

SEMIAMHOO PLACE BCS401

REGISTERED BYLAWS

Registration Number	Comments	Date of Registration
	Developer Bylaws Added as per Disclosure Statement	
CA4355521	Amended at the AGM held on March 25, 2015	April 24, 2015
CA5236680	Amended at the AGM held on May 16, 2016	June 3, 2016
CA60774167	Amended at the AGM held on May 4, 2017	June 16, 2017
CA6753957	Amended at the AGM held on April 11, 2018	April 24, 2018
CA7836491	Amended at the SGM held on October 10, 2019	October 29, 2019

Bylaws

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

Payment of strata fees

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

(2) If an owner is late in paying his or her Strata fees, the Owner must pay to the Strata Corporation interest on the late payment in the amount of 10% per annum, compounded Annually and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it is 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;

(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

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of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

(3) (a) An owner, tenant or occupant must not use or permit to be used a residential strata lot, common property or common assets in a way that is for commercial or professional purposes or activities, including but not limited to the following:

(i) Short-term rentals,

(ii) Hotel or hotel-like accommodation,

(iii) A boarding or lodging house,

(iv) Bed and breakfast,

(v) Airbnb, Homeaway, VRBO or any other vacation-like, short-term rental or short-term accommodation arrangements,

(vi) Executive home rental arrangements,

(vii) House swaps,

(b) For the purpose of bylaw 3.3(a) short term rentals, short-term license agreements or other short term accommodation referred to in bylaw 3.3(a) is defined as any lease, tenancy agreement, license agreement, or agreement to occupy a strata lot that is for a period of less than one year.

3(4) Pets

1) An owner, tenant, or occupant must not keep any pets on a strata lot other than one or more of the following:

a) A reasonable number of fish or other small aquarium animals;

b) A reasonable number of small caged animals;

c) Up to 2 caged birds;

d) Up to 2 cats or dogs, maximum height 19" from the shoulder

2) Owner must submit a pet registration form for each pet. Should the owner, tenant, occupant, or visitor acquire a new or additional pet, the owner must complete a new form.

3) All pets must be spayed or neutered. If there is a reason the pet(s) cannot be spayed or neutered, please provide explanation in writing to the Strata Council.

4) All pets must be licensed or registered annually in accordance with any existing municipal bylaw.

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- 5) The 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.
- 6) All dogs and cats must have permanent identification in the form of tattoo or microchip.
- 7) The owner, tenant, occupant, or visitor will pick up the pets' waste immediately (and disinfect) from any area on the residential property. Failure to act promptly will be a breach of the Schedule of Standard Bylaws Use of Property 3(2).
- 8) The owner, tenant, occupant, or visitor will maintain a regular flea control and vaccination program appropriate to the type of pet. Should flea infestation from these pet(s) occur on the residential property, the Strata Council may require all owners who use the space to have carpets shampooed and de-fleaed. Failure by the owners to act promptly on the Strata Council's request will be a breach of the Schedule of Standard Bylaws Use of Property 3(2).
- 9) The owner or tenant must act in accordance with Schedule of Standard Bylaws Use of Property 3 (1) (b). If the owner, tenant, occupant, or visitor's pet is disturbing the quiet enjoyment of others, the owner, tenant, occupant, or visitor will remediate the problem in a timely manner through work with a pet trainer, behaviourist, daycare, or sitter/walker at their own expense. If the problem has not been remediated in a timely manner, a bylaw enforcement hearing will be held in accordance with the provisions of the Strata Property Act. At the end of the hearing, the council may take no action, fine the owner, or order the immediate removal of the pet from the strata lot. The owner of the pet will be advised about the outcome of the hearing in writing.
- 10) The owner must ensure that all pets are kept well-groomed, in particular the nails of dogs and cats are kept trimmed to limit potential noise and damage related to pacing or scratching.
- 11) The pets must not be left in the unit if the owner, tenant, occupant, or visitor will be absent from the unit for an extended period of time. If the pets are left in the care of an alternate caregiver in the unit, the name and telephone number of the caregiver must be provided to the Strata Council.
- 12) Prohibited or restricted exotic animals, as defined by the B.C. Wildlife Act Controlled Alien Species Regulation are not permitted as pets.

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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 the building;

(b) the exterior of a building;

(c) chimneys, stairs, balconies or other things attached to the exterior of a building;

(d) doors, windows or skylights on the exterior of a building, or that front on the common property;

(e) fences, railings or similar structures that enclose a patio, balcony or yard;

(f) common property located within the boundaries of a strata lot;

(g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

(2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

(3) This section does not apply to a strata lot in a bare land strata plan.

Obtain approval before altering common property

6(1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.

(2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

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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 portion of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.

(2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 – Powers and Duties of Strata Corporations

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 the building;

(B) the exterior of a building;

(C) chimneys, stairs, balconies and other things attached to the exterior of a building;

(D) doors, windows and skylights on the exterior of a building or that front on the common property;

(E) fences, railings and similar structures that enclose patios, balconies and yards;

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(d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to:

(i) the structure of a building;

(ii) the exterior of a building;

(iii) chimneys, stairs, balconies and other things attached to the exterior of a building;

(iv) doors and windows on the exterior of a building or that front on the common property;

and

(v) fences, railing and similar structures that enclose patios, balconies and yards.

Division 3 – Council

Council size

9(1) subject to subsection (2), the council must have at least 3 and not more than 7 members.

(2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

Council members' terms

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

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

Removing council member

11(1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.

(2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

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Replacing council member

12(1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.

(2) A replacement council member may be appointed from any person eligible to sit on the council.

(3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.

(4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

13(1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.

(2) A person may hold more than one office at a time, other than the offices of president and vice president.

(3) The vice president has the powers and duties of the president:

(a) while the president is absent or is unwilling or unable to act; or

(b) for the remainder of the president's term if the president ceases to hold office.

(4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling council meetings

14(1) Any council members 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

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(b) the meeting is required to deal with an emergency situation and all council members either:

(i) consent in advance of the meeting; or

(ii) are unavailable to provide consent after reasonable attempts to contact them.

(4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

Requisition of council hearing

15(1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.

(2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.

(3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

Quorum of council

16(1) A quorum of the council is:

(a) 1, if the council consists of one member;

(b) 2, if the council consists of 2, 3 or 4 members;

(c) 3, if the council consists of 5 or 6 members; and

(d) 4, if the council consists of 7 members.

(2) Council members must be present in person at the council meeting to be counted in establishing a 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.

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(4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:

- (a) bylaw contravention hearings under section 135 of the Act;
- (b) rental restriction bylaw exemption hearings under section 144 of the Act;
- (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

18(1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.

(2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

(3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to inform owners of minutes

19 The council must inform owners of the minutes of all council meetings within 2 weeks of the meetings, 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.

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(4) The council may not delegate its powers to determine, based on the facts of a particular case:

- (a) whether a person has contravened a bylaw or rule;
- (b) whether a person should be fined, and the amount of the fine; or
- (c) whether a person should be denied access to a recreational facility.

Spending restrictions

21(1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.

(2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of council member

22(1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.

(2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 – Enforcement of Bylaws and Rules

Maximum fine

23 The strata corporation may fine an owner or tenant a maximum of:

- (a) \$200.00 for each contravention of a bylaw, and
- (b) \$50.00 for each contravention of a rule; **(2015 AGM)**

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 meeting must be chaired by the president of the council.

(2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.

(3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

26(1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.

(2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.

(3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

27(1) At an annual or special general meeting, voting cards must be issued to eligible voters.

(2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.

(3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.

(4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

(5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president may break the tie by casting a second, deciding vote.

(6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.

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(7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

28 The order of business at annual and special general meetings is as follows:

- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting.
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 – Voluntary Dispute Resolution

Voluntary dispute resolution

29(1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if:

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

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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 – Additions to the Standard Bylaws

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.

Insurance and Damage to Property

31 (1) For the purposes of sections 149(4)(b) of the Act, “major perils” shall include the peril of “earthquake” in addition to those perils listed under Regulation 9.1(2).

(2) The owner(s) of a strata lot shall be obligated to pay to the strata corporation the amount of any insurance deductible required to be paid by the strata corporation in relation to any claim made under or against the strata corporation’s insurance policy which is the result of physical damage to the common property, limited common property or those portions of a strata lot which the strata corporation is required to insure for which the owner(s), a tenant or an occupant of that owner’s strata lot or their guest(s) or invitee(s), are responsible or the source of which originates in that owner(s) strata lot. The amount of such deductible shall be payable along with the next installment of strata fees.

(3) The strata corporation, subject to the terms of the Strata Property Act and these bylaws, may sue an owner, tenant or occupant for damages suffered (including but not limited to the amount of any insurance deductible paid by the strata corporation or repair costs incurred) as a result of physical damage caused by or resulting from the acts or omissions of that owner, tenant, occupant or their guest(s) or invitee(s) to the common property, limited common property or those portions of a strata lot which the strata corporation is required to repair or insure. The strata corporation may choose to sue only the owner(s) of a strata lot in relation to damage caused by a tenant or other occupant of that strata lot or their guest(s) or invitee(s). Nothing in

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this section shall act to restrict the rights of the strata corporation arising under s. 133 of the Strata Property Act.

(4) If an owner makes an insurance claim under the strata corporation's insurance policy in relation to any portion of that owner's strata lot which the strata corporation is required to insure and the owner(s), a tenant or an occupant of that owner's strata lot or their guest(s) or invitee(s) are responsible for the damage which gave rise to the claim, the owner shall pay any deductible required to be paid.

(5) An owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any portion of a strata lot which the strata corporation is required to repair and maintain by the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants, invitees, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. Where the said damage is covered by insurance any insurance deductible paid or payable by the strata corporation shall be collectible in accordance with this bylaw. **(2015 AGM)**

Production of Medicinal Marijuana

34 (1) An owner, tenant or occupant must not permit a marijuana grow operation or production facility or allow such activities to operate or function within or outside of a Strata Lot, regardless of whether such operation is licensed or otherwise permitted by any government authority.

(2) Should any owner, tenant, or occupant violate this bylaw, any resultant increase in the insurance premium of the Strata Corporation must be borne solely to the owner of the Strata Lot regardless of whether the owner had any knowledge or involvement in such violation. These costs will be payable within fourteen (14) days of written notification from the Strata Corporation. Nothing in this bylaw will be construed as a restriction on the rights of the Strata Corporation to pursue all remedies against the offending owner, tenant or occupant at law, including injunctive relief.

Production of Illegal Substances

35 (1) An owner, tenant or occupant must not produce illegal substances or allow such activities to operate or function within or outside of a Strata Lot.

(2) Should any owner, tenant, or occupant violate this bylaw, any resultant increase in the insurance premium of the Strata Corporation must be borne solely to the owner of the Strata Lot regardless of whether the owner had any knowledge or involvement in such violation. These costs will be payable within fourteen (14) days

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of written notification from the Strata Corporation. Nothing in this bylaw will be construed as a restriction on the rights of the Strata Corporation to pursue all remedies against the offending owner, tenant or occupant at law, including injunctive relief.

RESOLUTION – BYLAW AMENDMENTS

1. Owners/ Tenants shall use only the locker assigned to their strata unit. No objects are to be stored in walkways or on top of the storage locker in accordance with directions Council received from the Surrey Fire Dept. Council shall make periodic checks of the storage lockers and if anything is stored on top of any locker Council shall have the authority to dispose of these immediately.
2. All window coverings (i.e. draperies/blinds) visible from the outside of the building shall be white or cream in colour so as not to deter from the appearance of the building.
3. No charcoal barbeques are allowed to be used on either common property or limited common property.
4. An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
 - (a) A reasonable amount of fish in an aquarium
 - (b) One Dog or One Cat, Dogs shall not exceed 18” height at the shoulders.
 - (c) up to two caged Birds
 - (d) Absolutely no snakes, lizards, caged mammals or any exotic animals.
5. An owner of a pet shall not permit the pet to urinate or defecate on common property. If any pet does urinate or defecate on the common property inside the building, the owner of the pet shall immediately and completely remove of the pet’s waste and disinfect and deodorize the area. This will ensure that other pets will not be tempted to mark over the spot.
6. Any owner, tenant or occupant changing the floor coverings must ensure that a noise reduction material with the “Impact Insurance Class” (known as IIC) reading of **72** or better is required for engineered hardwood or laminated, flooring. All wooden floors must be floating floors due to sprayed concrete used in construction. All tile installation must be laid with proper adherence to noise reduction, not nailing of sub floor as the nail negate the noise reduction of the subfloor.

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7. All air conditioners must be free standing ones that are inside of your unit and vented through a window. The vent should be installed with either clear or white material to hold it in place in the window so as not to detract from the look of the building. Air conditioners are not to be left vented through the windows year round. They must be removed October 15th to April 15th of each year.
8. An owner who lists their unit(s) for sale must adhere to the following
 - A. Absolutely no Lock Boxes are to be used by Real Estate Agents.
 - B. No Open Houses shall be permitted
 - C. Real Estate signs shall be hung on a post provided by Strata Corporation and not individually put up. Only standard size hanging signs are permitted.
- 9. There will be a \$100.00 non-refundable Move-In fee for all moves into the building.**

10. Rental Restrictions

1. The number of residential strata lots that may be leased at any one time is limited to four (4) residential strata lots.
2. Any owner wishing to rent his or her residential strata lot must make an application in writing to the strata council for permission to rent before entering into a tenancy agreement. For greater certainty this bylaw applies to a new rental and to any existing rentals approved by the strata council pursuant to this bylaw where the tenancy, for any reason, is terminated before the expiration of the tenancy agreement.
3. If the number of residential strata lots leased at the time an owner applies for permission to lease has reached the limit stated in bylaw 43(1), excluding strata lots exempted pursuant to sections 142, 143 and 144 of the Act, the strata council must refuse permission and notify the owner in writing, as soon as possible stating that the limit has been reached or exceeded and place the owner of the strata lot on a waiting list to be administered by the strata council based on the date the request for permission to rent is received by the strata council.
4. If the limit stated in bylaw 10.1 has not been reached at the time the owner applies for permission to rent, excluding strata lots exempted pursuant to sections 142, 143 and 144 of the Act, the strata council will grant permission and notify the owner of the same in writing as soon as possible.
5. Upon acceptance of an application to rent, an owner must enter into a lease of a strata lot within sixty (60) days from acceptance by the strata council of such owner's application otherwise the permission expires. During the 60 days

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immediately following the granting of approval to lease the strata lot will be deemed to be leased for the purpose of bylaw 10.1.

6. Prior to possession of a residential strata lot by a tenant an owner will deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
7. Within two weeks of renting a residential strata lot the landlord must give the strata corporation a copy of the Form K Notice of Tenant's Responsibilities signed by the tenant in compliance with section 143 of the Act.
8. Where an owner leases a strata lot in contravention of bylaw 10.1, 10.2 or 10.3 the owner is subject to a fine of \$500.00 for a contravention of this bylaw, and may impose such fine for a continuing contravention every seven days and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including but not limited to seeking a declaration or an injunction to enforce this bylaw. Any legal costs incurred by the strata corporation to enforce the rental restriction bylaws shall be the recoverable from the owner on a solicitor and own client basis by the strata corporation.
9. For the purpose of this bylaw no owner who is given approval by the strata council to rent shall rent or lease his or her strata lot for a period shorter than one (1) year.