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STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 3 PAGES

- Your electronic signature is a representation by you that:
 - you are a subscriber, and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application,and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
 - Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.
- Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

**Brett Alexander
Horton 6J4365**Digitally signed by Brett Alexander
Horton 6J4365
DN: cn=CA, cn=Brett Alexander Horton
6J4365, o=Lawyer, ou=Verify ID at
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Date: 2012.11.08 13:19:56 -0800

1. CONTACT: (Name, address, phone number)

604 Real Estate Services

501-601 West Broadway

Vancouver

BC V5Z 4C2

Document Fees: \$23.90

(604) 689-0909

File: BCS3293 Bylaws

Deduct LTSA Fees? Yes ☒

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

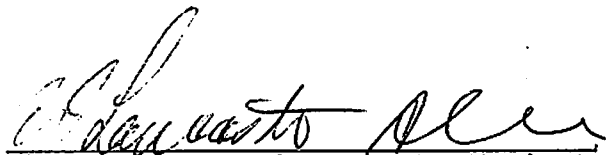
NO PID NMBR STRATA PLAN BCS3293Related Plan Number: **BCS3293**

Strata Property Act

**FORM I
AMENDMENT TO BYLAWS**

(Section 128)

The Owners, Strata Plan BCS3293 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 September 10, 2012.



Signature of Council Member/ Authorized Personnel



Signature of Second Council Member/ Authorized Personnel

*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.

40. Rental Limitation Bylaw

- (1) Subject to the provisions of this bylaw, all strata lots shall be owner-occupied and rentals, tenancies or licenses of occupancy of any sort whatsoever are absolutely prohibited, with the following considerations and exceptions:
 - (a) Original purchasers who bought from the developer and had access to the disclosure statement. Therefore, second and subsequent owners are subject to the limitation bylaw.
 - (b) The maximum number of strata lots within Strata Plan BCS 3293 that may be leased/rented shall be 13 (10%).
 - (c) Where cases of hardship of a personal nature arise, the owner may make a written request to the council for permission to rent a strata lot for a limited period of time, and where the council has been provided with evidence that hardship will result if limited rental approval is not given, the council shall not unreasonably withhold permission for limited rental.
 - (d) This bylaw does not apply to the rental of a strata lot to a member of the family of the owner, meaning:
 - (i) the spouse of the owner;
 - (ii) a parent or child of the owner; or
 - (iii) a parent or child of the spouse of the owner, where the "spouse of the owner" includes an individual who has lived and co-habitated with the owner, for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender.
 - (e) An owner currently renting his/her strata lot may continue to lease his/her strata lot until the strata lot is sold by the owner to a third party. Future owners may apply to the strata council for permission to rent and such permission shall be granted should the number of rentals be below the number allowed in this bylaw.
 - (f) An owner must file a completed Form K for each tenant as per the *Strata Property Act* within two weeks of moving into a strata lot.
 - (g) The strata corporation is entitled to impose a fine of up to \$500.00 for a contravention of Bylaw 40 (f) and may impose such a fine for a continuing contravention every seven days.
 - (h) Landlords are requested to inspect their suite with their tenants once every 90 days for tenant continuity, cleanliness and bylaw review.
 - (i) An owner must first request written permission from the strata council to rent their strata lot before entering into a lease agreement with a tenant.
 - (j) No short term rentals are permitted (less than 30 days).

Strata Property Act

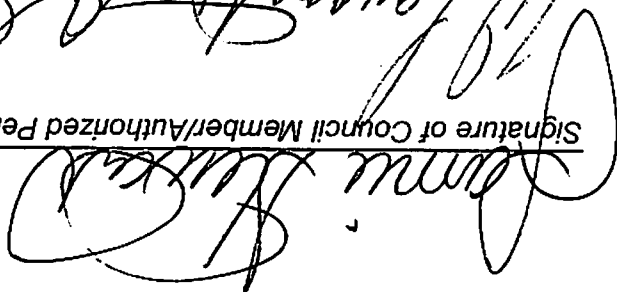
FORM 1

AMENDMENT TO BYLAWS

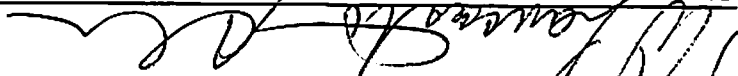
(Section 128)

The Owners, Strata Plan BCS 3293 certify that the attached bylaws of the strata corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at the Special General Meeting held on October 4, 2010.

Signature of Council Member/Authorized Personnel



Signature of Second Council Member/Authorized Personnel



*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.

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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.

A penalty for late payment may be levied as follows:

- (a) An interest charge of 10% per annum, compounded annually, will be levied against all overdue maintenance fee payments.
- (b) If an owner fails to pay the monthly maintenance fee for more than two consecutive months, the Strata Council may file a Certificate of Default.
- (c) Monies received for monthly maintenance fees will first be applied against outstanding legal costs, interest, late payment fees and outstanding maintenance fees, in that order.
- (d) Except in cases where a unanimous resolution is required by the Strata Property Act, an owner is not entitled to vote at a general meeting unless all contributions payable for his or her strata lot have been paid.

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

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(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 or in a strata lot other than as follows:

- (a) a reasonable number of fish or other small aquarium animals;
and
- (b) any combination of the following not exceeding a total of three (3) animals:
 - (i) no more than three (3) small caged mammals;
 - (ii) no more than two (2) caged birds;
 - (iii) no more than two (2) dogs; and
 - (iv) no more than two (2) cats; and
- (c) under no circumstances shall a pet be kept on or in the common property or limited common property of the strata corporation.

(5) An owner, tenant, occupant or visitor shall not:

- (a) hang or place any window drapes, blinds, signs or other objects which will adversely affect the consistency of the exterior appearance of the building;
- (b) use or permit the use of a strata lot other than as a single family residence;
- (c) erect, place, keep or display signs, billboards, advertising matter or notice or display of any kind on the common property, limited common property or, in a strata lot in any manner which may be visible from the outside of the strata lot (other than "for sale"

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signs which may be placed in that area of the common property designated for that purpose from time to time by the strata council);

- (d) deposit household refuse and garbage on or about the common property or limited common property except in places designated by the strata council from time to time. Any materials, other than ordinary household refuse and garbage, shall be disposed of either by or at the expense of the owner;
- (e) throw out material, especially burning material such as cigarettes or matches or permit material to fall out of any window, door, balcony, patio, stairwell, passage or other part of the strata lots or common property;
- (f) allow or permit his or her pet's waste to remain on the common property and shall take all reasonable measures to control and be responsible for any approved pets in or about the strata lot, common property and limited common property;
- (g) use, or cause to be used, a power washer, or any similar equipment, to wash or clean their decks or balconies.

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.

- (4) Only licensed and qualified plumbers, electricians and other trades shall be retained by an owner to carry out electrical, plumbing or other work in a strata lot.

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.

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(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, porches, roof decks and other features attached to the exterior of a building;
 - (D) doors, windows, skylights and awnings on the exterior of a building or that front on the common property;
 - (E) fences, railings, trellises and similar structures that enclose patios, balconies, porches, roof decks 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, porches, balconies and other things attached to the exterior of a building,

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- (iv) doors, windows, skylights and awnings on the exterior of a building or that front on the common property, and
- (v) fences, railings, trellises and similar structures that enclose patios, balconies, porches, roof decks 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.
- (3) to (5) [Repealed 1999-21-51.]

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.

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(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

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(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.

Repealed 15 [Repealed 2009-17-35.]

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.

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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

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(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 Deleted

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.

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(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.

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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

- (a) all the parties to the dispute consent, and

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(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.

Additional Bylaws

31. Enforcement of Bylaws

(1) Every strata lot owner and anyone permitted on common property by an owner shall comply with these bylaws.

(2) In the case of an infraction, the owner and occupant shall be notified in writing.

(3) If a strata lot owner or occupant is in violation of any of these bylaws, after written notice has been given to the owner, the Strata Council shall impose penalties as follows:

(a) for each successive infraction:

(i) in the case of a specific infraction, a penalty of \$50, or;

(ii) in the case of an ongoing infraction, a penalty of \$100 second occurrence, \$200 third and subsequent occurrences.

(b) These penalties apply only where these bylaws do not provide for a specific penalty.

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- (4) If an owner fails to pay a penalty within two months of being informed that it is due, the fine shall be deemed to be maintenance payable by the owner and the Strata Corporation may file a lien against the Strata Lot and all charges relating to this will be paid by the owner of the Strata Lot.

32. Use of a Strata Lot

- (1) Each strata lot is to be used primarily as a private residence.
- (2) No owner, occupant or guest may do anything to damage common property. The owner of the strata lot will be responsible for all costs to repair/replace damaged property.
- (3) The owner of a strata lot is responsible to report to the Strata Council any damage to common property done by their guest or agent when the occupant becomes aware of such damage.
- (4) No strata lot shall be used for commercial or professional purposes, or used for any purpose which may be illegal or injurious to the reputation of the Strata Corporation.
- (5) No owner shall do anything or permit anything to be done that is contrary to any of the provisions, rules or ordinances or any statute or municipal bylaw.
- (6) An owner may not permit more than eight people to live in a four bedroom strata lot without prior written permission of the Strata Council. Permission will require the unanimous approval of all Council members present at a Council meeting. Anyone who occupies a strata lot for more than one month will be judged to be living in the strata lot.
- (7) No owner or occupant shall permit his or her strata lot to become unsanitary or to create a health hazard. If, in the opinion of the Strata Council or the City Health Department, a strata lot is unsanitary or a health hazard, the owner, at his or her own expense, shall bring the strata lot up to the standards set by the City Health Department.

33. Insurance

- (1) All residents are required to obtain their own insurance coverage for their personal contents, unit improvements, liability (including third party liability) and vehicles. The Strata Corporation is not liable for any damage or loss to contents or vehicles for any reason whatsoever.
- (2) In the event that a loss or damage occurs to common property, limited common property or 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 origin of the loss is within the interior confines of an individual's 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, to a maximum of \$10,000.
- (3) No occupant may do anything or permit anything to be done by his or her agents, guests, children or tenants that would increase the risk of fire, flood, or the rate of fire insurance on the building.

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34. Disturbances

- (1) An owner shall not permit any occupant of his strata lot or any guest to make undue noise in or about any strata lot or common property, or to do anything which will interfere unreasonably with any other owner.
- (2) No resident or occupant shall use a strata lot for any purpose which involves undue traffic or noise in or about the strata lot or in common property between the hours of 11:00 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property. Municipal bylaws covering noise, disturbances and public nuisances shall apply to all owners, tenants, occupants or visitors.
- (3) Sound reproduction shall be restricted so as not to disturb other owners.
- (4) No owner or occupier or his guest shall leave any shopping carts, bicycles, refuse, or other similar property on the common property. Items to be picked up by charitable organizations must be picked up at the resident's suite.
- (5) No owner or occupant will store personal articles in the common area.
- (6) No owner shall throw, or allow to fall, any material or substance whatsoever out of or from any window, door, stairway, passageway or other part of the building.
- (7) No refuse shall be thrown out of windows or doors or from the balcony of a strata lot.
- (8) No cigarettes, matches or other lighted materials may be thrown from any window, balcony or walkway.
- (9) The sidewalks, walkways, passages and driveways of the common property shall not be obstructed or used for any purpose other than ingress or egress from the strata lots and parking areas within the common property.
- (10) No owner may place an object on a balcony or walkway that is heavy enough to damage the common property.
- (11) No owner may install or keep a hot tub on any part of the common property or limited common property.
- (12) No one may access the roof area unless authorized by the Strata Council.
- (13) No soliciting will be permitted within the strata plan.
- (14) Residents will be permitted the use of electric or propane barbecues only, in accordance with the rules and regulations, as set from time to time, of the Strata Corporation. Gas connections from interior to exterior will not be permitted. All barbecues must be a minimum of 18 inches from the exterior of the building, while in use.
- (15) No flammable or other dangerous materials may be stored in any strata lot or on the common property, except for small amounts of propane, paint and similar household substances.

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- (16) In case of emergency access, reasonable attempts will be made to contact the resident, owner or emergency contact, prior to entry. All owners are required to supply contact telephone numbers to the manager and to advise the manager of any changes.
- (17) 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 occupants expense.
- (18) Ordinary household refuse and garbage shall be removed from each strata lot and deposited in proper garbage containers. Any materials other than ordinary household refuse and garbage shall be removed from the Strata Corporation at the expense of or by the individual owner. Garbage containers are to be removed from the common property within 24 hours after a garbage pick up as scheduled by the City Of Surrey.
- (19) Christmas lights may be put up on November 15 and must be removed by the following January 15.
- (20) Owners or residents creating excessive noise or disturbances that require the attendance of the police department may be subject to a fine in the amount of \$200 per occurrence.

35. Exterior Appearance and Alterations

- (1) All window coverings visible from the exterior of a strata lot must be white or off-white and not detract from the conformity of the building.
- (2) No laundry, washing, clothing, bedding or other articles shall be hung or displayed from windows, balconies or other parts of the building so that they are visible from the outside of the building.
- (3) Only patio furniture, barbeques and plants may be stored on balcony/patio areas. All other items must be approved, in writing, by Strata Council.
- (4) No exterior shades, awning, window or balcony guards, ventilators, or supplementary heating devices shall be used or installed in or about the strata plan except those installations as approved in writing by Council.
- (5) Screens may be installed on doors and windows as long as the frames match the existing frames of the window in colour (white).
- (6) No exterior air conditioners are permitted. This includes window mounted units which extend past the window frame.
- (7) No television or radio antenna, satellite dishes or similar structure thereto shall be erected on or fastened to any unit without the prior written consent of the strata council.
- (8) No signs, billboards, notices, or other advertising matter of any kind shall be placed on any part of a unit without the written consent of the Council.
- (9) No structural alteration to the interior of any strata lot shall be made, and no plumbing or electrical work within any bearing or party wall, if any, shall be made without the prior written consent of the Council.

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- (10) A resident must not display or erect fixtures, poles, clotheslines, racks, storage sheds, and similar structures permanently, or temporarily on limited common property, common property, or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories.
- (11) Balconies/Patios are not to be used for storage of any items other than those approved by Strata Council or these bylaws.

36. Vehicles and Parking

- (1) The speed limit in the complex is restricted to a maximum of 10 km per hour.
- (2) No resident is to park in any visitor parking stall at any time. Violators will be subject to towing at their own expense. A resident is considered someone who is on site and using the visitor parking for 4 or more days per week.
- (3) No unattended vehicles are to be parked in fire lanes or in a manner that will reduce the width of the roadway (fire lane), neighbours' parking spaces or walkways.
- (4) All vehicles found in unallocated spaces will be removed at the owner's expense.
- (5) No vehicle is permitted to park in the garage apron at any time.
- (6) No motor homes, trailers, oversized vehicles, boats or equipment of any kind shall be parked on the common property without the approval of the strata council.
- (7) All vehicles must fit within the defined dimensions of the parking space (no overhang or protrusions into the fire lane or landscape).
- (8) No major repairs or adjustments to motor vehicles, etc., are to be carried out on common property where the likelihood of paint, gas, oil or grease could cause inconvenience to others and/or damage the property.
- (9) The parking area in front of a unit must be kept clean and free of debris, oil, automotive fluids, etc. Failure to comply will result in a \$75 cleaning charge.
- (10) Only motorized, currently licensed and/or insured and operational vehicles are to be parked on the common area. Vehicles in violation will be towed at the owner's expense.
- (11) Vehicles are to be washed only in such a manner as will not cause a nuisance or annoyance to other owners or occupants and only between the months of March and October.
- (12) Vehicles not displaying valid handicapped permit signs and parked in the designated handicapped parking will be towed without prior notice at the owner's expense.
- (13) *Deleted.*

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- (14) All residents must provide the strata corporation with the following information: the make of their vehicle, the model, and license plate number. Once these are registered with the strata, a decal will be provided that must be displayed on the vehicle while parked in the complex.

37. Moving In or Out

- (1) Moving in or moving out will take place between the hours of 8:00 a.m. and 8:00 p.m. having regard to the convenience of all concerned and to noise abatement.
- (2) The owner of the strata lot will be responsible for any damage to common areas.
- (3) Moving trucks parking in fire lanes must not be left unattended.

38. Official Communications with the Strata Council

- (1) Official communications with the Strata Council shall be in writing, signed by the owner or agent, and directed to:

Kevin Duguid, Property Manager
Strata Corporation BCS 3293 c/o 604 Real Estate Management

- (2) The Strata Council will inform all owners of the name and address of the property management company whenever the property management company changes.
- (3) Official communications from the Strata Council shall be in writing, or, if authorized by Council, from the property management company on behalf of the Council.
- (4) No member or officer of the Strata Council shall receive a salary, fee, commission, and/or other remuneration for acting as such.

39. Meeting Quorum

- (1) If after 15 minutes at the scheduled start of a general meeting, if there is not a quorum present (1/3 owners), it will be determined that those present will constitute a quorum and the business at hand may proceed.

END OF BYLAWS