris Young (E-mail)" <cry@shaw.ca>; "Darren Noble (E-mail)" <nobled007@hotmail.com>; "Dorothy Dittrich (E-mail)" <dorothydittrich@hotmail.com>; "Jered Seward (E-mail)" <jseward@sympatico.ca>; "Kristin Sklarz (E-mail)" <mangofanatic@hotmail.com>; "Laurie Jang (E-mail)" <laurie@anne.ca>; "Nick Manchon (E-mail)" <nmanchon@hotmail.com>; "Rebecca Burnam (E-mail)" <r\_kitten@shaw.ca>  
**Sent:** Tuesday, April 03, 2007 8:27 AM  
**Attach:** AGM 2007 - Minutes.doc; Suppliers List.doc  
**Subject:** Minutes etc from the AGM

Hi everyone,

Attached are the minutes from our 2007 AGM. Here are the highlights:

- New strata council (Darren, president, 104; Dorothy, secretary, 206; Nick, treasurer, 203)
- We voted to increase strata fees by 10% effective July 1, 2007 and to collect a \$500 assessment from each suite, due September 1, 2007. See list below for your new strata fee. Cheques can be dropped off to Nick in 203.
- We are replacing some windows. If any of your windows have fog, frost, water pooling or lots of condensation between the panes, or the rubber seals are worn, let Dorothy know before April 10. [dorothydittrich@hotmail.com](mailto:dorothydittrich@hotmail.com)
- We are also replacing any Crane brand toilets. If you have replaced these toilets on your own in the past two years, let council know. [dorothydittrich@hotmail.com](mailto:dorothydittrich@hotmail.com), [nobled007@hotmail.com](mailto:nobled007@hotmail.com), [nmanchon@hotmail.com](mailto:nmanchon@hotmail.com)
- We're getting rid of any old bikes in the garage. Flag tape will be available outside the basement elevator. Tag your bike by April 13 or it will be taken away.

New Strata Fees (effective July 1, 2007)

|     |  |
|-----|--|
| 101 | \$209.57   |
| 102 | \$240.49   |
| 103 | \$213.90   |
| 104 | \$179.20   |
| 105 | \$218.21   |
| 106 | \$205.83   |
| 201 | \$199.50   |
| 202 | \$204.68   |
| 203 | \$182.74   |
| 204 | \$184.24   |
| 205 | \$199.21 (pre-paid until November 2007. December payment due is \$126.77, then \$199.21 per month) |
| 206 | \$186.55   |

Thanks!

Andrea





**STRATA COUNCIL MINUTES  
ANNUAL GENERAL MEETING  
Strata Plan VR 1590  
Signature Place  
1205 West 14<sup>th</sup> Avenue  
Vancouver, BC**

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Date: March 27, 2007

Place: Unit 203

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**Called to order**

The meeting was called to order at 7:35pm.

**Quorum report**

There were ten owners represented in person or by proxy. (Units 101, 103, 104, 105, 106, 202, 203, 204, 205, 206)

The meeting was therefore quorated and competent to proceed with the business at hand.

**Strata Council**

Andrea Freer resigned from the strata council. Duties of the council were reviewed and the following owners volunteered:

- Darren Noble (104) President
- Nicholas Manchon (203) Treasurer
- Dorothy Dittrich (206) Secretary

Action: Andrea will wrap up duties on council by preparing minutes from the AGM and providing new council's contact information to owners.

**Crane Toilets**

Insurance company has notified council that any damage caused by Crane toilets is not covered. Toilets must be replaced as soon as possible. Three estimates were obtained and reviewed by owners as follows:

|                           |                           |
|---------------------------|---------------------------|
| Custom Craft Construction | \$10,865 (taxes included) |
| Hillcrest Plumbing        | \$8,840 (taxes included)  |
| Rockfield Plumbing        | \$8,905 (taxes included)  |

Action: Darren, who works in construction and restoration, offered to obtain another quote that would likely be cheaper. Owners voted unanimously to have Darren obtain the quote and council to make the decision about the contractor. Darren will also confirm no permit is required to replace the toilets.



STRAATA COUNCIL MINUTES  
ANNUAL GENERAL MEETING  
Spots Park VR 1800  
Clarendon Place  
1305 West 14 Avenue  
Vancouver BC

Date: March 2, 2017

Time: 7:00 PM

Location: Spots Park

Meeting was held in accordance with the bylaws.

Minutes of the previous meeting were approved.

The following items were presented for consideration:

1. Presentation by the Mayor and Council Members.

2. Presentation by the Mayor and Council Members regarding the proposed development at the site.

3. Presentation by the Mayor and Council Members regarding the proposed development at the site.

4. Presentation by the Mayor and Council Members regarding the proposed development at the site.

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16. Presentation by the Mayor and Council Members regarding the proposed development at the site.

17. Presentation by the Mayor and Council Members regarding the proposed development at the site.

18. Presentation by the Mayor and Council Members regarding the proposed development at the site.



Council to confirm with those owners not present if any had replaced toilets in the past two years.

Beverley (205) offered to check with City of Vancouver if water metering will be implemented in the future.

### **Pipes**

Some pipes in the garage are leaking.

Action: Council to obtain estimate and have pipes repaired.

### **Windows**

Some windows have frost or condensation between the panes. Speedy Glass has been booked to look at the windows on April 10. Owners reviewed the following estimate from Speedy to replace the glass:

Sliding doors: \$462.82

Bay windows: \$66.08 for the middle panel, \$50.08 for the side panels

Labour: \$65 per hour per person

Action: Owners to advise Dorothy (206) before April 10 if any of the following symptoms are present in their windows:

- Fog, frost or a lot of condensation between window panes
- Water pooling in the windows
- Deteriorating rubber seals around the windows

### **Suppliers List**

Action: Andrea to update suppliers list with Strata Council information and distribute to owners. Owners will have contact information for maintenance, gardening, garbage pick-up etc.

### **Recycling and Garbage**

Owners were reminded not to dump furniture or appliances etc by the dumpsters, especially on moving day. Strata is charged an additional fee to have these items picked up.

Action: Beverley volunteered to haul any items to the dump. Council to contact her when/if needed.

### **Bikes**

Action: Nick (203) to leave flag tape outside downstairs elevator. Owners to tag their bikes and unclaimed bikes will be taken away. Council to coordinate with Beverley, who offered to haul bikes.



Council to confirm with those owners not present if any had replaced valves in the past five years.

Boyer (108) offered to check with City of Berkeley if water and sewer had been implemented in the future.

Boyer (108) inquired if the gas is being installed in the garage and looking for a permit.

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**Roof**

During home inspection for sale of 205, inspector discovered cracks and fissures on the roof that go down to the membrane. Some owners recall roof was done possibly four to five years ago, but there is no record in the files.

Action: Andrea to contact previous owners/council members to see when the roof was done, and possibly the name of the company that did the work. There may be a warranty. Andrea will report back to council.

**Parking**

Owners were reminded city bylaws require a minimum of five metres clearance when parking behind another vehicle. Building across the alley has complained, and vehicles parked beside the dumpster may be towed.

**Budget**

Owners agreed an increase in the budget is required. Three options were proposed:

- 10% increase in strata fees
- 10% increase in strata fees plus a \$500 assessment
- Temporary 15 to 20% increase in strata fees, to be decreased in approximately six months time

Owners voted unanimously to increase strata fees by 10% effective July 1, 2007 and to pay a \$500 assessment, due by September 1, 2007.

Action: Andrea will advise owners of their new strata fees.

**Other business****Gardening**

Council confirmed the Silent Gardener does prune and trim shrubs on the lower level patios.

**Closing**

The meeting was adjourned at 8:45pm.



... from inspection for sale of 100, inspector discovered cracks and fissures on the roof that go down to the membrane. Some owners recall not seeing these possibly four to five years ago, but there is no record in the files.

After Andrea to contact previous owners/council members to see when the work was done, and possibly the name of the company that did the work. There may be a warranty. Andrea will report back to council.

Andrea was reminded only when replying to a letter from the council that when parking found another vehicle. Building council that they had contacted and vehicles parked inside the dumpster may be removed.

Andrea was agreed to a meeting with the council on 12th April 2009 to discuss the situation.

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**ANNUAL GENERAL MEETING AGENDA**  
**Strata Plan VR 1590**  
**Signature Place**  
1205 West 14<sup>th</sup> Avenue  
Vancouver, BC

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Date: April 18, 2006

Place: Unit 203

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**Call to order**

**Quorum report** (attendance)

**Minutes** (adoption of minutes from last year's AGM, and of March 14 meeting)

**Budget**

**Strata Council**

**Old Business**

- ✓ Painting *Bodvaif.*
- ✓ Locker room
- ✓ Windows
- ✓ Garbage *weekly \$60-*
- ✓ Balconies *- end of August (flower boxes)*
- ✓ Screen doors
- ✓ Patio - Unit 102
- ✓ Bikes -
- ✓ Self-managing -

**New Business**

*= a freereceptor.com*  
*- update own's list.*

**New Business**

It was moved and seconded that Council should look into replacing exterior light fixtures to improve overall appearance of the building since painting is being done. Motion carried unanimously.

**Closing**

The meeting was adjourned at 8:40pm.

**STRATA COUNCIL MEETING MINUTES****Strata Plan VR 1590****Signature Place**1205 West 14<sup>th</sup> Avenue

Vancouver, BC

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Date: April 18, 2006

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Place: Unit 203

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**Called to order**

The meeting was called to order at 7:33pm.

**Quorum report**

There were eight owners represented in person or by proxy. (Units 102, 103, 104, 106, 201, 202, 203, 206)

The meeting was therefore quorated and competent to proceed with the business at hand.

**Painting**

Owners voted on a contractor to paint the exterior of the building. The votes were as follows:

Premium Painting: None

Black and Wit: 4

Bodray Painting and Decorating: 4

The strata council president cast the tie-breaking vote in favour of Bodray. Owners also agreed unanimously on colours for the building and trim.

Action: Council will contact Bodray to schedule the painting this summer and have test colour patches applied to the exterior wall to verify colour choices.

**Locker Room**

Sink hole at north east corner has been filled. Council in the process of obtaining quotes to fill/repair cracks in the cement.

**Windows**

Some windows are leaking and need to be replaced. Owners agreed to replace all windows at once, rather than only those that show signs of needing replacement.

Action: Council to obtain estimate for replacing all windows.

**Garbage**

Owners reviewed two quotes for weekly pick-up of garbage. Owners voted unanimously to hire Superior Disposal and to post a 'No Dumping' sign by the bins.

Action: Council to purchase sign and advise Superior Disposal and begin pick-up as soon as possible.

**Balconies**

Owners agreed to trial period of hanging window boxes on outside of balconies until end of August. If any issues arise with water etc. affecting lower patios, first floor owners will advise the suite above them immediately and the boxes will be returned to the inside.

**Screen doors**

Owners to advise Council if and how many screen doors they would like to purchase. These will be ordered at the same time as the replacement windows.

**Patio – Unit 102**

Council obtaining estimate from the Silent Gardener to prune and maintain this patio.

**Bikes**

Council to liaise with Karen to contact owners about their bikes in the garage.

**Ascent Real Estate Management Corporation**

Owners voted on options presented by Council for self-managing the building. The votes were as follows:

Option A: None

Option B: Two

Option C: Six

Action: Council to cancel service with Ascent and obtain quotes for maintenance service and bookkeeper. Agreed not to exceed monthly costs previously allocated to Ascent.

**Budget**

Owners voted unanimously to keep maintenance fees at the 2005 levels.

**Strata Council**

Owners voted unanimously to keep same Council.



## STRATA COUNCIL RECOMMENDATIONS

Strata Plan VR 1590

Signature Place

1205 West 14<sup>th</sup> Avenue

Vancouver, BC

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### Situation:

At the 2005 Annual General Meeting, some owners expressed dissatisfaction with service and value provided by Ascent Real Estate Management Corporation. Strata council members have been dealing with Ascent for more than a year and agree the strata is not receiving adequate service. Council recommends leaving Ascent and self-managing the building. This document outlines council's reasons for the recommendation, and details how we can self-manage.

### Concerns:

- Council members cannot reach the managing agent in a timely fashion
- Information requested by council is not provided promptly and often requires follow-up calls and emails
- Jobs that should be handled by Ascent have been taken over by council because of a lack of attention, action and follow-up (repairs to the elevator last year and recent, major repairs to unit 201)
- Incorrect information provided about how owners pay their monthly maintenance fee
- Quotes provided for jobs not requested by council
- Lack of familiarity with service contracts (elevator, landscaping)
- Charges for miscellaneous items including \$150 for photocopying

### Benefits:

Aside from improved operating efficiency, the major benefit to the strata will be the savings realized by self-managing. Ascent costs the strata roughly \$6,000 per year, funds which council recommends putting towards major expenditures such as painting the building, and maintaining the contingency fund.

### How we will self-manage:

#### Support

The Strata will join the Condominium Home Owners' Association, a non-profit association that promotes an understanding of strata living and the interests of strata property owners. The association provides advice and assistance to owners, strata councils and managers.



### Council

Strata council will assume the duties of the managing agent, most of which are already being handled by council. Council will meet once per month and provide minutes from the meetings to owners.

### Suppliers

Council will liaise with Ascent to obtain information on existing service contracts including details of insurance coverage. Council already has a list of contacts for the suppliers we work with (plumber, electrician, insurance agent etc).

### Financial

Council will liaise with Ascent regarding monthly maintenance fees. Owners will provide 12 post-dated cheques to the treasurer, to be held by the bank and deposited each month. Council will transfer signing authority on our bank account to the strata treasurer and president. The treasurer will be responsible for payments to suppliers and contractors.

OR

The Strata can choose to hire a bookkeeping service to handle payment of maintenance fees, payments to suppliers etc.

### **OPTIONS**

- A: The Strata will self-manage, handling all bookkeeping, management and maintenance issues.
- B: The Strata will self-manage, including maintenance and other matters, but will hire a bookkeeper to handle the financials.
- C: The Strata will self-manage, but will hire a bookkeeper to handle the financials, as well as a maintenance service/groundskeeper.

**Patios**

The garden/patio for Unit 102 is very overgrown, as owner Ken Tiedemann is often out of town. It was moved and seconded that the maintenance fee for this unit be increased by \$20 to cover costs to prune and maintain the garden.

MOTION CARRIED.

Action: Jered to check with the Silent Gardener about the cost to maintain Ken's garden.

**Bikes**

There are many old, abandoned bikes locked up in the garage that need to be removed.

Action: Karen to send a note to owners to identify their bikes to her. Darren (Unit 104) will cut the locks of the remaining bikes so they can be removed.

**Ascent Real Estate Management Corporation**

Owners expressed dissatisfaction with service from Ascent Real Estate Management Corporation and discussed option of self-managing.

Action: Council to circulate proposal for self-management, including options to hire bookkeeping and maintenance services. Owners will vote at the April 18 meeting.



**VR1590 Signature Place**  
1205 West 14<sup>th</sup> Avenue  
Vancouver, BC  
V6H 1P7

Strata meeting Tuesday, February 21, 2006

- Removing rental suites from clean-up roster
- Painting
- Sliding doors
- Security gate, and keys (from AGM)
- Changing by-laws (planters)
- Ascent
  - Unsatisfactory service
  - Propose 2 year council term, always at least one member who has been on council in previous year
  - Main concerns would be insurance, bookkeeping and coordinating maintenance work
  - Have list of contacts for all suppliers currently used by Ascent, including insurance company





## STRATA COUNCIL MEETING MINUTES

Strata Plan VR 1590

Signature Place

1205 West 14<sup>th</sup> Avenue

Vancouver, BC

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Date: March 14, 2006

Place: Unit 203

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### **Called to order**

The meeting was called to order at 7:37pm.

### **Quorum report**

There were seven owners represented in person or by proxy. (Units 102, 103, 104, 201, 202, 203, 206)

The meeting was therefore quorated and competent to proceed with the business at hand. Jered Seward advised that at least one non-resident owner had not been advised of the meeting via Ascent Real Estate Management Corporation. It was moved and seconded that the meeting continue, but that strata reconvene on April 18, 2006. Andrea Freer will advise owners of the next meeting. MOTION CARRIED.

### **Painting**

It was moved and seconded that the exterior of the building be painted this summer. MOTION CARRIED.

Action: Council will present three quotes for consideration and a vote at the April 18 meeting. Council will also bring forward three colour choices for a vote.

### **Water tanks**

Crane toilet tanks (in all units) are low quality, known for leaking. This is the case in unit 202.

Action: Council to monitor feedback from owners about other leaky tanks and inquire if owners can receive a better price if buy in bulk.

### **Locker Room**

Water discovered in northeast locker room and during repairs to Unit 201. Contractors on site for renovations in Unit 103 investigated and advised likely caused by cracks in cement.

Action: Jered to obtain quotes for filling/repairing cracks in northeast locker room, electrical room and ground floor walkways.

**Windows**

Some windows are leaking and need to be replaced.

Action: Council to circulate note to owners asking them to advise which windows in their suite need to be replaced. This will be at the strata's cost, as per recent changes to the Strata Act.

**Electrical**

Karen Arber requested reimbursement for costs incurred during repairs to the electrical wiring in her suite.

Action: Karen to submit receipts to council for reimbursement.

**Landscaping**

Jered presented quotes from the Silent Gardener and Rakes and Ladders for regular landscaping services. It was moved and seconded that the strata hire the Silent Gardener on an annual contract. MOTION CARRIED.

**Garbage**

Jered and Andrea have received a complaint from the building across the alley (north side) about garbage piling up in the lane. Garbage is currently picked up once every two weeks.

Action: Council to obtain quote from Waste Management and a competing quote for weekly pick-up of garbage. Andrea to check frequency of recycling pick-up and inquire how large cardboard that doesn't fit in the bins should be handled.

**Balconies**

Council has received a request to hang window boxes on the outside of balconies. Consideration must be given to safety, overspill and general appearance.

Action: Bring forward at April 18 meeting.

**Screen doors**

Kristin Szklarz inquired as to whether any units have screens on their sliding glass doors. She has been unable to find any that fit. It was advised that screen doors must be custom made.

Action: Council to have owners advise if they would like to order a screen door. This will be at the owners' expense. Doors can be ordered from Speedy Glass when other windows are replaced.

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LAND TITLE OFFICE  
NEW WESTMINSTER/VANCOUVER

BM112944

# 2003  
NEW WESTMINSTER  
DEPT. LAND TITLE

REGISTRAR  
LAND TITLE OFFICE  
88 - 6th STREET  
NEW WESTMINSTER, B.C.  
V3L 5B3

15 98/04/21 14:11:05 01 64 069136  
DOC FILE 02010

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

Form 9 - Change of Bylaws  
UR1590

[Signature]  
(Signature)

Strata Plan VR1590  
(Firm Name, If Any)

2626 BOWEN AVE - VANCOUVER  
(Address and Telephone Number) V5S 2C2

321-0770



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CONDOMINIUM ACT REGULATIONS

FORM 9

FORM 9

NOTIFICATION OF CHANGE OF BYLAWS

(Section 26, Section 28(2))

The Owners, Strata Plan No. VR1590 (a strata corporation) hereby certifies that by special resolution duly passed on the 26th day of MARCH, 19 90, 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:

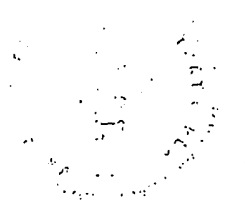
(set out terms of resolution)

The Common Seal of The Owners, Strata Plan No. VR1590 was hereunto affixed this 7th day of APRIL, 19 90 in the presence of

[Signature], CHAIRPERSON  
[Signature], TREASURER  
Members of the Council  
Ken Friedman, OFFICER  
Jaur Rosario, OFFICER

TERMS OF RESOLUTION

A MEETING OF THE CORPORATION WAS CALLED WITH FOURTEEN (14) DAYS NOTICE. ALL AMENDMENTS AND ADDITIONS / DELETIONS WERE APPROVED WITH A THREE QUARTER (9/12) VOTE IN FAVOUR OF THE CHANGES, WHERE TWELVE REPRESENTED THE TOTAL NUMBER OF VOTES ALLOWED BY OUR CORPORATION UNDER THE TERMS OF THE B.C. CONDOMINIUM ACT.





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Strata Corporation VR1590  
1205 West 14th Avenue  
Vancouver, B.C.  
V6H 1P7

BY-LAWS OF STRATA CORPORATION VR1590

Revised: January 08, 1997

**By-Law 1: Use of the Strata Lot**

- 1.1 No owner or resident shall exhibit in, or about his or her Strata Lot or on the common areas of the complex any trade, business, professional, advertising notice, rental or real estate sign except by prior written permission from the Strata Council.

**By-Law 2: Disturbance of Others**

- 2.1 All communication with the Strata Council, except in the case of an emergency, shall be in writing and placed in the Strata mailbox in the basement.
- 2.2 Mops or dusters of any kind shall not be shaken from and nothing thrown from any window, door, stairway, passage or other parts of the Strata Lot or the common property.

**By-Law 3: Hazards**

- 3.1 No material substances, especially burning material such as cigarettes or matches shall be thrown out or permitted to fall out of any window, door, balcony, stairway, passage, or other parts of the Strata Lot or common property.
- 3.2 Waterbeds are permitted, but any damage occurring from thereof will be charged to the Owner of such.

**By-Law 4: Cleanliness**

- 4.1 An Owner shall not allow the area around their premises to become untidy. Rubbish, dust, garbage, boxes, packing cases, shoes, carpets, or the like shall not be thrown, piled or stored on patios, or any other parts of the common property. The Council shall be at liberty to remove rubbish and clean up the common area and charge the expense to the Owner involved.
- 4.2 Household refuse and garbage shall be suitably wrapped and placed into the garbage containers at the rear of the building.



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- 4.3 Any material, other than normal household garbage shall be removed by the individual Owner or Resident of the Strata Lot to a regulated recycling depot or dumping site.
- 4.4 Any Strata Lots with gardens on the limited common property of that Strata Lot shall maintain them.

**By-Law 5: Exterior Appearance & Alterations**

- 5.1 No laundry, washing, clothes racks or lines shall be hung or displayed from limited common property of a Strata Lot where they may be viewed from the common property or the street.
- 5.2 No structural alterations either to the interior or the exterior of the building shall be made, nor the wiring, plumbing, piping or other services shall be altered or supplemented on the Strata Lot or within any walls or on the common property without previous written approval of the Council. All alterations to a Strata Lot must have the approval of the City of Vancouver, and any permits required copied to the Strata Council prior to commencement of alterations.

**By-Law 6: Cars**

- 6.1 A Resident shall use the parking space which has been specifically assigned to his Strata Lot.
- 6.2 The parking spaces assigned to a Strata Lot shall not be rented or leased to non-residents.
- 6.3 Repairs may be made to residents' motor vehicles subject to cleanliness requirements set out in By-Law 4.
- 6.4 No commercial vehicles shall be parked on the common property without written permission of the Council, except in the course of delivery to or removal from the common property.

**By-Law 7: Pets/Animals**

- 7.1 Owners and Residents shall not keep more than two pets per Strata Lot.

**By-Law 8: Renting and /or Leasing of Lots**

- 8.1 Subject to the B.C. Condominium Act, the number of Strata Lots within Strata Plan VR1590 that may be leased at any one time is restricted to four (4). An Owner leasing in breach of this bylaw must immediately give his/her tenant notice to vacate in accordance with the legislation and/or common law of the Province of British Columbia governing residential tenancies, and must be fined the sum of seven hundred and fifty dollars (\$750.00) per month for each month, or portion thereof, the Owner is in breach of the by-law. The B.C. Condominium Act has



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provisions for rentals in excess of the above by-law where an Owner can show serious financial hardship, but an application must be made in writing to Council and is subject to a three quarter approval vote of all Owners.

- 8.2 An owner who leases their Strata Lot must provide to the Strata Corporation a Form D "Tenants Undertaking" in accordance with Sections 46 and 47 of the Condominium Act. Failure to provide a Form D within seven (7) days of the commencement of a tenancy shall be cause for a fifty (\$50.00) dollar per day fine for any period beyond the 7 days period.
- 8.3 For the purpose of enforcement of this by-law, a tenant must be defined to include:
- (a) Any person not a member of the immediate family of the Owner.
  - (b) Any person beneficially owning less than 50% of the shares, which carry the right to vote, of a Corporate Owner.

**By-Law 9: Cheques, Budget, Common Expenses and Fines**

- 9.1 All cheques drawn on any account of the Strata Corporation shall be signed by at least two members of the Council and all cheques or other negotiable instruments for the credit of any such account may be endorsed by any one member of the Council.
- 9.2 Budget Procedure: Prior to the first day of December in each calendar year the Strata Corporation shall cause to be prepared a budget setting out, by categories, its best estimate of the common expenses of the Strata Corporation for the next calendar year. The budget shall include a reasonable provision for contingencies and repairs/replacements.
- 9.3 Prior to the 15th day of December in each calendar year the Strata Corporation shall deliver or mail to each Owner at the municipal address of his/her Strata Lot a copy of the budget for the ensuing calendar year together with a notice of the assessment for his/her contribution towards the common expenses of that year.
- 9.4 The common expenses set forth in each assessment shall be payable to the Strata Corporation, or to any other person, firm or corporation to whom the Strata Corporation shall direct payment to be made from time to time, in twelve equal consecutive monthly instalments. Payment received after the seventh day of any month shall be subject to a penalty of \$15.00 (Bylaws Sec. 9.9 (f)).
- 9.5 Within ten days following written application by the Owner, the Strata Corporation shall furnish to the Owner a statement ("*Section 36 Certificate of Full Payment*") setting forth as of the date the amount of any unpaid assessments due from that Owner, and the amount outstanding, if any, in the contingency reserve fund and belonging to the Strata Corporation but contributed by that Owner.
- 9.6 If, at any time, it appears that the annual assessment of contribution toward the budgeted common expenses will be insufficient, the Strata Corporation may assess, upon a Resolution of



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the Owners at an Extraordinary General Meeting, a special contribution or contributions against each Strata Lot in an amount sufficient to cover the additional expenses. The Strata Corporation shall give notice of such further assessment to all Owners, including a written statement setting out the reasons for the assessment. Each assessment shall be due and payable by each Owner in the Strata Corporation as set out in the terms of such a Special Resolution.

- 9.7 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 passed by the Owners must be subject to a penalty or fine under subsection (3) (a), (b), (c), (d), (e) or (f) or VR1590 Bylaw 8.
- 9.8 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 must give notice of its decision on the appeal, in writing, within seven days after the Strata Council meeting.
- 9.9
- (a) For the first violation of a Bylaw or Rule and Regulation, the Owner or Legal Occupant of a Strata Lot must receive a written notice advising them of the violation and the amount of the fine or penalty:
  - (b) For damage to common property exceeding, the fine shall be \$25.00 plus the costs of remedial action:
  - (c) For a second violation of a Bylaw or Rule and Regulation, the fine or penalty must be \$25.00:
  - (d) For a third violation of a Bylaw or Rule and Regulation, the fine or penalty must be \$35.00:
  - (e) For subsequent violations of a Bylaw or Rule and Regulation, the fine must be \$100.00, and the Owner or Legal Occupant may be denied privileges:
  - (f) For late payment of monthly contribution, and Owner must be assessed a late payment fee of \$15.00. An Owner who is in arrears of three months on monthly contributions must have a Form B "Certificate in Default of Payment" filed against their Strata Lot and the Owner shall be responsible for all costs and charges relating to this filing.
- 9.10 All fines and penalties of a monetary nature must be incorporated in and considered as part of the following month's contribution.

**By-Law 11: Severability**

*The provisions hereof shall be deemed independent and severable and the invalidity in whole or in part of any By-Law does not affect the validity of the remaining By-Law. The provisions hereof shall be deemed independent and severable and the invalidity in which shall continue in full force and effect as if such invalid portion had never been included herein.*





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**Attachments 1 and 3 - major by-law revisions****By-Law 8: Rental Restrictions (revised)**

- 8.1 Subject to the B.C. Condominium Act, the number of Strata Lots within Strata Plan VR1590 that may be leased at any one time is restricted to four (4). An Owner leasing in breach of this bylaw must immediately give his/her tenant notice to vacate in accordance with the legislation and/or common law of the Province of British Columbia governing residential tenancies, and must be fined the sum of seven hundred and fifty dollars (\$750.00) per month for each month, or portion thereof, the Owner is in breach of the by-law. The B.C. Condominium Act has provisions for rentals in excess of the above by-law where an Owner can show serious financial hardship, but an application must be made in writing to Council and is subject to a three quarter approval vote of all Owners.
- 8.2 An owner who leases their Strata Lot must provide to the Strata Corporation a Form D "Tenants Undertaking" in accordance with Sections 46 and 47 of the Condominium Act. Failure to provide a Form D within seven (7) days of the commencement of a tenancy shall be cause for a fifty (\$50.00) dollar per day fine for any period beyond the 7 days period.
- 8.3 For the purpose of enforcement of this by-law, a tenant must be defined to include:
- (a) Any person not a member of the immediate family of the Owner.
  - (b) Any person beneficially owning less than 50% of the shares, which carry the right to vote, of a Corporate Owner.

**By-Law 9: Cheques, Budget, Common Expenses and Fines**

The "Penalties and Fines" Section in Busby's report were adopted by three quarter vote and these four bylaw subsections now become 9.7, 9.8, 9.9 and 9.10 as follows:

- 9.7 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 passed by the Owners must be subject to a penalty or fine under subsection (3) (a), (b), (c), (d), (e) or (f) or VR1590 Bylaw 8.
- 9.8 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 must give notice of its decision on the appeal, in writing, within seven days after the Strata Council meeting.



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## 9.9

- (a) For the first violation of a Bylaw or Rule and Regulation, the Owner or Legal Occupant of a Strata Lot must receive a written notice advising them of the violation and the amount of the fine or penalty:
- (b) For damage to common property exceeding, the fine shall be \$25.00 plus the costs of remedial action:
- (c) For a second violation of a Bylaw or Rule and Regulation, the fine or penalty must be \$25.00:
- (d) For a third violation of a Bylaw or Rule and Regulation, the fine or penalty must be \$35.00:
- (e) For subsequent violations of a Bylaw or Rule and Regulation, the fine must be \$100.00, and the Owner or Legal Occupant may be denied privileges:
- (f) For late payment of monthly contribution, and Owner must be assessed a late payment fee of \$15.00. An Owner who is in arrears of three months on monthly contributions must have a Form B "Certificate in Default of Payment" filed against their Strata Lot and the Owner shall be responsible for all costs and charges relating to this filing.

9.10 All fines and penalties of a monetary nature must be incorporated in and considered as part of the following month's contribution.

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LAND TITLE OFFICE  
NEW WESTMINSTER/VANCOUVER

REGISTRAR  
LAND TITLE OFFICE  
88 - 6th STREET  
NEW WESTMINSTER, B.C.  
V3L 5B3

23 98/01/21 12:37:49 01 NW 046585  
DOC FILE \$20.00

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

Form 9 VR 1590

SURVEY DEPT.

Zensin Jant  
(Signature)

Strata Plan VR 1590  
(Firm Name, If Any)

1205 W 14th Ave. Vancouver V6H 1P7  
(Address and Telephone Number)

734-3553



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CONDOMINIUM ACT REGULATIONS

FORM 9

FORM 9  
NOTIFICATION OF CHANGE OF BYLAWS  
(Section 26, Section 28(2))

The Owners, Strata Plan No. VR1590 (a strata corporation) hereby certifies that by special resolution duly passed on the 20<sup>th</sup> day of ~~JANUARY~~ JANUARY 19 98, 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:

(set out terms of resolution)

The Common Seal of The Owners, Strata Plan No. VR 1590 was hereto affixed this 20<sup>th</sup> day of ~~JANUARY~~ JANUARY 19 98 in the presence of

- ① [Signature] (PATRICIA McRANOR), CHAIR
- ② [Signature] (GRAHAM TAIT), TREASURER  
Members of the Council
- [Signature] (RENNE DEWMANN), VICE CHAIR
- ③ [Signature] (TONETTE DEL ROSARIO), VICE CHAIR

TERMS OF RESOLUTION

THE BY-LAWS OF STRATA CORPORATION VR1590, AN OWNERS' STRATA CORPORATION IN THE CITY OF VANCOUVER, BRITISH COLUMBIA WERE REVISED AND THE COMPLETE BYLAWS ATTACHED TO THIS FORM FOR FILING AT LAND TITLES, NEW WESTMINSTER, BRITISH COLUMBIA. SIX PAGES OF BY-LAWS ATTACHED  
THE AMENDMENTS TO THE EXISTING BY-LAWS (SPECIFICALLY 2.2 AND 3.5) WERE PROPOSED AT THE MEETING AND APPROVED.



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Strata Corporation VR1590  
1205 West 14th Avenue  
Vancouver, B.C.  
V6H 1P7

**BY-LAWS OF STRATA CORPORATION VR1590**

Revised: January 08, 1997

**By-Law 1: Use of the Strata Lot**

- 1.1 Each Strata Lot shall be used exclusively as a single family residence. The limited common property at the rear of each unit is a private area for the use and enjoyment of the owner of the unit.
- 1.2 The Strata Lot shall not be used for any purpose which may be illegal or contrary to any Government or Municipal Rules or Ordinances, or is injurious to the reputation of the building or its Owners.
- 1.3 No owner or resident shall exhibit in, or about his or her Strata Lot or on the common areas of the complex any trade, business, professional, advertising notice, rental or real estate sign except by prior written permission from the Strata Council.

**By-Law 2: Disturbance of Others**

- 2.1 No noise shall be made in or about any Strata Lot or common property which, in the opinion of the Council, is a nuisance or unreasonably interferes with the use and enjoyment of any other Strata Lot by its Owner.
- 2.2 Residents and other interested parties shall respect the protocol of communication (as guided by the rules and regulations made out in Appendix A attached) when raising matters of interest to and/or requiring the co-operation of the Strata Council and/or the individual members of Strata Corporation VR1590.
- 2.3 Mops or dusters of any kind shall not be shaken from and nothing thrown from any window, door, stairway, passage or other parts of the Strata Lot or the common property.
- 2.4 No restrictions or hindrances shall be caused to sidewalks, entrances, exits, halls, passages, stairways, vestibules, or other parts of the common property.
- 2.5 No Owner, Guest or Visitor shall be permitted to trespass on the part of the property to which another Owner is entitled to exclusive occupation.



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Page - 2 of 6

**By-Law 3: Hazards**

- 3.1 Everything shall be done to reduce fire hazards and nothing shall be brought or stored on a Strata Lot or the common property which will in any way increase the risk of fire or the rate of fire insurance or any other insurance policy held by the Strata Corporation, or which will invalidate any insurance policy.
- 3.2 No material substances, especially burning material such as cigarettes or matches shall be thrown out or permitted to fall out of any window, door, balcony, stairway, passage, or other parts of the Strata Lot or common property.
- 3.3 Waterbeds are permitted, but any damage occurring from thereof will be charged to the Owner of such.
- 3.4 In the event of an emergency emanating from a Strata Lot whose occupant cannot be contacted, access for protection of common property or safety may have to be gained by force at the occupant's expense.
- 3.5 Owners wishing to undertake repairs and/or improvements to strata property, other than routine cleaning and maintenance, shall seek the approval of Council prior to commencing work, including the approval of any remuneration expected. Council reserves full powers of discretion in approving such work, but where approved, individuals shall assume **all** inherent risks involved in such work and shall take all reasonable safety precautions to prevent injury to themselves and others. Council reserves, and must exercise, its right to hire trained professionals to undertake work which poses an inherently high risk to untrained individuals.

**By-Law 4: Cleanliness**

- 4.1 An Owner shall not allow the area around their premises to become untidy. Rubbish, dust, garbage, boxes, packing cases, shoes, carpets, or the like shall not be thrown, piled or stored on patios, or any other parts of the common property. The Council shall be at liberty to remove rubbish and clean up the common area and charge the expense to the Owner involved.
- 4.2 Household refuse and garbage shall be suitably wrapped and placed into the garbage containers at the rear of the building.
- 4.3 Any material, other than ordinary household refuse and garbage shall be removed by the individual Owner or Resident of the Strata Lot.
- 4.4 An Owner shall not allow their Strata Lot to become unsanitary.
- 4.5 No owner or occupant shall permit the unnecessary waste of water supplied to the unit by the Corporation.



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*Page - 3 of 6*

- 4.6 Complaints, if any, regarding services in the building shall be made in writing to the Strata Council.
- 4.7 Any suites with gardens on the limited common property of that suite must maintain them.

**By-Law 5: Exterior Appearance & Alterations**

- 5.1 No awning, shade, or screen, and no radio or television antenna shall be hung from or attached to the exterior of a Strata Lot without prior written consent of the Council.
- 5.2 No laundry, washing, clothes racks or lines shall be hung or displayed from windows, balconies, patios or other parts of the building so that they are visible from the outside of the building.
- 5.3 No structural alterations either to the interior or the exterior of the building shall be made, nor the wiring, plumbing, piping or other services shall be altered or supplemented on the Strata Lot or within any walls or on the common property without previous written approval of the Council.
- 5.4 The exterior appearance of the building shall not be altered by painting wood, ironwork, concrete, or other parts exterior of the building at the Strata Lot without prior written approval of the Council. This includes balconies.

**By-Law 6: Cars**

- 6.1 A Resident shall use the parking space which has been specifically assigned to his Strata Lot.
- 6.2 The parking spaces assigned to a Strata Lot shall not be rented or leased to non-residents.
- 6.3 Repairs may be made to residents' motor vehicles subject to cleanliness requirements set out in By-Law 4.
- 6.4 No commercial vehicles shall be parked on the premises without written permission of the Council, except in the course of delivery to or removal from the premises.
- 6.5 Cars shall be washed only in such a manner as will not cause nuisance or annoyance to other Owners.

**By-Law 7: Pets/Animals**

- 7.1 Owners and Residents shall not keep more than two pets per Strata Lot.



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**By-Law 8: Renting and /or Leasing of Lots**

- 8.1 Before an owner leases their strata lot to another person for a term of more than one month, they shall submit to the Strata Corporation a written undertaking in *Form D of the Fourth Schedule* signed by the proposed tenant, whereby the tenant undertakes that he/she and the other occupants of the strata lot will comply with this Act, the By-Laws, and the rules and regulations of the Strata Corporation, and their lease shall include, or be deemed to include, such and undertaking on the part of the tenant as a condition of the lease.
- 8.2 Rental restrictions are in force so that, at any one time, a maximum of four Strata Lots only may be rented/leased to a non-Owner(s) of a Strata Lot in Strata Plan VR1590. At the date of enactment of this by-law, all existing tenancies at Strata Plan VR1590 will be protected under this clause. However, upon termination for any reason of the said existing ownership, the unit will then be subject to the conditions of this By-law. Any Owner of a Strata Lot contravening the limitation of this By-law will be assessed a levy of one hundred dollars per month until termination of the tenancy.

**By-Law 9: Damage to Property**

- 9.1 If any Resident, member of any Resident's family, guests, agents, or tenants damages any common areas, including, but not limited to any shrubs, trees, garden areas or lawns, etc. within the complex, such damage will be repaired at the expense of that Resident.

**By-Law 10: Cheques, Budget, Common Expenses and Fines**

- 10.1 All cheques drawn on any account of the Strata Corporation shall be signed by at least two members of the Council and all cheques or other negotiable instruments for the credit of any such account may be endorsed by any one member of the Council.
- 10.2 Budget Procedure: Prior to the first day of December in each calendar year the Strata Corporation shall cause to be prepared a budget setting out, by categories, its best estimate of the common expenses of the Strata Corporation for the next calendar year. The budget shall include a reasonable provision for contingencies and repairs/replacements.
- 10.3 Prior to the 15th day of December in each calendar year the Strata Corporation shall deliver or mail to each Owner at the municipal address of his/her Strata Lot a copy of the budget for the ensuing calendar year together with a notice of the assessment for his/her contribution towards the common expenses of that year.
- 10.4 The common expenses set forth in each assessment shall be payable to the Strata Corporation, or to any other person, firm or corporation to whom the Strata Corporation shall direct payment to be made from time to time, in twelve equal consecutive monthly instalments in either of the following ways: 1) *In advance*, the first instalment to be made on the first day of January





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immediately following receipt of such notice of assessment, or 2) *by the seventh day of each month.*

- 10.5 Monthly maintenance payment shall be due & payable on the first day of each month. Owners that have not submitted their maintenance fees by the *seventh day* of each month will be charged a fine of \$25. Outstanding payments of three months or more shall result in a Lien being placed on that owner's share in the property.
- 10.6 Within ten days following written application by the Owner, the Strata Corporation shall furnish to the Owner a statement (*Form C*) setting forth as of the date the amount of any unpaid assessments due from that Owner, and the amount outstanding, if any, in the contingency reserve fund and belonging to the Strata Corporation but contributed by that Owner.
- 10.7 If, at any time, it appears that the annual assessment of contribution toward the budgeted common expenses will be insufficient, the Strata Corporation may assess, upon a Resolution of the Owners at an Extraordinary General Meeting, a special contribution or contributions against each Strata Lot in an amount sufficient to cover the additional expenses. The Strata Corporation shall give notice of such further assessment to all Owners, including a written statement setting out the reasons for the assessment. Each assessment shall be due and payable by each Owner in the Strata Corporation as set out in the terms of such a special assessment.
- 10.8 The Strata Council has the authority to levy fines of up to *seventy-five dollars per occurrence* against an Owner(s) of a Strata Lot, who or their tenant is in contravention of the by-laws.

#### By-Law 11: Severability

*The provisions hereof shall be deemed independent and severable and the invalidity in whole or in part of any By-Law does not affect the validity of the remaining By-Law. The provisions hereof shall be deemed independent and severable and the invalidity in which shall continue in full force and effect as if such invalid portion had never been included herein.*



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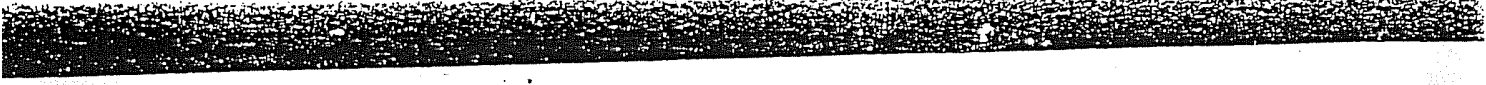
## APPENDIX A

Communication Protocol

**\*\*This is not an actual By-law - it only constitutes the rules and regulations adapted by Council to provide some guidance for all people affected by By-Law 2 \***

*The following information outlines the procedures that must be followed by all owners or other interested parties involved in any communication of interest to the Corporation. These procedures have been established by Council to allow all business to be addressed in a timely, efficient manner, and to protect the privacy and reputation of Strata members and/or affected third parties:*

- All issues which require the co-operation of the Corporation shall be presented, in writing, to the Chairperson in a timely fashion. Issues requiring discussion will be presented to Council for discussion at the next meeting of the Corporation. These requirements do not necessarily apply where business must be conveyed between Council members (e.g. the Chairperson to the Treasurer).
- Invoices and receipts for Strata expenses shall be forwarded in a timely fashion to the Treasurer of the Corporation, along with any other requirements laid out by Council (descriptions of work undertaken, reports, time sheets etc.).
- Phone numbers or other personal information of Strata Members shall not be disclosed to any third party (realtors, lawyers etc.) without the written consent of such a Member, unless the situation is deemed an emergency.
- No member of the Strata Corporation shall disclose, to another member or third party, information which may prove injurious to the reputation or well-being of another Member or interested party of the Corporation. Members shall report such a violation to Council and the violation shall be investigated and any fines levied under the provisions of By-law 2.
- Except in emergencies, members shall exercise care and discretion in raising issues with Council members, employees of the Corporation, or other members. In particular, members shall avoid the practice of phoning such people with questions or complaints that should be addressed in writing. Where spoken discussions are deemed necessary, members should consider the privacy and time constraints of the other person.



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REGISTRAR JAN 6 11 30 A.M. 88  
LAND TITLE OFFICE  
800 HORNBY STREET  
VANCOUVER, B.C. V6Z 2C5

GB 1066

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

CHANGE OF BYLAWS

(Signature)

910 YANB ANKERSON

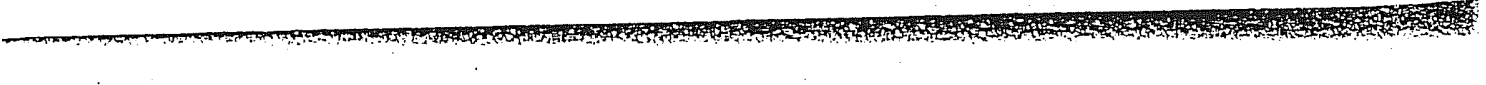
(Firm name, if any)

PACIFIC COAST TITLE  
SEARCH LIMITED

600-1285 West Pender

(Address and telephone number)

Vancouver, BC. 684-1381





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LAND TITLE OFFICE  
VANCOUVER B.C.

GB 1066

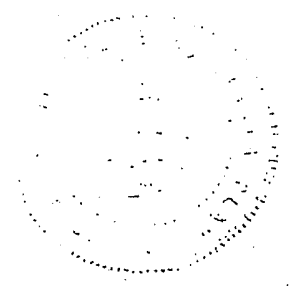
FORM 9  
NOTIFICATION OF CHANGE OF BY-LAWS  
(Section 28(2))

The Owners, Strata Plan No. VR 1590 (a Strata Corporation) hereby certified that by Special Resolution duly passed on the 10th day of March, 1987, 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:

SEE ATTACHED APPENDIX "A"

01/06/88 A3432h DOC FIL. 10.00

The Common Seal of The Owners, Strata Plan No. VR 1590, was hereunto affixed this 6th day of October, 1987, in the presence of:



Robert G. Samstra  
Alan Dindquist  
(Members of Council)



## Appendix "A"

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BY-LAWS

## THE OWNERS, STRATA PLAN VR 1590

BY-LAW 1: USE OF STRATA LOT

- 1.1 Each Strata Lot shall be used exclusively as a single family residence. The limited common property at the rear of each unit is a private area for the use and enjoyment of the owner of the unit.
- 1.2 The Strata Lot shall not be used for any purpose which may be illegal or contrary to any Government or Municipal Rules or Ordinances, or is injurious to the reputation of the building or its Owners.
- 1.3 No owner or resident shall exhibit in, or about his or her Strata Lot or on the common areas of the complex any trade, business, professional, advertising notice, rental or real estate sign except by prior written permission from the Strata Council.

BY-LAW 2: DISTURBANCE OF OTHERS

- 2.1 No noise shall be made in or about any Strata Lot or the common property which in the opinion of the Council is a nuisance or unreasonably interferes with the use and enjoyment of any other Strata Lot by its Owner.
- 2.2 Mops or dusters of any kind shall not be shaken from, and nothing shall be thrown out any window, door, stairway, passage or others parts of the Strata Lot or the common property.
- 2.3 No restrictions or hindrances shall be caused to sidewalks, entrances, exits, halls, passages, stairways, vestibules, or other parts of the common property.
- 2.4 No Owner, Guest or Visitor shall be permitted to trespass on the part of the property to which another Owner is entitled to exclusive occupation.

BY-LAW 3: HAZARDS

- 3.1 Everything should be done to reduce fire hazards and nothing should be brought or stored on a Strata Lot or the common property which will in any way increase or tend to increase the risk of fire or the rate of fire insurance or any other insurance policy held by the Strata Corporation, or which will invalidate any insurance policy.



- 3.2 No material substances, especially burning material such as cigarettes or matches, shall be thrown out or permitted to fall out of any window, door, balcony, stairway, passage, or other parts of the Strata Lot or common property.
- 3.3 Waterbeds are permitted, but any damage occurring from thereof will be charged to the Owner of such.
- 3.4 In the event of an emergency emanating from a Strata Lot whose occupant cannot be contacted, access for protection of common property or safety may have to be gained by force at the occupant's expense.

BY-LAW 4: CLEANLINESS

- 4.1 An Owner shall not allow the area around his premises to become untidy. Rubbish, dust, garbage, boxes, packing cases, shoes, carpets, or the like shall not be thrown, piled or stored on patios, or any other parts of the common property. The Council shall be at liberty to remove rubbish and clean up the common area and charge the expense to the Owner involved.
- 4.2 Household refuse and garbage shall be suitably wrapped and placed into the garbage containers at the rear of the building.
- 4.3 Any material other than ordinary household refuse and garbage shall be removed by the individual Owner or Resident of the Strata Lot.
- 4.4 An Owner shall not allow his Strata Lot to become unsanitary.

BY-LAW 5: EXTERIOR APPEARANCE & ALTERATIONS

- 5.1 No awning, shade, or screen, and no radio or television antenna shall be hung from or attached to the exterior of a Strata Lot without prior written consent of the Council.
- 5.2 No laundry, washing, clothes racks or lines shall be hung or displayed from windows, balconies, patios, or other parts of the building so that they are visible from the outside of the building.



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- 3 -

- 5.3 No structural alterations either to the interior or the exterior of the building shall be made, nor the wiring, plumbing, piping or other services shall be altered or supplemented on the Strata Lot or within any walls or on the common property without previous written approval of the Council.
- 5.4 The exterior appearance of the building shall not be altered by painting wood, ironwork, concrete, or other parts exterior of the building at the Strata Lot without prior written consent of the Council. This includes balconies.

BY-LAW 6: CARS

- 6.1 A Resident shall use the parking space which has been specifically assigned to his Strata Lot.
- 6.2 The parking spaces assigned to a Strata Lot shall not be rented or leased to non-residents.
- 6.3 Repairs may be made to residents' motor vehicles subject to cleanliness requirements set out in By-Law 4.
- 6.4 No commercial vehicles shall be brought to or parked on the premises without written permission of the Council, except in the course of delivery to or removal from the premises.
- 6.5 Cars shall be washed only in such a manner as will not cause nuisance or annoyance to other Owners, and in such a place and at such times as the Council may from time to time direct.

BY-LAW 7: PETS/ANIMALS

- 7.1 Owners and Residents shall not keep more than two pets per Strata Lot.
- 7.2 Owners and Residents possessing pets prior to the registration of these By-Laws shall not be affected by By-Law 7.1 until such time as the present pets shall be removed from the Strata Corporation, or shall be deceased.

BY-LAW 8: RENTING AND/OR LEASING OF LOTS

- 8.1 Before an owner leases his strata lot to another person for a term of more than one month, he shall submit

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to the Strata Corporation a written undertaking in Form D of the Fourth Schedule signed by the proposed tenant, whereby the tenant undertakes that he and the other occupants of the strata lot will comply with this Act, the By-Laws, and the rules and regulations of the Strata Corporation, and his lease shall include, or be deemed to include, such an undertaking on the part of the tenant as a condition of the lease.

BY-LAW 9: DAMAGE TO PROPERTY

- 9.1 If any Resident, member of any Resident's family, guests, servants, agents, or tenants damages any common areas, including, but not limited to any shrubs, trees, garden areas or lawns, etc. within the complex, such damage will be repaired at the expense of such Resident.

BY-LAW 10: CHEQUES, BUDGET & COMMON EXPENSES

- 10.1 All cheques drawn on any account of the Strata Corporation shall be signed by at least two members of the Council and all cheques or other negotiable instruments for the credit of any such account may be endorsed by any one member of the Council.
- 10.2 Budget Procedure: Prior to the 1st day of December in each calendar year the Strata Corporation shall cause to be prepared a budget setting out by categories its best estimate of the common expenses of the Strata Corporation for the next calendar year. The budget shall include a reasonable provision for contingencies and replacements.
- 10.3 Prior to the 15th day of December in each calendar year the Strata Corporation shall deliver or mail to each Owner at the municipal address of his Strata Lot a copy of the budget for the ensuing calendar year together with a notice of the assessment for his contribution towards the common expenses of that year.
- 10.4 The common expenses set forth in each assessment shall be payable to the Strata Corporation, or to any other person, firm or corporation to whom the Strata Corporation shall direct payment to be made from time to time, in twelve equal consecutive monthly instalments in either of the following ways. 1) In advance, the first instalment to be made on the 1st day of January immediately following receipt of such notice of assessment, or 2) by the seventh day of each month.





- 10.5 Monthly maintenance payments shall be due and payable on the first day of each month. Maintenance fees not received by the seventh day of the month in question will be subject to a \$5.00 penalty. Payment plus penalty not received by the seventh day of the following month will be subject to an additional \$5.00 penalty. At the beginning of the third month, a Lien will be placed on the Strata Lot involved at the Owner's expense for the total monies due.
- 10.6 N.S.F. cheques will be subject to a \$20.00 penalty charged to applicable suite. Cheques must be replaced within 24 hours. Failure to do so will result in a further \$5.00 penalty. Payment plus penalty not received by the first day of the following month will be subject to an additional \$5.00 penalty. At the beginning of the third month a Lien will be placed on the Strata Lot involved at the Owner's expense for the total monies due.
- 10.7 Within ten days following written application by the Owner, the Strata Corporation shall furnish to the Owner a statement setting forth as of that date the amount of any unpaid assessments then due from such Owner, and the amount outstanding, if any, in the contingency reserve fund and belonging to the Strata Corporation but contributed by such Owner.
- 10.9 If at any time it appears that the annual assessment of contribution toward the budgeted common expense will be insufficient to meet the common expenses, the Strata Corporation may assess, upon a Resolution of the Owners at a General Meeting, and collect a special contribution or contributions against each Strata Lot in an amount sufficient to cover the additional expenses. The Strata Corporation shall give notice of such further assessment to all Owners which shall include a written statement setting out the reasons for the assessment and each assessment shall be due and payable by each Owner in the Strata Corporation.

BY-LAW 12: SEVERABILITY

- 12.1 The provisions hereof shall be deemed independent and severable and the invalidity in whole or in part of any By-Law does not affect the validity of the remaining By-Laws, which shall continue in full force and effect as if such invalid portion had never been included herein.



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GB001066 *END*

The Committee could not agree on this by-law.

Moving Charge

A moving charge of \$25.00 will be assessed against every Strata Lot where a move takes place to or from the Strata Lot and such assessment shall become due and payable on the first day of the month following the move in or move out. A fund representing the revenues from the moving charges shall be established by the Corporation, distinct from all other general and special revenues, and shall be made available, at the discretion of the Strata Council, to carry out any repairs or maintenance related to the effects of moving in or moving out of the Strata Corporation.

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