



















Presented by:  
**Beebe Cline - PREC**

Hugh & McKinnon Realty Ltd.  
Phone: 604-830-7458  
www.whiterocklifestyles.com  
bcline@shaw.ca



**Active**  
**R2344178**  
Board: F  
Apartment/Condo

**313 14855 THRIFT AVENUE**

South Surrey White Rock  
White Rock  
V4B 2J6

Residential Attached

**\$929,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$998,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2015</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>4</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>SLR</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,555.77</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$369.86</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>029-533-147</b>
Mgmt. Co's Name: <b>Dwell Properties</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-821-2999</b>		
View: <b>Yes: Ocean South</b>		
Complex / Subdiv: <b>Royce</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:		

Style of Home: <b>1 Storey, Inside Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding, Open, Visitor Parking</b>		Locker: <b>Y</b>
Exterior: <b>Glass, Hardi Plank, Wood</b>			Dist. to School Bus: <b>2</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>1</b>	Total Units in Strata: <b>80</b>
Rain Screen: <b>Full</b>	R.I. Plumbing: <b>No</b>	Units in Development: <b>80</b>	
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Hardwood, Tile</b>	
Type of Roof: <b>Torch-On</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**

Legal: **STRATA LOT 38, PLAN EPS2205, SECTION 10, TOWNSHIP 1, LD 36ETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Greenbelt, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 4'6			x			x
Main	Office	9' x 8'8			x			x
Main	Kitchen	10'9 x 7'4			x			x
Main	Dining Room	12'6 x 6'10			x			x
Main	Living Room	12'11 x 12'6			x			x
Main	Laundry	5' x 6'			x			x
Main	Bedroom	8'11 x 8'8			x			x
Main	Master Bedroom	16'6 x 15'			x			x
Main	Walk-In Closet	6' x 4'11			x			x
		x			x			x

Finished Floor (Main): <b>1,150</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>1,150 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed, Smoking Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,150 sq. ft.</b>				7				
				8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**Ocean View @The ROYCE. Deck 307 sq ft. Quiet\*sublime views of ocean & the lovely gardens, Ocean view from all the living spaces inside & out. Award winning construction 4 Gold Georgie's. White Rock central location. This is a Inside Corner unit, has no shared walls, 2 bedrooms w/ ocean views +office .Ocean view from living room & dining area. Deck has year round use w/ n/gas BBQ hook-up. Rooms feature 9 ft ceilings. An Elegant kitchen w/ floor to ceiling cabinetry, Carrera marble back splashes, quartz island w/ seating. Living room gives access to covered & open south facing view deck. 2 parking stalls & storage locker. Excellent walk score to shopping & services. 2 pets ok Amenities incl lounge, fitness rm & bike rm. School: Semiahmoo. Priced at \$808 a Sq.foot. ASSESSMENT \$1,028,000**



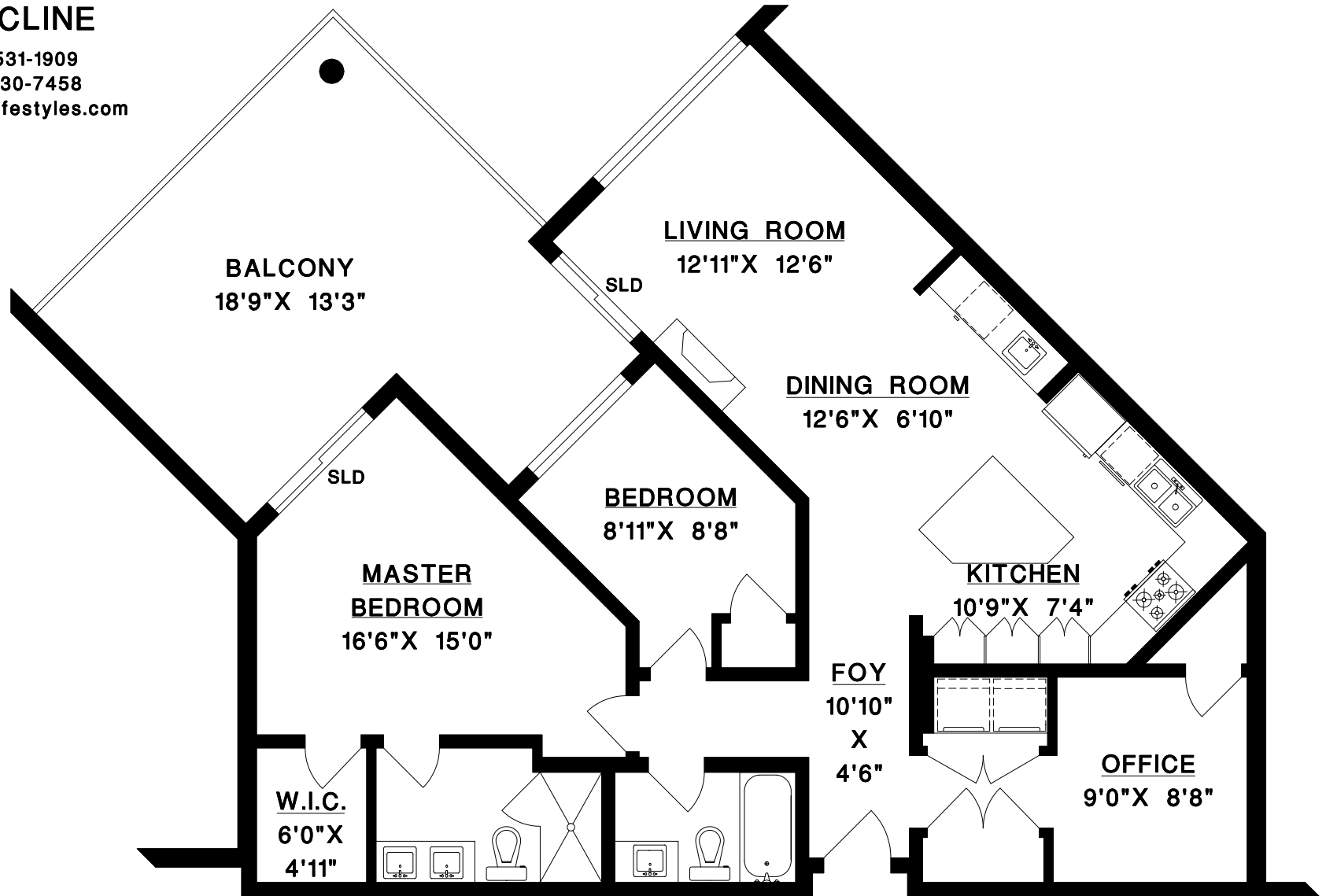
**BEEBE CLINE**

BUS: 604-531-1909

CEL: 604-830-7458

[www.whiterocklifestyles.com](http://www.whiterocklifestyles.com)

**#313 - 14855 THRIFT AVENUE,  
WHITE ROCK, B.C.**



MAIN FLOOR	1150 SQ. FT.
FINISHED AREA	1150 SQ. FT.

BALCONY	307 SQ. FT.
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DRAWN BY: CN  
DATE: AUGUST 2018  
REVISED:

**MEASURE MASTERS**  
SURREY/WHITE ROCK  
(604) 539-0285  
[surrey@measuremasters.ca](mailto:surrey@measuremasters.ca)

\*Area measurements taken  
to center of all walls.

## **ROYCE FEATURES**

**Beautiful West Coast architecture is highlighted by the lushly landscaped courtyard  
Head-turning five-storey building that blends seamlessly with its natural surrounds  
Natural light fills every home through oversized windows  
Easy linkages to multiple trail, commuter and public transit routes**

### **INTERIOR**

**Elegant front entry door with polished chrome hardware by Taymor welcomes you home  
Custom 5 inch baseboards make an impressive statement  
Enjoy the elegant, airy ambiance of nine-foot ceilings  
Elegant, 2 inch white wood blinds  
Decora switches  
Expansive terraces with individual natural gas BBQ outlets**

### **KITCHEN**

**Stunning floor-to-ceiling cabinets with brushed nickel or chrome pulls  
Distinctive Quartz countertops with integral Carrera marble backsplash  
Under-mount double-bowl stainless steel sinks with waste-disposal and sleek pull-out Parma series faucet  
by Danze  
Sleek Stainless Steel KitchenAid Appliance Package  
Broan hood fan  
Pot lighting and elegant pendants over islands and convenient under cabinet task lighting**

### **BATHROOMS**

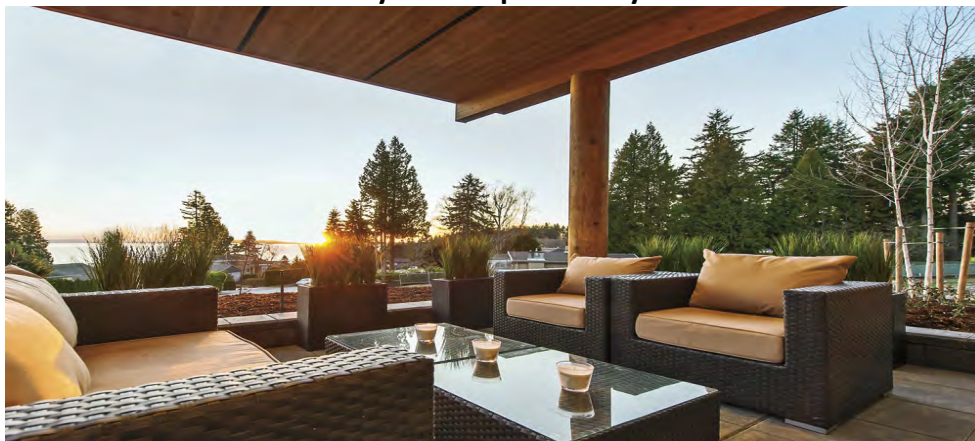
**Elegant mirrors with custom built-in vanities, quartz countertops and porcelain under-mounted sinks  
Contemporary chrome faucets by Gerber  
Large format porcelain tile with mosaic style, polished marble accents  
Stylish recessed pot lighting and wall-mounted lighting on mirrors**

### **WARRANTY/SECURITY**

**Comprehensive third-party warranty from Pacific Home Warranty  
2 years on workmanship/5 years on water penetration/10 years on structural defects  
Gated entry with well-lit underground parking and ample visitor parking  
Video enter-phone outside main lobby to allow pre-screening of visitors on your own TV  
Restricted Fob system with access to common area, underground parking and elevator level  
Hard-wired smoke detectors and sprinkler system in home and common areas  
Convenient car and pet wash area**

### **AMENITIES**

**Relax and rejuvenate at the fireside lounge with kitchen area and library  
Great fitness centre with yoga studio  
Lushly-landscaped courtyard**

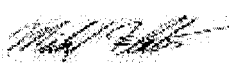


**Strata Property Act**  
**Form B**  
**INFORMATION CERTIFICATE**  
 (Section 59)

The Owners, Strata Plan EPS2205 certify that the information contained in this certificate with respect to Strata Lot 38 (313- 14855 Thrift Ave, White Rock, BC) is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above	\$369.86	
(b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court or to the strata corporation in trust under section 114 of the Strata Property Act)	\$0.00	
(c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets? If Yes, copy of all agreements attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved  The payment is to be made by _____	\$0.00	
(e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year.	N/A	
(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$140,601.90 03/31/2019	
(g) Are there any amendments to the bylaws that are not yet filed in the land title office? If Yes, copy of all amendments attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(h) Are there any resolutions passed by a ¾ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office? If yes, copy of all resolutions attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(h.1) Are there any winding-up resolutions that have been passed? If yes, copy of resolutions attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? If yes, copy of all notices attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(j) Is the strata corporation party to any court proceedings, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation? If yes, copy of details attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets? If yes, copy of all notices or work orders attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(l) Number of strata lots in the strata plan that are rented. *(There may be strata lots rented that the Strata Corporation is not aware of. There may be applications from owners for permission to rent which have not yet been considered by council)	*	


Date: May 2, 2019

  
 Signature of Strata Manager, Michael Flader  
 On behalf of the Owners, Strata Plan EPS2205



(m)	Are there any parking stall(s) allocated to the Strata Lot?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
<p>(i) if no, complete the following by checking the box</p> <p><input type="checkbox"/> No parking stall is available</p> <p><input type="checkbox"/> No parking stall is allocated to the strata lot but parking stall(s) within common property maybe available</p>			
<p>(ii) if yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are part of the Strata Lot</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a Strata Lot _____ (strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot)</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are limited common property</p> <p><input checked="" type="checkbox"/> Parking stall(s) number(s) _____ 42 84 _____ is/are common property</p>			
<p>(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval*</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month*</p> <p><input checked="" type="checkbox"/> Parking stall(s) number(s) _____ 42 84 _____ may have been allocated by owner developer assignment</p> <p>Details: _____</p> <p>*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.</p>			

Date: May 2, 2019


  
 Signature of Strata Manager, Michael Flader  
 On behalf of the Owners, Strata Plan EPS2205

(n)	Are there any storage locker(s) allocated to the Strata Lot?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
(i) if no, complete the following by checking the box			
<input type="checkbox"/> No storage locker is available			
<input type="checkbox"/> No storage locker is allocated to the strata lot but storage lockers within common property maybe available			
(ii) if yes, complete the following by checking the correct box(es) and indicating the storage lockers(s) to which the checked box(es) apply.			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are part of the Strata Lot			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are separate strata lot(s) or parts of a Strata Lot _____ (strata lot number(s), if known, for each storage locker that is a separate strata lot or part of a separate strata lot)			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are limited common property			
<input checked="" type="checkbox"/> Storage locker (s) number(s) _____ 39 _____ is/are common property			
(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval*			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month*			
<input checked="" type="checkbox"/> Storage locker (s) number(s) _____ 39 _____ may have been allocated by owner developer assignment			
Details: _____			
*Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.			

Required attachments: In addition to the attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- ☒ The rules of the Strata Corporation;
- ☒ The current budget of the Strata Corporation;
- ☐ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☒ The most recent depreciation report, if any, obtained be the strata corporation under section 94

Date: May 2, 2019

  
 Signature of Strata Manager, Michael Flader  
 On behalf of the Owners, Strata Plan EPS2205A



# Strata Plan EPS2205 (eps2205)

## Balance Sheet March 2019

Books = Accrual

RE/MAX dWell Property Management  
Suite 270, 4311 Viking Way  
Richmond, BC V6V 2K9  
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

### ASSETS

#### CURRENT ASSETS

Bank - Operating Account	86,574.04
Bank - Contingency Fund	140,601.90
Prepaid Expenses	2,052.62
Accounts Receivable	6,140.24
Recoverable Chargebacks	-57.70
Interfund Loan - Operating Fund	1,500.00

**TOTAL CURRENT ASSETS** **236,811.10**

**TOTAL ASSETS** **236,811.10**

### LIABILITIES & OWNERS EQUITY

#### LIABILITIES

##### CURRENT LIABILITIES

Prepaid Strata Fees	1,001.72
Accounts Payable	1,880.84
Interfund Loan - Contingency Fund	1,500.00

**TOTAL CURRENT LIABILITIES** **4,382.56**

**TOTAL LIABILITIES** **4,382.56**

#### OWNERS EQUITY

Operating Fund - Prior Years	101,763.30
Operating Fund - Current Year	-8,436.66
Contingency Fund - Opening Balance	75,466.68
Contingency Fund - Current Year	12,500.01
Contingency Fund - Interest	635.21
CRF - Project Reserves	50,500.00

**TOTAL OWNERS EQUITY** **232,428.54**

**TOTAL LIABILITIES & OWNERS EQUITY** **236,811.10**

# Budget Comparison

## Strata Plan EPS2205 (eps2205)

### March 2019

Fiscal Year End December  
Books = Accrual

RE/MAX dWell Property Management  
Suite 270, 4311 Viking Way  
Richmond, BC V6V 2K9  
p: 604.821.2999 f:604.821.1822

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	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
<b>REVENUE</b>									
Strata Fees	30,169.97	30,169.92	0.05	0.00	90,509.91	90,509.76	0.15	0.00	362,039.00
Recreation Room Rental	0.00	0.00	0.00	0.00	100.00	0.00	100.00	0.00	0.00
Storage & Locker Rental	-10.00	583.33	-593.33	-101.71	7,205.00	1,749.99	5,455.01	311.72	7,000.00
Parking Income	0.00	150.00	-150.00	-100.00	1,800.00	450.00	1,350.00	300.00	1,800.00
Keys, Fobs, Access Cards	0.00	0.00	0.00	0.00	150.00	0.00	150.00	0.00	0.00
Move In/Out Charges	400.00	83.33	316.67	380.02	300.00	249.99	50.01	20.00	1,000.00
Bylaw Fines	200.00	0.00	200.00	0.00	200.00	0.00	200.00	0.00	0.00
Interest Income	197.45	50.00	147.45	294.90	627.29	150.00	477.29	318.19	600.00
<b>TRANSFER FROM RESERVES</b>									
Prior Year Brought Forward	2,500.00	2,500.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	30,000.00
<b>TOTAL TRANSFER FROM RESERVES</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>7,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>TOTAL REVENUE</b>	<b>33,457.42</b>	<b>33,536.58</b>	<b>-79.16</b>	<b>-0.24</b>	<b>108,392.20</b>	<b>100,609.74</b>	<b>7,782.46</b>	<b>7.74</b>	<b>402,439.00</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATIVE EXPENSES</b>									
Property Management	2,619.75	2,619.75	0.00	0.00	7,859.25	7,859.25	0.00	0.00	31,437.00
Bank Charges	47.25	45.00	-2.25	-5.00	141.75	135.00	-6.75	-5.00	540.00
Sundry, Postage & Copies	987.80	208.33	-779.47	-374.15	1,031.89	624.99	-406.90	-65.11	2,500.00
Professional - Accounting	0.00	0.00	0.00	0.00	735.00	0.00	-735.00	0.00	0.00
Professional - Audit	0.00	30.67	30.67	100.00	5,439.00	92.01	-5,346.99	-5811.31	368.00
Professional - Legal	26.25	416.67	390.42	93.70	4,735.43	1,250.01	-3,485.42	-278.83	5,000.00
Professional Fees	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
Insurance	4,722.45	4,416.67	-305.78	-6.92	14,166.55	13,250.01	-916.54	-6.92	53,000.00
Insurance Appraisal	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00
CHOA Membership	0.00	36.67	36.67	100.00	0.00	110.01	110.01	100.00	440.00
Telephone	1,767.07	266.67	-1,500.40	-562.64	1,246.83	800.01	-446.82	-55.85	3,200.00
Enterphone	0.00	41.67	41.67	100.00	0.00	125.01	125.01	100.00	500.00
Misc. Administration	0.00	1,583.33	1,583.33	100.00	0.00	4,749.99	4,749.99	100.00	19,000.00
<b>TOTAL ADMIN. EXPENSES</b>	<b>10,170.57</b>	<b>10,240.43</b>	<b>69.86</b>	<b>0.68</b>	<b>35,355.70</b>	<b>30,721.29</b>	<b>-4,634.41</b>	<b>-15.09</b>	<b>122,885.00</b>
<b>UTILITIES</b>									
Utilities - Electricity	0.00	1,833.33	1,833.33	100.00	4,213.02	5,499.99	1,286.97	23.40	22,000.00
Utilities - Natural Gas	1,911.58	1,750.00	-161.58	-9.23	6,660.85	5,250.00	-1,410.85	-26.87	21,000.00
Sewer & Water Charges	5,907.20	1,500.00	-4,407.20	-293.81	9,664.80	4,500.00	-5,164.80	-114.77	18,000.00
<b>TOTAL UTILITIES</b>	<b>7,818.78</b>	<b>5,083.33</b>	<b>-2,735.45</b>	<b>-53.81</b>	<b>20,538.67</b>	<b>15,249.99</b>	<b>-5,288.68</b>	<b>-34.68</b>	<b>61,000.00</b>
<b>PROPERTY TAXES</b>									
Property Taxes	-5,907.20	0.00	5,907.20	0.00	-5,907.20	0.00	5,907.20	0.00	0.00
<b>TOTAL PROPERTY TAXES</b>	<b>-5,907.20</b>	<b>0.00</b>	<b>5,907.20</b>	<b>0.00</b>	<b>-5,907.20</b>	<b>0.00</b>	<b>5,907.20</b>	<b>0.00</b>	<b>0.00</b>
<b>BUILDING MAINTENANCE</b>									
Garbage Disposal & Recycling	627.90	1,000.00	372.10	37.21	3,751.17	3,000.00	-751.17	-25.04	12,000.00
Janitorial Services	0.00	2,500.00	2,500.00	100.00	7,286.98	7,500.00	213.02	2.84	30,000.00
Supplies	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
Pest Control	105.00	125.00	20.00	16.00	315.00	375.00	60.00	16.00	1,500.00
General Repairs & Maintenance	0.00	1,500.00	1,500.00	100.00	1,960.93	4,500.00	2,539.07	56.42	18,000.00
Elevator Maintenance	995.13	750.00	-245.13	-32.68	2,021.39	2,250.00	228.61	10.16	9,000.00
Mechanical Maintenance	0.00	416.67	416.67	100.00	7,068.71	1,250.01	-5,818.70	-465.49	5,000.00
Fire & Alarm Maintenance	254.39	416.67	162.28	38.95	2,855.87	1,250.01	-1,605.86	-128.47	5,000.00
Fire & Alarm Monitoring	0.00	58.33	58.33	100.00	0.00	174.99	174.99	100.00	700.00
Security Service & Cameras	0.00	41.67	41.67	100.00	196.35	125.01	-71.34	-57.07	500.00
Plumbing	0.00	83.33	83.33	100.00	254.10	249.99	-4.11	-1.64	1,000.00
Locks & Keys	0.00	0.00	0.00	0.00	63.85	0.00	-63.85	0.00	0.00



# Budget Comparison

## Strata Plan EPS2205 (eps2205)

### March 2019

Fiscal Year End December  
Books = Accrual

RE/MAX dWell Property Management  
Suite 270, 4311 Viking Way  
Richmond, BC V6V 2K9  
p: 604.821.2999 f:604.821.1822

www.dwellproperty.ca

	MTD Actual	MTD Budget	Variance	% Var.	YTD Actual	YTD Budget	Variance	% Var.	Annual Budget
Lights & Ballast	835.60	835.00	-0.60	-0.07	2,506.80	2,505.00	-1.80	-0.07	10,020.00
Carpet Cleaning	0.00	166.67	166.67	100.00	0.00	500.01	500.01	100.00	2,000.00
Dryer Vent Cleaning	0.00	287.83	287.83	100.00	5,454.75	863.49	-4,591.26	-531.71	3,454.00
Window Cleaning	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00
Parkade & Garage Doors	0.00	291.67	291.67	100.00	399.00	875.01	476.01	54.40	3,500.00
Exterior Cleaning & Power Washing	0.00	333.33	333.33	100.00	2,101.34	999.99	-1,101.35	-110.14	4,000.00
<b>TOTAL BUILDING MAINTENANCE</b>	<b>2,818.02</b>	<b>9,389.50</b>	<b>6,571.48</b>	<b>69.99</b>	<b>36,236.24</b>	<b>28,168.50</b>	<b>-8,067.74</b>	<b>-28.64</b>	<b>112,674.00</b>
<b>GROUNDS MAINTENANCE</b>									
Landscaping Services	3,156.30	2,948.33	-207.97	-7.05	9,468.90	8,844.99	-623.91	-7.05	35,380.00
Landscaping Improvement & Upgrades	0.00	500.00	500.00	100.00	2,205.00	1,500.00	-705.00	-47.00	6,000.00
Irrigation	0.00	83.33	83.33	100.00	0.00	249.99	249.99	100.00	1,000.00
Parking Lot Maintenance	0.00	333.33	333.33	100.00	0.00	999.99	999.99	100.00	4,000.00
Snow Removal	0.00	666.67	666.67	100.00	6,043.03	2,000.01	-4,043.02	-202.15	8,000.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>3,156.30</b>	<b>4,531.66</b>	<b>1,375.36</b>	<b>30.35</b>	<b>17,716.93</b>	<b>13,594.98</b>	<b>-4,121.95</b>	<b>-30.32</b>	<b>54,380.00</b>
<b>RECREATION CENTRE</b>									
Rec. Center R&M	0.00	125.00	125.00	100.00	388.51	375.00	-13.51	-3.60	1,500.00
<b>TOTAL RECREATION CENTRE</b>	<b>0.00</b>	<b>125.00</b>	<b>125.00</b>	<b>100.00</b>	<b>388.51</b>	<b>375.00</b>	<b>-13.51</b>	<b>-3.60</b>	<b>1,500.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>18,056.47</b>	<b>29,369.92</b>	<b>11,313.45</b>	<b>38.52</b>	<b>104,328.85</b>	<b>88,109.76</b>	<b>-16,219.09</b>	<b>-18.41</b>	<b>352,439.00</b>
<b>TRANSFER TO RESERVES</b>									
Transfer to Contingency Fund	4,166.67	4,166.67	0.00	0.00	12,500.01	12,500.01	0.00	0.00	50,000.00
<b>TOTAL TRANSFER TO RESERVES</b>	<b>4,166.67</b>	<b>4,166.67</b>	<b>0.00</b>	<b>0.00</b>	<b>12,500.01</b>	<b>12,500.01</b>	<b>0.00</b>	<b>0.00</b>	<b>50,000.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>11,234.28</b>	<b>-0.01</b>	<b>11,234.29</b>	<b>900.00</b>	<b>-8,436.66</b>	<b>-0.03</b>	<b>-8,436.63</b>	<b>100.00</b>	<b>0.00</b>

# 3rd FLOOR (EAST)

SCALE 1:250

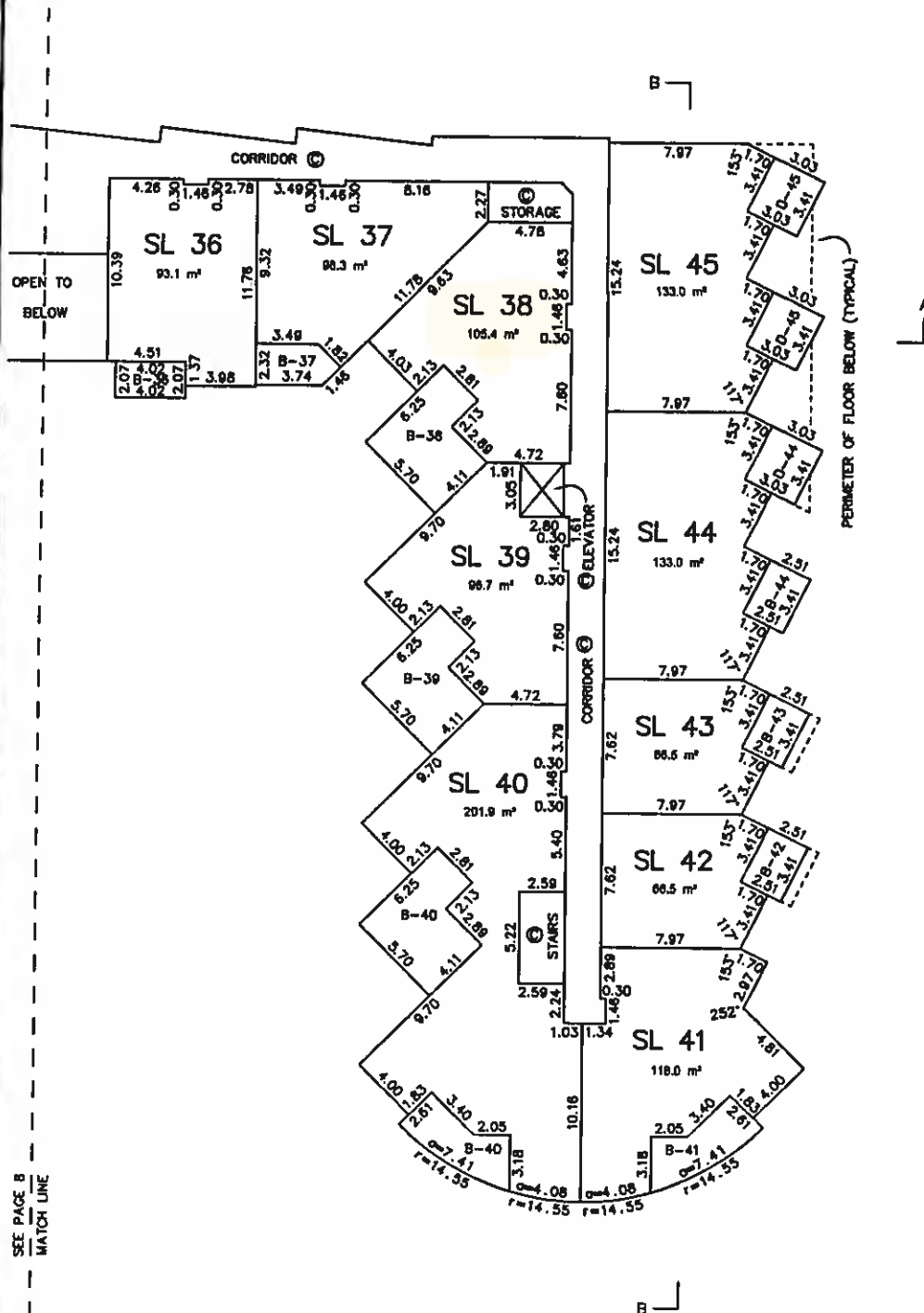


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

SHEET 9 OF 15 SHEETS

## STRATA PLAN EPS2205



SEE PAGE 8  
MATCH LINE

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.

V3R 4E7

(ph) 583-1616

(fx) 583-1737

Job : 123590LS

File: 123590\_3\_E.DWG

GU GORDON YU, BCLS

DATE: MARCH 3, 2015



# MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS STRATA CORPORATION EPS2205 – THE ROYCE

14855 Thrift Avenue, White Rock, BC

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**HELD:** February 28, 2019 @ 6:30pm at The Amenity Room, 14855 Thrift Avenue, White Rock, BC  
**AGENT:** Michael Flader, RE/MAX dWell Property Management  
**QUORUM:** 64 / 80 Members Present at 6:35pm

---

## FILING OF PROOF OF NOTICE OF MEETING

The Notice Mailed date was February 6, 2019.

---

## APPROVAL OF PREVIOUS MINUTES

It was moved, seconded and CARRIED to approve the minutes from the previous Annual General Meeting (AGM) held on 2018-09-27. (64) In Favour, (0) Opposed, (0) Abstentions

---

## REPORT ON INSURANCE

The current certificate of insurance was provided in the AGM agenda. There are copies available on the Strata's website and may also be obtained from the Property Manager. It was highly recommended that each resident obtains their own home owners insurance policy.

---

## RESOLUTION 1 – Wood Post Refinishing & Painting Project

Resolution 1 was moved and seconded; It was then motioned and seconded to amend the resolution by reducing the total expenditure to \$80,000 and splitting the payment into \$40,000 from CRF and \$40,000 from prior year operating surplus. The motion was CARRIED. (62) In Favour (0) Opposed (2) Abstention.

The final resolution reads:

Be it resolved by a ¾ vote, in accordance with section 96 of the Strata Property Act, The Owners, Strata Corporation EPS2205, hereby approve to expend an amount not to exceed \$80,000 for refinishing all wood columns & repainting the facias as identified on the "Exterior Log Restoration & Re-Painting Specifications" (attached to resolution).

The expenditure shall be funded by way of a \$40,000 expenditure from the Contingency Reserve Fund and a \$40,000 expenditure from the prior year operating fund surplus.

Any unused funds will remain in the Contingency Reserve Fund.

\*NOTE – Inspec Consulting Services Inc. has withdrawn their service proposal and will not be the inspector for the project; Master Painter's Institute (MPI) will be contracted instead.

End of Resolution

---

It was moved, seconded and CARRIED to approve the resolution. (64) In Favour (0) Opposed (0) Abstention.

# MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS STRATA CORPORATION EPS2205 – THE ROYCE

14855 Thrift Avenue, White Rock, BC

---

## RESOLUTION 2 – Bylaw Amendment

Resolution 2 was moved and seconded; It was then motioned and seconded to table the resolution. A vote was called and the amendment FAILED. (23) In Favour (39) Opposed (2) Abstention.

It was then moved and seconded to amend section 3. (3) (d) to read:

(d) up to two dogs or two cats or one of each.

A vote was called and the amendment CARRIED. (58) In Favour (4) Opposed (3) Abstention.

The final resolution reads:

WHEREAS pursuant to sections 126 and 128 of the *Strata Property Act*, S.B.C. 1998, c. 43, (the “Act”) a strata corporation may amend its bylaws;

BE IT RESOLVED by a  $\frac{3}{4}$  vote of the owners that all previously registered bylaws of THE OWNERS, STRATA PLAN EPS 2205 (the “strata corporation”), be repealed and replaced with the bylaws that follow, and an Amendment to Bylaws be filed in the land title office: *See attached*.

It was moved, seconded and CARRIED to approve the resolution. (57) In Favour (5) Opposed (2) Abstention.

---

## RESOLUTION 3 – Rule Amendment

The Rule Amendment was moved and seconded; it was then motioned and seconded to amend the rules. The amendment was read aloud in it's entirety and a hard copy was made available. A vote was called and the amendment was CARRIED. (63) In Favour (0) Opposed (1) Abstention.

The final resolution reads:

### Rules for the Use of Patio Heaters & Fire Tables

1. Owners must apply in writing to the Strata Corporation for permission to locate a Patio Heater or Fire Table on limited common property or common property.
2. Only Patio Heaters or Fire Tables (herein after referred to as “the appliances”) fueled by electricity or natural gas are acceptable.
3. The appliance must be CSA approved.
4. The appliance must be installed by a licensed technician according to the manufacturer's instructions, and with minimum clearances stipulated for that model.
5. Gas appliances should have a factory installed shut-off valve.
6. Ceiling mounted electrical heaters should be black.
7. The appliances can only be operated outdoors and not in the strata lot.
8. Before an appliance is used, whether it is a first installation or a replacement installation, it must be approved in writing by the Strata Corporation. Requests for approval must include the following:
  1. The make and model of the appliance
  2. A signed copy of these Rules
  3. A signed copy of the Assumption of Liability Agreement
9. Owners, occupants, and tenants must:

# MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS STRATA CORPORATION EPS2205 – THE ROYCE

14855 Thrift Avenue, White Rock, BC

---

1. Not leave the appliance unattended when in use.
  2. Supervise children and not leave them unattended when the appliance is in use.
  3. Use the appliance in accordance with the manufacture's instruction for the safe use of the appliance.
  4. Have a minimum 5 lb ABC fire extinguisher conveniently located at all times.
10. The appliance must be operated according to the manufacturer's instructions for that model.
11. Owners, occupants, and tenants are responsible for any heat damage to the common property, including siding and the building envelope.

End of Resolution

It was moved, seconded and CARRIED to approve the resolution. (63) In Favour (0) Opposed (1) Abstention.

---

## PROPOSED OPERATING BUDGET

The proposed operating budget was moved and seconded; An amendment was then moved and seconded to move \$20,000 from budget line 26 to line 53. A vote was taken and the amendment was CARRIED (64) In Favour, (0) Opposed, (0) Abstention.

The operating budget, including the approved amendment, was moved, seconded and CARRIED.

(64) In Favour (0) Opposed (0) Abstention. A copy of the approved budget and Strata Fee schedule is attached.

---

## ELECTION OF STRATA COUNCIL

The Strata Council members were nominated for the new fiscal year. It was motioned, seconded and CARRIED (51) In Favour (0) Opposed (1) Abstention to approve the new strata council members as follows:

Peter Gallagher (SL30), Debbie Lawrance (SL11), Robert Surridge (SL09), Diane Scott (SL75), Jeff Tait (SL46), Mario Rodi (SL08), Robin Yeager (SL47)

---

## NEW BUSINESS

The floor was opened to general questions and discussion.

---

## ADJOURNMENT

There being no further business, the meeting was terminated at 9:18 PM

---

Meeting Minutes and other correspondence are posted on the Strata Corporation website, [www.rpmstrata.ca/eps2205/](http://www.rpmstrata.ca/eps2205/)

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# MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS STRATA CORPORATION EPS2205 – THE ROYCE

14855 Thrift Avenue, White Rock, BC

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## RESOLUTION 2 – Bylaw Amendment

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The final resolution reads:

WHEREAS pursuant to sections 126 and 128 of the *Strata Property Act*, S.B.C. 1998, c. 43, (the “Act”) a strata corporation may amend its bylaws;

BE IT RESOLVED by a  $\frac{3}{4}$  vote of the owners that all previously registered bylaws of THE OWNERS, STRATA PLAN EPS 2205 (the “strata corporation”), be repealed and replaced with the bylaws that follow, and an Amendment to Bylaws be filed in the land title office: *See attached*.

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# MINUTES OF THE ANNUAL GENERAL MEETING OF OWNERS STRATA CORPORATION EPS2205 – THE ROYCE

14855 Thrift Avenue, White Rock, BC

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STRATA CORPORATION EPS 2205 - ROYCE  
OPERATING BUDGET 2019  
YEAR END - December 31st

	Prior Year Operating Budget	YTD Actual Budget	Proposed Operating Budget
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**REVENUE**

1	Strata Fees	\$ 362,039.00	\$ 150,849.85	\$ 362,039.00
2	Recreation Room Rental	\$ -	\$ 300.00	\$ -
3	Storage/Bike/Golf Club Rental	\$ 7,000.00	\$ 40.00	\$ 7,000.00
4	Parking Income	\$ 1,800.00	\$ 40.00	\$ 1,800.00
5	Keys, Fobs, Access Cards	\$ -	\$ 50.00	\$ -
6	Move In/Out Charges	\$ 1,000.00	\$ 700.00	\$ 1,000.00
7	Late Fees	\$ -	\$ -	\$ -
8	Bylaw Fines	\$ -	\$ -	\$ -
9	Interest Income	\$ 600.00	\$ 801.04	\$ 600.00
10	Miscellaneous Income	\$ -	\$ 10.00	\$ -
11	Prior Year Surplus/Deficit	\$ 30,000.00	\$ 12,500.00	\$ 33,056.68
12	<b>TOTAL REVENUE</b>	<b>\$ 402,439.00</b>	<b>\$ 165,290.89</b>	<b>\$ 405,495.68</b>

**EXPENSES**

**ADMINISTRATIVE EXPENSES**

13	Property Management	\$ 31,437.00	\$ 13,098.75	\$ 31,437.00
14	Bank Charges	\$ 540.00	\$ 169.75	\$ 540.00
15	Sundry, Postage & Copies	\$ 2,500.00	\$ 1,237.64	\$ 2,500.00
16	Professional - Audit	\$ 368.00	\$ 367.50	\$ 368.00
17	Professional - Legal	\$ 5,000.00	\$ 2,337.62	\$ 5,000.00
18	Professional Fees	\$ 6,000.00	\$ -	\$ 6,000.00
19	Insurance	\$ 53,000.00	\$ 23,610.25	\$ 53,000.00
20	Insurance Claims/Deductibles	\$ -	\$ -	\$ -
21	Insurance Appraisal	\$ 900.00	\$ -	\$ 900.00
22	Dues & Subscriptions	\$ 440.00	\$ 440.00	\$ 440.00
23	Telephone	\$ 3,200.00	\$ 1,253.80	\$ 3,200.00
24	Enterphone	\$ 500.00	\$ -	\$ 500.00
25	Misc. Administration	\$ -	\$ -	\$ -
26	Contingency Mediation & Insurance	\$ 25,000.00	\$ -	\$ 5,000.00
27	<b>TOTAL ADMIN. EXPENSES</b>	<b>\$ 128,885.00</b>	<b>\$ 42,515.31</b>	<b>\$ 108,885.00</b>

**UTILITIES**

28	Utilities - Electricity	\$ 22,000.00	\$ 12,522.68	\$ 22,000.00
29	Utilities - Natural Gas	\$ 21,000.00	\$ 7,062.89	\$ 21,000.00
30	Utilities - Water & Sewer Charges	\$ 18,000.00	\$ 5,907.20	\$ 18,000.00
31	<b>TOTAL UTILITIES</b>	<b>\$ 61,000.00</b>	<b>\$ 25,492.77</b>	<b>\$ 61,000.00</b>

**BUILDING MAINTENANCE**

32	Garbage Disposal & Recycling	\$ 12,000.00	\$ 4,529.88	\$ 12,000.00
33	Janitorial Services	\$ 30,000.00	\$ 10,548.01	\$ 30,000.00
34	Supplies	\$ 1,000.00	\$ -	\$ 1,000.00
35	Pest Control	\$ 1,500.00	\$ 670.95	\$ 1,500.00
36	General Repairs & Maintenance	\$ 18,000.00	\$ 2,605.74	\$ 15,056.68
37	Elevator Maintenance	\$ 9,000.00	\$ 3,009.05	\$ 9,000.00
38	Electrical Repairs	\$ -	\$ -	\$ -
39	Mechanical Maintenance	\$ 5,000.00	\$ 798.00	\$ 5,000.00
40	Garage Door Maintenance	\$ 3,500.00	\$ 807.02	\$ 3,500.00



STRATA CORPORATION EPS 2205 - ROYCE  
OPERATING BUDGET 2019  
YEAR END - December 31st

41	Fire & Alarm Maintenance	\$ 5,000.00	\$ 942.63	\$ 5,000.00
42	Fire & Alarm Monitoring	\$ 700.00	\$ -	\$ 700.00
43	Security Services & Cameras	\$ 500.00	\$ 806.00	\$ 500.00
44	Plumbing	\$ 1,000.00	\$ -	\$ 1,000.00
45	Lights & Ballast	\$ 10,020.00	\$ 4,178.00	\$ 10,020.00
46	Carpet Cleaning	\$ 2,000.00	\$ -	\$ 2,000.00
47	Painting & Decorating	\$ -	\$ -	\$ -
48	Dryer Vent Cleaning	\$ 3,454.00	\$ -	\$ 3,454.00
49	Full Building Clean	\$ 4,000.00	\$ -	\$ 4,000.00
50	Window Cleaning	\$ 6,000.00	\$ -	\$ 6,000.00

51	<b>TOTAL BUILDING MAINTENANCE</b>	\$ 112,674.00	\$ 22,877.18	\$ 109,730.68
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**GROUNDS MAINTENANCE**

52	Landscaping Services	\$ 35,380.00	\$ 14,742.00	\$ 35,380.00
53	Landscaping Upgrades	\$ -	\$ 2,446.50	\$ 20,000.00
54	Irrigation	\$ 1,000.00	\$ 1,067.85	\$ 1,000.00
55	Road & Sewer Maintenance	\$ -	\$ -	\$ -
56	Parking Lot Maintenance	\$ 4,000.00		\$ 4,000.00
57	Snow Removal	\$ 8,000.00	\$ 1,979.25	\$ 8,000.00

58	<b>TOTAL GROUNDS &amp; GARDENS</b>	\$ 48,380.00	\$ 20,235.60	\$ 68,380.00
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**RECREATION CENTRE**

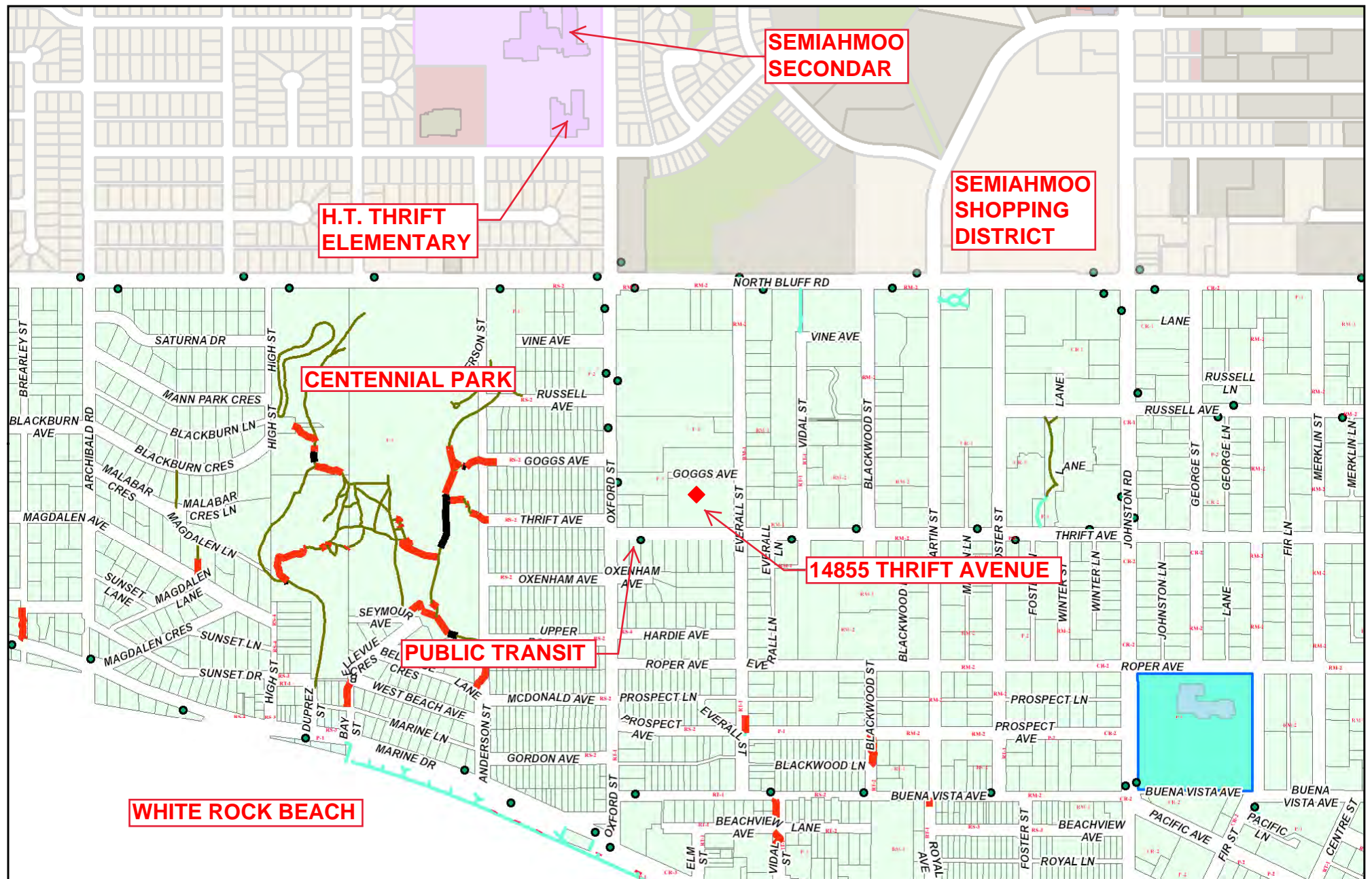
59	Rec. Centre R & M	\$ 1,500.00	\$ 280.00	\$ 1,500.00
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60	<b>TOTAL RECREATION CENTRE</b>	\$ 1,500.00	\$ 280.00	\$ 1,500.00
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61	<b>TOTAL OPERATING EXPENSES</b>	\$ 352,939.00	\$ 112,206.86	\$ 349,995.68
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62	Transfer to Contingency Fund	\$ 50,000.00	\$ 20,833.35	\$ 56,000.00
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63	<b>NET SURPLUS (DEFICIT)</b>	\$ -	\$ 33,056.68	\$ -
----	------------------------------	------	--------------	------



14855 Thrift Avenue

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at [cosmos.surrey.ca](http://cosmos.surrey.ca)

Scale: 1:8,000



Map created on: 2018-09-08

**WHITE ROCK**  
*My City by the Sea!*

North Bluff Rd./ 16th Ave.



## Legend

- City Limits
- Walkways
- Heritage Marker
- Parks
- Streets
- Trails

★ map is not to scale



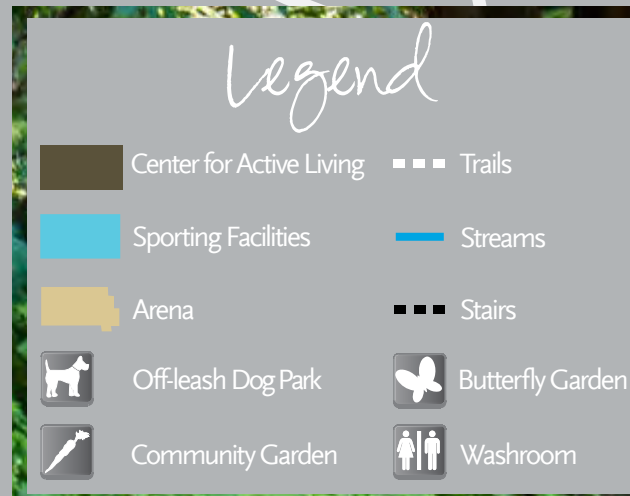
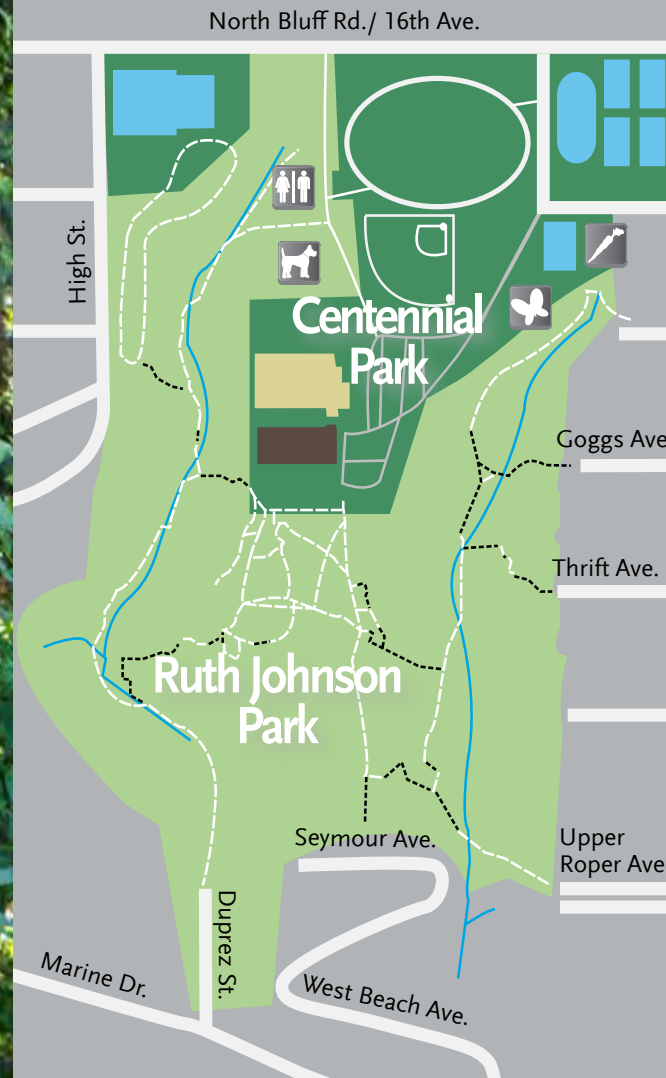
WHITE ROCK  
*Our City by the Sea!*



# City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**  
13689 Malabar Avenue
- 2 **Bayview Park**  
14586 Marine Drive
- 3 **Bryant Park**  
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**  
14600 North Bluff Road
- 5 **Coldicutt Park**  
14064 Marine Drive
- 6 **Davey Park**  
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**  
15479 Buena Vista Avenue
- 8 **Emerson Park**  
15707/15725 Columbia Avenue
- 9 **Gage Park**  
15100 Columbia Avenue
- 10 **Goggs Park**  
15497 Goggs Avenue
- 11 **Hodgson Park**  
15050 North Bluff Road
- 12 **Maccaud Park**  
1475 Kent Street
- 13 **Memorial Park**  
15300 Block Marine Drive
- 14 **Stager Park**  
15200 Columbia Avenue
- 15 **Totem Park**  
15400 Block Marine Drive



# City of White Rock Map

PARKS AND TRAILS

**WHITE ROCK**  
*City by the Sea!*

## WHITE ROCK BEACHES

**White Rock Beach** is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



**East Beach** is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



**Crescent Beach** in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.



# **SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017**

	<b>Elementary Schools</b>	<b>Public/Private</b>	<b>2016/17 Ranking</b>	<b>Ranking in the Most Recent 5 Yrs.</b>	<b>Overall Rating</b>
1	Semiahmoo Trail Elementary	Public	193/946	101/811	7.9/10
2	Morgan Elementary	Public	229/946	106/811	7.8/10
3	Chantrell Park Elementary	Public	193/946	106/811	7.8/10
4	Rosemary Heights Elementary	Public	256/946	117/811	7.7/10
5	Bayridge Elementary	Public	132/946	117/811	7.7/10
6	Crescent Park Elementary	Public	240/946	161/811	7.3/10
7	Ocean Cliff Elementary	Public	215/946	187/811	7.1/10
8	Laronde Elementary	Public	271/946	187/811	7.1/10
9	Ray Shepherd Elementary	Public	315/946	265/811	6.7/10
10	South Meridian Elementary	Public	361/946	319/811	6.4/10
11	Peace Arch Elementary	Public	640/946	319/811	6.4/10
12	Sunnyside Elementary	Public	382/946	342/811	6.3/10
13	White Rock Elementary	Public	663/946	360/811	6.2/10
14	H.T. Thrift Elementary	Public	538/946	428/811	5.9/10
15	Pacific Heights Elementary	Public	432/946	456/811	5.8/10
16	Jessie Lee Elementary	Public	335/946	471/811	5.7/10
	<b>Private Schools</b>		<b>2016/17 Ranking</b>		
1	Southridge	Private	1/946	1/811	10.0/10
2	Star of the Sea	Private	44/946	24/811	9.4/10
3	White Rock Christian	Private	64/946	161/811	7.3/10
	<b>Secondary Schools</b>		<b>2016/17 Ranking</b>		
1	Elgin Park Secondary	Public	57/253	42/246	7.4/10
2	Semiahmoo Secondary	Public	37/253	34/246	6.9/10
3	Earl Marriott Secondary	Public	52/253	87/246	6.6/10



# Out of Catchment Registration

## Out of catchment registration

As a growing district, enrolment at some district schools is already at, or over capacity. No waiting list can be maintained at the following schools at this time. Please see the school district's [regulations](#) for more details on how the allocation process works. **The following schools are unable to accept out-of-catchment registrations (except siblings of current students):**

### Elementary Schools

A.H.P. Matthew Elementary  
A.J. McLellan Elementary  
Adams Road Elementary  
**Bayridge Elementary**  
Cambridge Elementary  
Chimney Hill Elementary  
Clayton Elementary  
Coast Meridian Elementary  
Coyote Creek Elementary  
Erma Stephenson Elementary  
Fraser Wood Elementary  
Frost Road Elementary  
George Greenaway Elementary  
Goldstone Park Elementary  
**H.T. Thrift Elementary**  
**Hall's Prairie Elementary**  
Hazelgrove Elementary  
Hillcrest Elementary  
Hyland Elementary  
K.B. Woodward Elementary

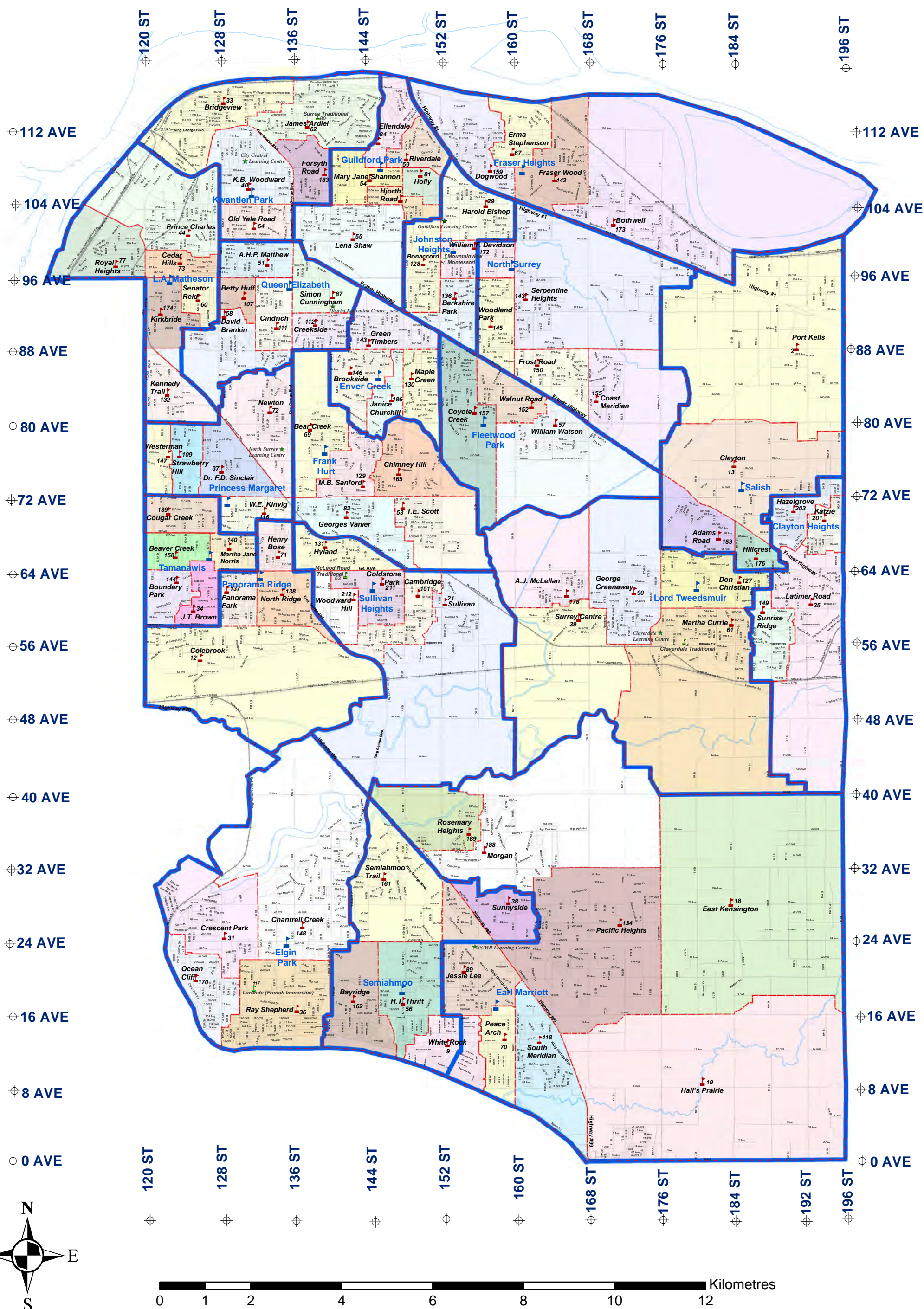
### Elementary Schools cont'd

Katzie Elementary  
Latimer Road Elementary  
**Morgan Elementary**  
North Ridge Elementary  
**Ocean Cliff Elementary**  
Old Yale Road Elementary  
Pacific Heights Elementary  
Panorama Park Elementary  
**Rosemary Heights Elementary**  
**Semiahmoo Trail Elementary**  
Simon Cunningham Elementary  
Sullivan Elementary  
**Sunnyside Elementary**  
Sunrise Ridge Elementary  
Surrey Centre Elementary  
T.E. Scott Elementary  
Walnut Road Elementary  
**White Rock Elementary**  
William Watson Elementary  
Woodward Hill Elementary

### Secondary Schools

Fleetwood Park Secondary  
Panorama Ridge Secondary  
**Semiahmoo Secondary**  
Sullivan Heights Secondary







### VALID PAY PARKING DECAL AREAS:

- City's Pay Parking Areas only for up to four (4) hours per day.
  - Marine Drive/Waterfront and Centennial Park pay parking in lots and on street.
  - Hospital pay parking on street.

### RESTRICTED AREAS:

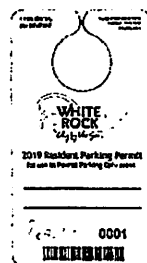
- Not entitled to park on streets posted as Permit Parking Only.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the Limited Time Parking meters at the Arena, posted as ½ hr short term.
- Not valid in any Private Pay Parking Lots located throughout the City.

### NOTE:

- **THE DECAL EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Decal before December 31. The next year's Decals are available for sale starting in November every year.
- Relocating your vehicle to another location does not entitle you to additional free use (maximum 4 hrs per day).
- If you change vehicles and keep the same licence plates, the decal may be transferred to the new vehicle. If you change licence plates you **MUST** register your new plates to match the decal in the Finance Department at City Hall

### THE DECAL MUST:

- Be Permanently Affixed on the lower inside, bottom left of your windshield (driver's side).
- Decals are non-refundable and are not to be tampered with, i.e. trimmed.



### VALID AREAS:

- City's Resident Permit Parking Areas only.

### TERMS & CONDITIONS:

- Hang Permit on rear view mirror, address side facing out, to avoid being ticketed.
- Permit only valid on the block printed on front of the Permit and the next adjacent block.
- Vehicle not displaying permit will be ticketed or possibly towed at owner's expense.
- Permit may not be duplicated in any manner.
- Not valid in Pay Parking or Time Limited Parking areas.

### NOTE:

- **THE PERMIT EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Permit before December 31. The next year's Permits are available for sale starting in November every year.
- Temporary one-day permits for special events can be acquired from the Finance Department at City Hall.

### LOST PERMITS:

- Each year, up to four replacement permits can be purchased from the Finance Department at City hall.
- You will be required to inform the Finance Department of which serial numbers you have remaining in your possession before a replacement permit can be purchased (this is to ensure that the lost permit serial number can be recorded).
- Serial numbers of lost permits will be recorded and any vehicle found displaying the lost permit will be ticketed.