



STRATA PLAN LMS 1558 REGENT COURT

BYLAWS

**STRATA PLAN LMS 1558
REGENT COURT BYLAWS**

Amendments:

Registration: May 13, 2011	BB1955114
Registration: May 9, 2018	CA6789243
Registration: May 17, 2019	CA7509902

Disclaimer: This document is being provided as part of the Strata Corporation records. Viewers are cautioned that official registered documents are available in the Land Title Office and shall be considered the true and official document.

TABLE OF CONTENTS

DIVISION 1 – DUTIES OF OWNERS, TENANTS, OCCUPANTS AND VISITORS.....	1
1 Payment of strata fees	1
2 Repair and maintenance of property by owner	1
3 Use of property	1
4 Inform strata corporation	4
5 Obtain approval before altering a strata lot.....	4
6 Obtain approval before altering common property.....	4
7 Permit entry to strata lot.....	4
DIVISION 2 — POWERS AND DUTIES OF STRATA CORPORATION.....	5
8 Repair and maintenance of property by Strata Corporation.....	5
DIVISION 3 — COUNCIL	6
9 Council size	6
10 Council members' terms	6
11 Removing council member.....	6
12 Replacing council member	6
13 Officers	7
14 Calling council meetings	7
15 Requisition of council hearing	7
16 Quorum of council.....	8
17 Council meetings	8
18 Voting at council meetings	8
19 Council to inform owners of minutes	8
20 Delegation of council's powers and duties.....	9
21 Spending restrictions	9
22 Limitation on liability of council member	9
DIVISION 4 — ENFORCEMENT OF BYLAWS AND RULES.....	10
23 Maximum fine	10
24 Continuing contravention	10
DIVISION 5 — ANNUAL AND SPECIAL GENERAL MEETINGS	10
25 Quorum of Annual or Special General Meetings	10
26 Person to chair meeting	10
27 Participation by other than eligible voters.....	11
28 Voting	11
29 Order of business.....	11
DIVISION 6 — VOLUNTARY DISPUTE RESOLUTION	12
30 Voluntary dispute resolution.....	12

DIVISION 7 — GENERAL 13

31	Pets	13
32	Christmas Trees.....	13
33	Advertising and Signs	13
34	Parking / Vehicles	14
35	Insurance.....	15
36	Rentals	15
37	Small Claims.....	15
38	Garbage / Recycling	16
39	Security.....	16
40	Bicycles and Storage	16
41	Smoking.....	16
42	Moves	16

**REGENT COURT
Strata Plan LMS 1558**

SCHEDULE OF STANDARD BYLAWS

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

1 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.
- (2) Any owner who fails to pay strata fees on or before the first day of the month may be subject to a fine of \$100 per month.

2 Repair and maintenance of property by owner

- (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.

3 Use of property

- (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot, which the Strata Corporation must repair and maintain under these bylaws or insure under section 149 of the *Act*.
- (3) An owner, tenant or occupant must not:

- (a) Use a strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
- (b) Make, cause or produce undue noise, smell, vibration or glare in or about any strata lot or common property or do anything which will interfere unreasonably with any other owner, tenant or occupant;
- (c) Use of any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner, tenant or occupant;
- (d) Obstruct or use the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;
- (e) Leave on the common property or any limited common property, any shopping cart or any other item designated from time to time by the strata council;
- (f) Use a barbeque, hibachi or other like cooking device on a balcony, deck or patio unless such barbeque, hibachi or cooking device is powered by propane, natural gas or electricity and such propane, natural gas or electricity powered barbeques, hibachis and other light cooking devices shall not be used except in accordance with rules made by the strata corporation from time to time;
- (g) Shake any rugs, blankets, mops or dusters or anything else, nor discharge any fuse, out of the windows or doors or from the balcony of a strata lot;
- (h) Do anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;
- (i) Permit a condition to exist within a strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
- (j) Allow a strata lot to become unsanitary or a source of odour;
- (k) Feed pigeons, gulls, or other birds, squirrels, rodents or other animals from a strata lot or anywhere on or in close proximity to the common property or any limited common property, but this shall not apply to a pet permitted to be kept in a strata lot pursuant to these bylaws and the rules made hereunder, which pet shall be fed only in a strata lot;
- (l) Install or hang any window coverings or drapes that are visible from the exterior of his strata lot, which are different in size or colour from those of the original building specifications;

- (m) Hang or display any laundry, washing, clothing, bedding or other articles from windows, balconies or other parts of the building so that they are visible from the outside of the building;
 - (n) Use or install in or about a strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the council;
 - (o) Erect, place, on or fasten to the strata lot, the common property or any limited common property any television, radio antenna, satellite dish, or similar structure or appurtenance thereto;
 - (p) Place any signs, billboards, notices or other advertising matter of any kind on, or visible from, the exterior of a strata lot;
 - (q) Place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, barbeques, summer furniture and accessories nor install any hanging plants or baskets or other hanging items within three feet of a balcony railing line;
 - (r) Give any keys, combinations, security cards or other means of access to the building, the parking garage or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws; and.
 - (s)
 - (i) permit a Residential unit to be occupied under a short-term Residential tenancy lease, contractor, or license arrangement for transient, hotel or commercial purposes, including, without limitation, VRBO, Premier Executive Suites, Airbnb, or any newspaper, magazine or web base Residential home rental entities. Without limiting the generality of the foregoing, a resident must not enter into a license for the use of all or part of a strata lot.
 - (ii) Effective April 30, 2019, any breach of Bylaw 3.(3) (s) (i) is subject to a fine of \$1,000, which fine may be levied on a daily basis.
 - (t) Grow marijuana in their strata lot.
- (4) A strata lot and the common property (including limited common property) must not be used, occupied or modified for the purpose of the growing, producing, harvesting, marketing, selling or distribution of cannabis or marijuana. Storage within a strata lot or transport through common property of cannabis or marijuana is also prohibited, except for quantities less than or equal to limits specified (if any) for legal personal possession of cannabis or marijuana under relevant Canadian or BC legislation.

4 Inform strata corporation

- (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 and emergency contact particulars.

5 Obtain approval before altering a strata lot

- (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; and
 - (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.

6 Obtain approval before altering common property

- (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.

7 Permit entry to strata lot

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
 - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and

- (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the *Act*,
- (2) The notice referred to in subsection 7 (1)(b)) must include the date and approximate time of entry, and the reason for entry.

Division 2 — Powers and Duties of Strata Corporation

8 Repair and maintenance of property by Strata Corporation

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

- (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
- (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 — Council

9 Council size

- (1) The council must have at least 3 and not more than 7 members.
- (2) No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under the Act.
- (3) A spouse, including a common law spouse, of an owner; is eligible to be on council.

10 Council members' terms

- (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.

11 Removing council member

- (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.

12 Replacing council member

- (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.

13 Officers

- (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.

14 Calling council meetings

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

15 Requisition of council hearing

- (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 Quorum of council

- (1) A quorum of the council is
 - (a) 2, if the council consists of 3 or 4 members,
 - (b) 3, if the council consists of 5 or 6 members, and
 - (c) 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.

17 Council meetings

- (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) Despite subsection (2), 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.

18 Voting at council meetings

- (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.

19 Council to inform owners of minutes

- (1) 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.

20 Delegation of council's powers and duties

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

21 Spending restrictions

- (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.

22 Limitation on liability of council member

- (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

23 Maximum fine

- (1) The strata corporation may fine an owner or tenant a maximum of
 - (a) \$200 for each contravention of a bylaw, and
 - (b) \$50 for each contravention of a rule.
- (2) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by either the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule which may be established from time to time by the council pursuant to the Act or these bylaws, shall become part of the assessment of the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.
- (3) Interest calculated at a rate of 10% per annum compounded annually, shall be payable on overdue strata fees and special levies.

24 Continuing contravention

- (1) 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

25 Quorum of Annual or Special General Meetings

- (1) 15% of the persons entitled to vote present in person or by proxy constitutes a quorum.
- (2) If within ½ hours from the time appointed for a general meeting, a quorum is not present, the persons entitled to vote present constitutes a quorum

26 Person to chair meeting

- (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.

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

27 Participation by other than eligible voters

- (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.

28 Voting

- (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) 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.
- (7) An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring an unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.

29 Order of business

- (1) 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 minutes from the last annual or special general meeting;
- (f) deal with unfinished business;
- (g) 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;
- (h) ratify any new rules made by the strata corporation under section 125 of the Act;
- (i) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (j) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (k) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (l) elect a council, if the meeting is an annual general meeting;
- (m) terminate the meeting.

Division 6 — Voluntary Dispute Resolution

30 Voluntary dispute resolution

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

Division 7 — General

31 Pets

- (1) No owner, or their tenant(s), shall keep any dog, cat or other animal in their strata lot.
- (2) Residents with pets at the date of implementation of this bylaw shall register their pets with the strata council and those owners with pets shall keep their pets until such time as they decease at which time the provision of subsection (1) shall be applicable.
- (3) The strata council may for just cause demand removal of a pet, such demand shall be in writing to the owner allowing 30 days for removal of the pet.
- (4) Pets shall not traverse the common property of Strata Plan LMS-1558 unless on a regulation leash (not over six feet in length) held by the owner or his/her designate.
- (5) An owner, or his/her designate, shall ensure that any fecal droppings by his/her pet(s) on common property of the strata corporation are picked up and deposited in a garbage container.
- (6) An owner shall discourage his/her dog(s) from excessive barking at all times.
- (7) For the purpose of paragraph (3) of this bylaw “just cause” shall include, but not limit to, excessive barking, traversing of the common property by dogs without leashes and defecation on common property without pick-up.
- (8) Owners who wish to express a complaint to the council about any pet or its owner must do so in writing. Complaints should be specific as to violation, dates and times, and wherever possible, contain witness verification.
- (9) The strata council shall have the authority to levy a fine of up to \$50 for any violation of these bylaws.
- (10) No owner, or their tenant(s) shall wash their pets in any of the common areas.
- (11) Reference to owner shall include any tenant or occupant of a strata lot. Visitors are not allowed to bring in any pets into the building. Owners are responsible for their visitor’s animals.

32 Christmas Trees

- (1) Live or real Christmas trees are not permitted.

33 Advertising and Signs

- (1) No signs, billboards, notices or other advertising matter of any kind shall be placed on any part of a lot without the written consent of the strata council.

- (2) An owner of a strata lot, when selling, will not permit "For Sale" signs to be placed on or about the common property.
- (3) Open Houses are not permitted.

34 Parking / Vehicles

- (1) No owner or any occupant of a strata lot may use any parking space within the strata, except the parking space which has been specifically assigned to his strata lot or the parking space assigned to the strata lot of another owner when specifically agreed to with that other owner.
- (2) Owners may only rent their assigned parking space to residents of Regent Court.
- (3) Only motor vehicles that are properly insured, and the insurance must be in effect, may park in the parkade.
- (4) No one shall park their vehicle or leave their vehicle unattended, in such a manner that it will interfere or infringe upon other parking spaces or which will reduce the width of the parkade roadway or ramp or any roadway on the common property.
- (5) Vehicles may be washed only at designated locations within the parkade and persons washing vehicles must wash and remove all dirt, refuse and excess water resulting from the vehicle being washed.
- (6) Vehicles, which drip fluids other than water, will be prohibited from parking in the parkade until such time as the vehicle is repaired. Owners of vehicles causing the staining of the parkade floor as a result of fluid loss must remove all evidence of the fluid leak. The owner is responsible to have the material and evidence of the fluid leak removed. If the owner and/or resident do not clean up the absorbent material and the parking space within 48 hours of being notified, the strata corporation will have the parking space cleaned (unless other arrangements have been made with the resident manager), and there will be an additional cost of \$75 assessed to the owner of the strata lot. Drip pans, cardboard, etc. are not permitted to contain fluids which are dripping from a motor vehicle.
- (7) No parking space may be used for storage of anything other than properly insured roadworthy motor vehicle.
- (8) Motor tune ups, oil changes, mechanical repairs will not be permitted in the parkade or on common property.
- (9) Excessive engine running while a vehicle is parked in the parkade will not be permitted. Excessive is defined as longer than ten minutes.
- (10) The parkade is common property and shall not be altered or defaced in any manner without prior written authorization from strata council.

- (11) If someone is entering the parkade in front of your vehicle, you must wait for the gate to close behind them before you open the gate and proceed through the opening created.
- (12) Visitor's parking spaces are only for visitors to residents of Regent Court, subject to Rules & Regulations enacted by strata council. This space is intended for short term parking unless other arrangements have been made with strata council.
- (13) Violators will be subject to fines of \$25 for a first offence and up to \$100 for each subsequent offence.

35 Insurance

- (1) In the event that loss or damage occurs that gives rise to a valid claim under the strata corporation's insurance policy, it is agreed and understood that: if the origination of the loss is within the interior confines of an individual strata lot the deductible of the strata corporation's policy relative to the loss shall be paid by the individual strata lot owner in whose lot the cause of the damage originated.
- (2) The foregoing will also hold true if the careless, negligent or inattentive acts of a strata lot owner causes damage that gives rise to a valid claim under the strata corporation's insurance policy, and the origination of the loss is anywhere on the premises.
- (3) In the event that an owner or an owner's tenant, occupant, or visitor causes damage to common property, limited common property or common facilities and the damage is not covered by insurance, the strata lot owner shall be held responsible for such loss and promptly reimburse the strata corporation for the full costs of repair or replacement of the damage done.
- (4) Where any loss or damage originates from common property as defined in the Strata Property Act and is not the responsibility of a strata lot owner as previously defined, the deductible shall then be the responsibility of the strata corporation.
- (5) Damage to personal property of an owner or occupant of a unit, together with any upgrading, substituting or improvements or betterments to the unit that have been made or acquired by the present owner from those originally installed shall be the responsibility of the owner.

36 Rentals

- (1) There is no rental restriction at Regent Court; provided, however, that no rental or sublet of less than 30 consecutive days is permitted.
- (2) Any owner of a strata lot who leases his lot without submitting a Form K in accordance with the Strata Property Act shall be liable to a fine of \$50 for every month or part thereof that a tenant is in occupancy of the strata lot and the Form K is not submitted.

37 Small Claims

- (1) Notwithstanding any provision of the Act, the strata corporation may proceed under the Small Claims Act (British Columbia) against an owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a $\frac{3}{4}$ vote.

38 Garbage / Recycling

- (1) All household refuse and recycling material shall be secured in suitable plastic bags or recycling containers, and then disposed of in the proper recycling container or garbage bin. The owners will comply with the City's recycling program as it is implemented or modified by the City, as required.
- (2) Any waste material other than ordinary household refuse and normally collected recycling materials shall be removed by the individual owner or resident of the strata lot.
- (3) There is to be no garbage left in the walkway or common areas and it is the responsibility of all owners/residents to keep the common property neat and clean.

39 Security

- (1) Strata lot owners or residents are responsible for anyone they admit onto or about the common property, inclusive of agents, servants, licensees, or invitees.

40 Bicycles and Storage

- (1) Bicycles are not permitted in elevators, hallways or any other common areas. No bicycles are to be kept on balconies or patios: instead, they shall be stored within the owner's bicycle storage locker or such other area as may be prescribed by the strata council. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.

41 Smoking

- (1) No smoking is allowed in all the common areas and limited common areas of the building, including the patios and balconies of the individual units.
- (2) No smoking is allowed within six (6) feet from the front entrance of the building.

42 Moves

- (1) All moves in and out of the building must be booked at least seventy-two (72) hours in advance with the building manager.
- (2) There shall be a \$100 charge assessed for each move-in to a strata lot.
- (3) A resident must ensure that all common areas, hallways and lobby areas are clean and left damage free, upon completion of the move.

- (4) The moving party will be responsible for any damage to the common areas. Damage costs not covered by the moving party shall be assessed to the owner of the strata lot