

LANGARA COURT

STRATA PLAN – VR 519

BYLAWS

(Last updated at the November 22, 2018, AGM)

Please find attached a copy of the **Bylaws** and / or amendments for
Strata Corporation VR 519

These Bylaws are provided on a “without prejudice” basis. If you require Bylaws for legal purposes, we recommend you obtain an exact copy of the Strata Corporation’s registered Bylaws from the Land Titles Office and consult professional legal counsel regarding their content.

THE WYNFORD GROUP
Managing Agents for
Strata Plan VR 519

Bylaws - VR 519 Langara Court

Preamble

These bylaws bind the strata corporation and the owners, tenants and occupants to the same extent as if the bylaws had been signed by the strata corporation and each owner, tenant and occupant and contained covenants on the part of the strata corporation with each owner, tenant and occupant and on the part of each owner, tenant and occupant with every other owner, tenant and occupant and with the strata corporation to observe and perform their provisions.

Unless otherwise stated, all terms have the meanings prescribed in the *Strata Property Act*, S.B.C. 1998, c.43 (the "Act"). For the purposes of these bylaws, "residents" means collectively, owners, tenants and occupants and "a resident" means collectively, an owner, a tenant and an occupant. The Schedule of Standard Bylaws to the Act does not apply to the strata corporation.

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

1. Compliance with bylaws and rules

- 1.1 All residents and visitors must comply strictly with the bylaws and rules of the strata corporation adopted from time to time.

2. Payment of strata fees and special levies

- 2.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- 2.2 Where an owner fails to pay strata fees in accordance with bylaw 2.1, outstanding strata fees will be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, failure to pay strata fees on the due date will result in a fine of \$100.00 for each contravention of bylaw 2.1. Each dishonoured cheque or dishonoured automatic debit will be deemed to be in contravention of bylaws 2.1 and subject to the \$100.000 fine. Each dishonoured cheque or dishonoured automatic debit will be subject to an administration charge of \$25.00.
- 2.3 An owner should provide the strata corporation or its agent with twelve (12) consecutive monthly post-dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month or, if applicable, written authorization for monthly automatic debit from the owner's bank account.
- 2.4 A special levy is to be due and payable on the date or dates noted in the resolution authorizing the special levy.
- 2.5 Failure to pay a special levy on the due date will result in a fine equal to that portion of the levy due or \$100.00, whichever is the lesser, for each contravention of bylaw 2.4. Each dishonoured cheque or dishonoured automatic debit will be deemed to be in contravention of bylaw 2.4 and subject to the \$100.00 fine. Each dishonoured cheque or dishonoured automatic debit will be subject to an administration charge of \$25.00
- 2.6 Where an owner fails to pay a special levy in accordance with bylaws 2.4, outstanding special levies will be subject to an interest charge of 10% per annum, compounded annually.

3. Repair and maintenance of property by owner

- 3.1 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.
- 3.2 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.

4. Use of property

- 4.1 A resident 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 or offensive odours,
 - (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.
- 4.2 A resident 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.
- 4.3 An owner is responsible for any damage caused by occupants, tenants or visitors to the owner's strata lot.
- 4.4 An owner / resident shall indemnify and save harmless the Strata Corporation from the expense of any maintenance, repair or replacement of any damaged common property, limited common property, common facilities, strata lots or the contents thereof caused by the owner or by any member of the owner's family or their guests, employees, contractors, agents, tenants or volunteers or for any loss, damage or expense arising from the owner's strata lot or any adjoining strata lots where such loss, damage or expense arising from that part or parts of a strata lot that an owner is required to repair and maintain under these bylaws but only to the extent that such expense is not met by the proceeds received by operation of any strata insurance policy and the application of any direction of payment caused to be made by the Insurance Bureau of Canada and its publications or the Strata Property Act of B.C.

For the purposes of this bylaw, any insurance deductibles paid or payable by the application of the Strata Corporation's policy or damage done and requiring repair that is under the appropriate deductible of the Strata Corporation's policy shall be considered as an expense chargeable to the owner and shall be added to and become part of the assessment of that owner for the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of the monthly assessment.

- 4.5 A resident must not use, or permit to be used, the strata lot except as private dwelling home and, unless granted prior written approval by the council, a resident must not allow more than two persons to occupy a strata lot originally designated by the owner developer as a one bedroom unit, not allow more than three persons to occupy a strata lot originally designated by the owner developer as a two bedroom unit and not allow more than four persons to occupy a strata lot originally designated by the owner developer as a three bedroom unit. For the purposes of this bylaw 4.5, a “person” is defined to include children, but exclude visitors staying for less than 30 days with an owners, occupant or tenant of a strata lot.
- 4.6 An owner or occupant who alleges hardship as a result of the passage of bylaw 4.5 may appeal to the council for permission to be exempt from bylaw 4.5 on the basis of hardship and the council must not unreasonably refuse the appeal.
- 4.7 (a) A resident must not use a strata lot, common property or common assets in a way that is including, but not limited to, the following:
- (i) a rental of less than 30 days,
 - (ii) hotel or hotel-like accommodation,
 - (iii) boarding house,
 - (iv) house “letting”,
 - (v) bed and breakfast, or
 - (vi) other short-term accommodations, including granting of a license to use a strata lot for short term stays.
- (b) In addition, a resident must not enter or permit anyone else to enter into an agreement to license the use of a residential strata lot for the purpose of providing any short-term accommodation or temporary residence.
- (c) VACATION, TRAVEL OR TEMPORARY ACCOMMODATION (“VTTA”) – Bylaw prohibiting VTTAs and imposing \$1000 fines
- (i) In this section, VACATION, TRAVEL OR TEMPORARY ACCOMMODATION (“VTTA”) is defined as a rental shorter than the minimum rental period required by these bylaws or by municipal bylaw, or that is not a residential tenancy as described in the Residential Tenancy Act, or is a form of tenancy that does not comply with that Act, or is a mere licence of property use only, or is in breach of the City of Vancouver Short Term Rental Accommodation Bylaw.
 - (ii) VTTAs are prohibited in the Strata Corporation.
 - (iii) Pursuant to s. 7.1 Strata Property Act Regulations, coming into force November 30, 2018 (OIC 418-2018) the Strata Corporation, on sufficient evidence that a VTTA has occurred, considered on a balance of probabilities, may fine the responsible strata lot owner, \$1,000 for every contravention of this bylaw. Infractions may

occur more often than once every 24 hours, and every person found illegally to be residing in a Strata Lot will be considered an individual contravention of this bylaw and subject to the \$1,000 fine for each contravention.

- (iv) Council may commence legal proceedings to collect fines levied for contraventions of this bylaw.
 - (v) The Strata Corporation may claim the costs of remedying contraventions of this bylaw pursuant to s. 133 SPA.
- 4.8 (a) For the purpose of this bylaw, “smoke” or “smoking” includes but is not limited to inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe, marijuana or other substance and including hookah pipes, e-cigarettes / vapour smoking or other lighted smoking equipment that burns tobacco or other substances, as well as e-cigarettes or similar devices.
- (b) An owner, resident or visitor must not smoke anywhere on common property including but not limited to all exterior grounds and gardens, balconies and patios, parking areas, lobbies, hallways, elevators and pool.
- (c) An owner, resident or visitor must not smoke anywhere within their strata lot.
- 4.9 An owner, tenant, occupant or visitor must not use or permit any part of a strata lot to be used as a site for growing, manufacturing / production, dispensing, selling or distributing marijuana / cannabis, marijuana / cannabis derived products, marijuana related products and accessories, and/or any controlled substances (whether licensed or otherwise).

5. Pets and animals

- 5.1 A resident or visitor must not keep or permit any pets on a strata lot, on common property, limited common property or on land that is a common asset.
- 5.2 A resident or visitor must not feed birds, rodents or other wild animals from any strata lot, limited common property, or land that is a common asset. No bird feeders of any kind are permitted to be kept on balconies, strata lots, common property, limited common property or on land that is a common asset.
- 5.3 A residents who contravenes either bylaw 5.1 or 5.2 will be subject to a \$100.00 fine.

6. Age

- 6.1 All persons who occupy a strata lot must be 19 years of age or older.

7. Inform strata corporation

- 7.1 An owner must notify the strata corporation, by contacting the Property Management Company within two weeks of becoming an owner, the owner’s name and any occupants’ names, strata lot number and mailing address outside of the strata plan, if any.
- 7.2 On request by the strata corporation, a tenant must inform the strata corporation of the tenant’s name and the strata lot which the tenant occupies.

7.3 An owner must notify the strata corporation, by contacting the Property Management Company, at least one week prior to commencing any renovations/alterations, with general intent and scope of work regardless of whether or not approval is required as per bylaw 8.

8. Obtain approval before altering a strata lot

8.1 An owner must obtain written approval of the strata corporation before making or authorizing 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) patios, 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 or limited 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;
- (h) wiring, plumbing, piping, heating, air conditioning and other services; and
- (i) a change in type of floor covering materials from that which was originally supplied by the developer.

8.2 The strata corporation must not unreasonably withhold its approval under bylaw 8.1, 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 and to indemnify and hold harmless the strata corporation for any future costs in connection with the alteration.

8.3 An owner intending to apply to the strata corporation for permission to alter a strata lot must submit, in writing, detailed plans to scale and written description of the intended alteration.

9. Obtain approval before altering common property.

9.1 An owner must obtain the written approval of the strata corporation before making or authorizing an alteration to common property, including limited common property or common assets.

9.2 An owner, as parts of its application to the strata corporation for permission to alter common property, limited common property or common assets, must:

- (a) submit, in writing, detailed plans to scale and description of the intended alteration;

- (b) obtain all applicable permits, licences and approvals from the appropriate governmental authorities and provide copies to the strata council; and
- (c) obtain the consent of owners, by written approval of the strata council, under bylaw 9.1. Any changes in appearance to the exterior of the building must be approved by the majority of owners at an annual or special general meeting.

9.3 The strata corporation may require, as a condition of its approval, that the owner agree, in writing, to certain terms and conditions, including not exhaustively, the following:

- (a) that alterations be done in accordance with the design or plans approved by the strata council or its duly authorized representatives;
- (b) that the standard of work and materials be not less than that of the existing structures;
- (c) that all work and materials necessary for the alteration be at the sole expense of the owner;
- (d) that the owner from time to time of the strata lot receiving the benefit of an alteration to common property, limited common property or common assets must, for so long as he or she remains an owner, be responsible for all present and future maintenance, repairs and replacements, increases in insurance, and any damage suffered or cost incurred by the strata corporation as a result, directly or indirectly, or the alterations to common property, limited common property or common assets;
- (e) that the owner and any subsequent owner on title who receives the benefit of such alteration, must, with respect only to claims or demands arising during the time that they shall have been owner, indemnify and hold harmless the strata corporation, its council members, employees and agents from any and all claims and demands whatsoever arising out of or in any manner attributable to the alteration. Any costs or expenses incurred by the strata corporation as the result of such claim or demand will be the responsibility of the owner from time to time of the strata lot who has benefited from the alteration and the said costs or expenses incurred must be charged to that owner and shall be added to and become part of the strata fees of that owner for the month next following the date upon which the cost or expenses are incurred, but not necessarily paid by the strata corporation, and shall become due and payable on the due date of payment of monthly strata fees.

9.4 An owner who has altered common property, limited common property or common assets prior to the passage of these bylaws shall be subject to their content and intent to the extent that any damages suffered or costs incurred by the strata corporation as a result, directly or indirectly, of the alteration, must be borne by the owner who has benefited from the alteration.

9.5 An owner who, subsequent to the passage of bylaws 9.1 to 9.3 inclusive, alters common property or limited common property without adhering strictly to these bylaws, must restore, at the owner's sole expense, the common property, limited common property or common assets, as the case may be, to its condition prior to the alteration. If the owner refuses or neglects to restore the alteration to its original condition, the strata corporation may conduct the restoration, at the expense of the owner who altered the common property or limited common property. The cost of such alteration shall be added to and become part of the strata fees of that owner for the month next following the

date on which the costs was incurred and will become due and payable on the due date of payment of monthly strata fees.

10. Renovations/alterations

- 10.1 An owner must give the council two working days' prior notice of the scheduled arrival of tradespersons or delivery of materials. Tradespersons must be licensed and covered by Workers' Compensation. Inadequate notice, work by unlicensed tradesperson or work by tradesperson not covered by Workers' Compensation may result in the levy of fines.
- 10.2 A resident must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.
- 10.3 An owner must ensure that the delivery of any construction materials is through the parking lot and, if in an elevator, the owner must make arrangements with the Resident Manager to ensure the elevator is protected with proper wall pads and floor coverings. An owner must not permit any renovations/alterations materials to be delivered through the main lobby.
- 10.4 A resident must be responsible to ensure:
 - (a) drop cloths are to be used between doors and/or elevators and the strata lot to protect common areas from any spillage or dripping; and
 - (b) stairs, lobbies and paths through the parking areas are regularly cleaned (and vacuumed at the request of the council) and the residential corridor thoroughly vacuumed daily;
- 10.5 An owner must ensure that the hours of work are restricted to 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Work shall not be allowed on Sundays or statutory holidays. As a courtesy to affected neighbours, please notify the surrounding residents in advance of the proposed work.
- 10.6 An owner must be available, to control all workers, for any significant renovations/alterations, the determination of significant shall be at the discretion of council.
- 10.7 An owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for:
 - (a) ensuring that any and all required permits and licenses are obtained.
 - (b) any and all damage to common property caused by the owner or contractor.
- 10.8 An owner in contravention of bylaws 10.1 to 10.7 (inclusive) shall be subject to a fine of \$200.00 for each contravention, as well as be responsible for any clean up or repair costs.

11. Permit entry to strata lot

- 11.1 A resident or visitor must allow a person authorized by the strata corporation to enter the strata lot or limited common property

- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage;
- (b) at a reasonable time, on 48 hours' written notice,
 - (i) to inspect, repair, renew, replace or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair, replace, renew and maintain under these bylaws or the Act or to insure under section 149 of the Act; or
 - (ii) to ensure a resident's compliance with the Act, bylaws and rules.

11.2 If forced entry to a strata lot is required due to required emergency access and the inability to contact the owner of the strata lot, the owner shall be responsible for all costs of forced entry incurred by the strata corporation.

11.3 The notice referred to in bylaw 11.1(b) must include the date and approximate time of entry, and the reason for entry.

Powers and Duties of Strata Corporation

12. Repair and maintenance of property by strata corporation

12.1 The strata corporation, in keeping with all its other duties and powers, as defined in the Act, 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 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. patios, 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 common property;
 - E. fences, railing and similar structures that enclose patios, balconies and yards;

- (d) a strata lot, but the duty to repair and maintain is restricted to
 - (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) patios, chimneys, stairs, balconies and other things attached to the exterior of building,
 - (iv) doors, windows and skylights on the exterior of a building or that front on common property, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

Council

13. Council size

13.1 The council must have at least 5 and not more than 7 members.

14. Council Eligibility

14.1 The spouse of an owner may stand for council.

14.2 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 section 116(1) of the Act.

14.3 No person may stand for council or continue to be on council with respect to a strata lot if there are amount owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules for which the owner is responsible under section 131 of the Act.

15. Council members' terms

15.1 The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.

15.2 A person whose term as council member is ending is eligible for re-election.

16. Removing council member

16.1 Unless all the owners are on the council, the strata corporation may, by a resolution passed by two-thirds (2/3) vote at an annual or special general meeting, remove one or more council members. The strata corporation must pass a separate resolution for each council member to be removed.

- 16.2 After removing a council member, the strata corporation may hold an election at the same annual or special general meeting to replace the council member for the remainder of the term or the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 16.3 If the strata corporation removes all of the council members, the strata corporation must hold an election at the same annual or special general meeting to replace the council members for the remainder of the term up to, at least, the minimum number of council members required by bylaw of the strata corporation for the remainder of the term.
- 16.4 The council may appoint the remaining council members necessary to achieve a quorum for the strata council, even if the absence of the members being replaced leaves the council without a quorum.
- 16.5 A replacement council member elected or appointed pursuant to bylaws 16.2 and 16.4 may be elected or appointed from any person eligible to sit on council.

17. Replacing council member

- 17.1 If a council member resigns or is unwilling or unable to act, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 17.2 A replacement council member may be appointed from any person eligible to sit on the council.
- 17.3 The council may appoint a council member under bylaw 17.2 even if the absence of the member being replaced leaves the council without a quorum.
- 17.4 If all the members of the council resign or are unwilling to act, 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.

18. Officers

- 18.1 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.
- 18.2 A person may hold more than one office at a time, other than the offices of president and vice president.
- 18.3 The vice president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act,
 - (b) if the president is removed, or
 - (c) for the remainder of the president's term if the president ceases to hold office.

18.4 The strata council may vote to remove an officer.

18.5 If an officer other than the president is removed, resigns, is unwilling or unable to act, the council members may elect a replacement officer from among themselves for the remainder of the term.

19. Calling council meetings

19.1 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.

19.2 The notice in bylaw 19.1 does not have to be in writing.

19.3 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.

20. Requisition of council hearing

20.1 By application in writing, a resident may request a hearing at a council meeting stating the reasons for the request.

20.2 Except for a hearing pursuant to section 144 of the Act, if a hearing is requested under bylaw 20.1, the council must hold a meeting to hear the applicant within one (1) month of the date of receipt by the council of the application.

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

21. Quorum of council

21.1 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.

21.2 Council members must be present in person at the council meeting to be counted in establishing quorum.

22. Council meetings

22.1 The council may meeting together for the conduct of business, adjourn and otherwise regulate its meetings as it deems fit.

22.2 At the option of council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.

22.3 If a council meeting is held by electronic means, council members are deemed to be present in person.

22.4 Owners and spouses of owners may attend council meetings as observers.

22.5 Despite bylaw 22.4, 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.

23. Voting at council meetings

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

23.2 If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

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

24. Council to inform owners of minutes

24.1 The council must circulate to owners the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

25. Delegation of council's powers and duties

25.1 Subject to bylaws 25.2, 25.3 and 25.4, 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 delegation.

- 25.2 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 bylaw 25.3.
- 25.3 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.
- 25.4 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,
 - (c) whether a person should be denied access to a recreational facility, or
 - (d) whether an owner should be granted an exemption from a rental restriction bylaw under section 144 of the Act.

26. Spending restrictions

- 26.1 A person may not spend the strata corporation money unless the person has been delegated the power to do so in accordance with these bylaws.

27. Limitation on liability of council member

- 27.1 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.
- 27.2 Bylaw 27.1 does not affect a council member's liability, as an owner, for a judgement against the strata corporation.
- 27.3 All acts done in good faith by the council are, even if its afterwards discovered that there was some defect in the appointment or continuance in office of a member of council, as valid as if the council member had been duly appointed or had duly continued in office.

Enforcement of Bylaws and Rules

28. Fines

- 28.1 Except where specifically stated to be otherwise in these bylaws, the strata corporation may fine an owner or tenant:
- (a) \$200.00 for each contravention of a bylaw, and
 - (b) \$50.00 for each contravention of a rule.
- 28.2 The council must, if it determines in its discretion that a resident is in repeated contravention of any bylaws or rules of the strata corporation, levy fines and the fines so levied shall be immediately added to the strata fees for the strata lot and shall be due and payable together with the strata fees for the strata lot in the next month following such contravention.

29. Continuing contravention

- 29.1 Except where specifically stated to be otherwise in these bylaws, 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.

Annual and Special General Meetings

30. Quorum of meeting

- 30.1 If within 1/2 hour from the time appointed for an Annual or Special General Meeting, a quorum is not present, the meeting stands adjourned for a further 1/2 hour on the same day and at the same place. If during that 1/2 hour a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.
- This Bylaw 30.1 is an alternative to Section 48(3) of the Act. This Bylaw does not apply to a meeting demanded pursuant to Section 43 of the Act and failure to obtain a quorum for meeting demanded pursuant to Section 43 terminates, and does not adjourn, that meeting.

31. Person to chair meeting

- 31.1 Annual and special general meetings must be chaired by the president of the council.
- 31.2 If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- 31.3 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, eligible to vote, who are present at the meeting.

32. Participation by other than eligible voters

- 32.1 Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.

- 32.2 Persons who are not eligible to vote, may not participate in the discussion at a meeting.
- 32.3 Tenants who are not eligible to vote must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

33. Voting

- 33.1 Except on matters requiring a unanimous vote, the vote for any strata lot may not be exercised if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.
- 33.2 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including legal costs, or remedying a contravention of the bylaws or rules, including legal costs, for which the owner is responsibly under section 131 of the Act.
- 33.3 At an annual or special general meeting, voting cards must be issued to eligible voters.
- 33.4 At an annual or special general meeting a vote is decided on a show of voting cards, unless the eligible voter requests a precise count.
- 33.5 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.
- 33.6 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.
- 33.7 If there is a tie vote 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.
- 33.8 Despite anything in bylaws 33.1 to 33.7 (inclusive), an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

34. Electronic attendance at meetings

- 34.1 A person who is eligible to vote may attend an annual or special general meeting by electronic means so long as the person and the other participants can communicate with each other.
- 34.2 If an annual or general meeting is held by electronic means with a person, the person is deemed to be present in person for the purposes of the meeting.

35. Order of business

35.1 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 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.

Voluntary Dispute Resolution

36. Voluntary dispute resolution

36.1 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.

- 36.2 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.
- 36.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Small Claims Court Proceedings

37. Authorization to proceed

- 37.1 The strata corporation may proceed under the Small Claims Act, without further authorization by the owners, to recover from an owner, by an action in debt in Small Claims Court, money owing to the strata corporation, including money owing as administration fees, bank charges, fines, penalties, interest or the costs, including legal costs, of remedying a contravention of the bylaws or rules and to recover money which the strata corporation is required to expend as a result of the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member or the owner's family.

Marketing Activities by Owners and Occupants

38. Sale of a strata lot

- 38.1 Real estate signs must not be displayed in a strata lot or on the common property except in the location designated by the strata corporation for real estate signs.
- 38.2 A resident must ensure that a Real Estate Agent holding an open house does not leave any common entry door open or ajar.
- 38.3 A resident must ensure that the Real Estate Agent is aware of our bylaw 7.1 (Notice to the Strata Corporation) and bylaws 42.1 through 42.7 (Moving in/out procedure). This information is to be forwarded to the new owner.

Insurance

39. The strata corporation must insure against major perils, as set out in regulation 9.1(2), including, without limitation, earthquakes.

Storage

40. Storage lockers and bicycle storage

- 40.1 A resident must store bicycles and tricycles only in basement parking areas, the bicycle rack or storage lockers.
- 40.2 A resident must not store, in storage lockers, any hazardous or flammable materials such as, but not limited to, matches, lighter fluid, solvents, gasoline, propane, ammunition or poison.
- 40.3 A resident must not store any articles on top of storage lockers.

Parking and Garage

41. Parking and Garage

- 41.1 A resident must not permit any oversized, commercial or recreational vehicles including, but not exhaustively, boats, trailers, and campers to enter or be parked or stored on common property, limited common property or land that is a common asset.
- 41.2 A resident must not permit any propane tank to be stored in the parking area whether in a propane powered vehicle, part of recreational equipment inside a vehicle or in transit for fueling.
- 41.3 A resident must not store unlicensed or uninsured vehicles on common property, limited common property or land that is a common asset.
- 41.4 A resident storing a vehicle must provide proof of insurance to the strata corporation on the commencement date of the storage.
- 41.5 An owner must not lease, licence or allow the use of a parking stall to any person other than an owner or occupant.
- 41.6 An owner must not sell a parking stall to any person other than an owner.
- 41.7 A resident must park only in the parking stall assigned to the resident.
- 41.8 A resident or visitor must not permit a vehicle to be parked or left unattended in a manner than interferes with parking stalls, access lanes or no parking zones.
- 41.9 Any resident's or visitor's vehicle parked in violation of bylaw 41.7 will be subject to removal by a towing company authorized by council, and all costs associated with such removal will be charged to the owner of the strata lot.
- 41.10 A resident or visitor must not use any parking areas as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds) or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical repairs.

- 41.11 A resident must not use a parking stall for any material storage with the exception of bicycles and tricycles allowed under bylaw 40.1. Residents may write to council requesting an exemption for medically required equipment.
- 41.12 A resident or visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 8 km/hour.
- 41.13 A resident or visitor must not smoke while in the parking area.
- 41.14 A resident must wash a vehicle in the location designated for vehicle washing only. Once washing is completed, the resident must hose down and remove all dirt, refuse and excess water from the washing area. After use, the hose is to be rolled up onto the reel. While washing, a resident must keep audio volume low.
- 41.15 A resident must not park or store any vehicle that drips oil or gasoline. A resident must remove any dripped oil, gasoline or other automotive residue.
- 41.16 A resident or visitor must not permit any vehicle whose exhaust system is either defective or has been modified so the noise level is in excess of factory specification to enter the garage or any other common property.
- 41.17 A resident or visitor must not permit any motorcycle whose exhaust system, even though within factory specifications, emits a noise level deemed to be excessive, in the sole determination of a majority of the council, to enter the garage or any other common property.
- 41.18 A resident or visitor must follow the directional arrows, painted on the garage floor, controlling the entrance to and exit from the parking garage. Drivers are required to enter and exit on the left hand side of the garage door opening.
- 41.19 A resident or visitor must not excessively idle or warm up their vehicle motors while in the underground parking garage.
- 41.20 A resident with visitors staying 1 week or more and using the garage parking must make arrangements with the Property Management Company.

Moving

42. Moving in/out procedures

- 42.1 An owner must ensure that their tenants conform to the Move In and Move Out bylaws 42.2 to 42.7 (inclusive).
- 42.2 A resident must provide notice to the strata corporation, by contacting the Property Management Company, of all moving arrangements at least 48 hours before the moving date. All moves must take place between 9:00 a.m. and 6:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturdays, Sundays and statutory holidays.
- 42.3 The use of the elevator must be arranged for at least 48 hours in advance of moving. Contact the Property Management Company who will have the Resident Manager install the protective pads for the elevator's interior walls and arrange for the elevator service key to be made available.

- 42.4 A resident using the elevator during a move must ensure that the elevator service key is used to control the elevator and that the elevator doors are not jammed open in any manner.
- 42.5 A resident must ensure that any exterior doors are not left open or ajar while unattended and that furniture is not left piled in the lobby area.
- 42.6 A resident must ensure that all common areas are left without damage, clean and all hallways and lobby areas vacuumed immediately upon completion of the move.
- 42.7 Any expenses incurred by the strata corporation attributable to moving will be the responsibility of the offending resident and they are required to reimburse the strata corporation in full.
- 42.8 A resident must pay to the strata corporation, by contacting the Property Management Company, a NON REFUNDABLE charge of \$50.00, whether moving in or moving out, at least 48 hours prior to any move.

Appearance of strata lots

43. Cleanliness

- 43.1 A resident must not allow a strata lot to become untidy or unsanitary. Rubbish, dust, garbage, boxes, packing cases and other similar refuse must not be thrown, piled or stored in the strata lot, on common property, limited common property or on land that is a common asset. Any expenses incurred by the strata corporation to remove such refuse will be charged to the strata lot owner.
- 43.2 A resident must ensure that ordinary household refuse and garbage is securely wrapped and placed in the containers provided for that purpose, recyclable material is kept in designated areas and material other than recyclable or ordinary household refuse and garbage is removed appropriately.

Rentals

44. Residential rentals

- 44.1 The number of strata lots that may be leased shall be one. This bylaw 44.1 is included here for convenience only. This bylaw limiting the number of strata lots that may be rented to one was filed in the Land Title Office on October 27, 1998 under registration number BM296667. It remains in force from October 27, 2008 and has not been altered, replaced or repealed since that date.
- 44.2 An owner wishing to lease a strata lot must apply in writing to the council for permission to rent before entering into a tenancy agreement.
- 44.3 If the number of strata lots leased at the time an owner applies for permission to lease had reached the limit stated in bylaw 44.1, the council must refuse permission and notify the owner of the same in writing as soon as possible stating that the limit has been reached or exceeded, as the case may be, and place the owner of the strata lot on a waiting list to be administered by the council based upon the date of the request for permission to rent.

- 44.4 If an owner is exempt for a rental restriction bylaw pursuant to the Act, prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
- 44.5 Within two weeks of renting a strata lot, the owner must give the strata corporation a copy of the Form K – Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.
- 44.6 An owner who has rented or leased their strata lot must not use any strata facilities.
- 44.7 Where an owner leases a strata lot in contravention of bylaw 44.1, the owner shall be subject to a fine of \$500.00 and the strata corporation shall take necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental restriction bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and own client basis by the strata corporation.

Supervision

45. Supervision

- 45.1 Residents are responsible for the conduct of visitors including ensuring that noise is kept at a level, in the sole determination of a majority of the council, which will not disturb the rights of quiet enjoyment of others.
- 45.2 Residents are responsible for the conduct of anyone residing in their strata lot, including ensuring that noise is kept at a level, in the sole determination of a majority of the council, that will not disturb the quiet enjoyment of others.
- 45.3 Residents must properly supervise the activities of their visitors and will be held responsible for their actions.
- 45.4 Residents are responsible for the quiet departure of their guests leaving, so as not to disturb others.

Security

46. Security

- 46.1 A resident is responsible for anyone they admit into or about the strata lot, on common property, limited common property or on land that is a common asset, inclusive of agents, domestic help, licensees, couriers or invitees.
- 46.2 A resident must not:
- (a) prop open any entrance door, gate or fire exit unless they are in constant supervision of that entrance or exit;

- (b) allow any person entrance into the building or parking garage, either personally or by enterphone, unless they are known to be either a current resident or an invited guest of the individual allowing such access.
- 46.3 When entering or exiting the parking garage a resident or visitor must stop and wait for the garage door to fully close behind them before proceeding.
- 46.4 Pedestrians are not to use the overhead garage door as a means of entering or exiting with the exception of residents or visitors transporting items such as golf clubs and bikes.
- 46.5 Lost or stolen entrance keys or parking garage door transmitters must be immediately reported to the Property Management Company so that appropriate action may be taken.
- 46.6 A resident must ensure that an operational smoke detector alarm is correctly installed in their strata lot and that the battery unit is replaced annually.

Miscellaneous

- 47.1 **Barbecues:** A resident or visitor must not use or store any barbecues on common property, limited common property (balconies, patios), or on land that is a common asset unless
 - (a) it is a CSA approved propane or electric unit, and
 - (b) a fire extinguisher, of at least 5 lb. Capacity, is located on the same limited common property (balcony, patio) while the barbecue is in use, and
 - (c) the barbecuing activity does not create any smoke or offensive odours that interfere with neighbours' quiet enjoyment of their balconies.
- 47.2 **Propane Tanks:** Except for the provisions allowed in 47.2 a resident must not use or store a propane tank ANYWHERE inside the building including, but not exhaustively, a strata lot, lockers, any other common or limited common property.
- 47.3 **Obstructions:** A resident or visitor must not hinder or restrict sidewalks, entrances, exits, halls, passageways, stairways and other parts of the common property. Hindrance and restriction includes the keeping of personal items and garbage.
- 47.4 **Skates, Skateboards or Scooters:** A resident or visitor must not wear or use skates, skateboards or scooters ANYWHERE in the building, including a strata lot.
- 47.5 **Loitering:** A resident must not permit any person to play or loiter in the gardens areas, on common property or on land that is a common asset.
- 47.6 **Electrical Outlets:** Electrical outlets in all common property areas must be used for vacuuming only. Residents may write to council requesting an exemption for any other use.

- 47.7 **Signs:** Subject to bylaw 38.1, a resident or owner must not erect or display or permit to be erected or displayed any signs, fences, billboards, placards, advertising, notices or other fixtures of any kind on the common property or in a strata lot, unless authorized by the council. This shall include exterior painting and the addition of wood, ironwork, concrete or other materials.
- 47.8 **Canvassing:** Door-to-door canvassing in the building by any residents, visitors, or unknown individuals is not permitted.
- 47.9 **Posting Notices:** A resident may post notices on the designated bulletin board, subject to being removed by the council if deemed inappropriate or posted for in excess of one week.
- 47.10 **Cooking:** A resident must ensure that all entrance doors to strata lots are kept closed and kitchen extract fans are used when cooking.
- 47.11 **Dust Mops:** A resident or visitor must not shake rugs, carpets, mops or dusters or any kind from any balcony, window, stairway, or other part of a strata lot or common property.
- 47.12 **Window Coverings:** A resident must ensure that drapes or blinds visible from the outside of the building, including the plaza area, are cream or beige in colour.
- 47.13 **Visual Restrictions:** A resident must ensure that nothing such as, but not limited to:
- (a) awnings, shades, screens, radio or television antennas or dish shall be hung from or attached to the exterior of a strata lot without prior written approval of the strata council;
 - (b) air conditioning units, poles, flags, banners, clothing, bedding, laundry, clotheslines, racks, or other articles are hung or displayed from windows, balconies or any other parts of the building so that they are visible from the outside of the building, including the plaza area.
- 47.14 **Balcony or Patio Restrictions:** A resident must ensure that:
- (a) the placing of items on the balcony patio shall be limited to free-standing, self-contained planter boxes or containers, summer furniture and accessories.
 - (b) no storage unit, deep freezer or similar be kept on common property or limited common property (e.g. balconies, patios)
 - (c) the deck membrane surface of the balcony not be damaged by permanently attaching any form of carpeting, or cover.
 - (d) nothing such as, but not limited to, cigarette or cigar ash or butts, plant trimmings, household dust or dirt is thrown from a balcony.
- 47.15 **Electrical Controls:** A resident must not adjust or tamper with any thermostats, heaters, light timers or any other electrical controls in the corridors, swimming pool, sauna or any other common property areas of the building.

47.16 **Christmas or Festive Decorations:** A resident must ensure that Christmas or festive lights, wreaths and/or decorations are installed after December 1st of the year approaching Christmas and removed before January 15th of the year following Christmas.

47.17 **Copies of Documents:** Any owner, or properly authorized tenant, writing council requesting photocopies or other methods of reproduction of strata corporation records or documents, is responsible for all costs involved in the copying/reproduction and/or mailing of those items. Notwithstanding the foregoing, owners will be provided monthly financial statements at no expense, upon request.

– END –

- Bylaw #4.4 amended – November 16, 2017 AGM
- Bylaw #4.7 added – November 16, 2017 AGM
- Bylaw #4.7 (c) (i) to (v) added – November 22, 2018 AGM
- Bylaw #47.1 deleted & bylaws #47.2 to #47.18 renumbered accordingly – November 22, 2018 AGM
- Bylaw #4.8 (a) & (b) added – November 22, 2018 AGM
- Bylaw #4.8 (c) added – November 22, 2018 AGM
- Bylaw #4.9 added – November 22, 2018 AGM

STRATA PLAN VR 519 LANGARA COURT

RULES

Section #1 – Meeting / Garden Room Rentals

1. A non-refundable fee of \$10.00 will be charged for all rentals.
2. A refundable damage deposit in the amount of \$50.00 is required at the time of the rental.
3. A rental agreement must be signed at the time of the rental.
4. The damage deposit will be returned after the Resident Caretaker has inspected the room. The damage deposit will not be returned if any cleaning is required or there are damages to the common property. If damages exceed the amount of the damage deposit, the costs to repair or replace common property or common assets will be charged to the Strata Lot Owner. Payment is due upon receipt of the charges.
5. The meeting room is to be left in the same condition after the rental as before.
6. All tables and chairs must be put away.
7. All clean up is the responsibility of the Renter / Strata Lot Owner.
8. All garbage removal is the responsibility of the Renter / Strata Lot Owner.
9. Carpets must be vacuumed.
10. All doors must be locked; lights and heating off when the Renter leaves.
11. All guests must vacate no later than 11:00 p.m.
12. Clean up must be completed no later than 10:00 a.m. the following day for an evening event and on the same day for a day time event.
13. Loud music, shouting and noise is not permitted.
14. Smoking is not permitted in the meeting room, common areas or the surrounding outside area.
15. Alcohol consumption is not permitted. Exception may be made if the required provincial license is obtained and proper insurance is carried by the Strata Lot Owner.
16. The pool area and sauna may not be rented or be used during the rental period by the Renter and / or guests.
17. Tenants are permitted to rent the room; however, any damages to the common property will be charged to the Strata Lot Owner. Owner / Renters must read and agree to abide by the Rules and all Strata Corporation Bylaws that may affect the renting of the meeting room or use of the common property.
18. Room occupancy is limited to 25 people.
19. The Strata Corporation is not responsible or liable for any lost or stolen property or any accidents or injuries that may occur.
20. Any violation of the Strata Corporation Bylaws or Rules will result in the applicable fine applied according to the Strata Corporation Bylaws to the Strata Lot Owner.

*If the room is being used by Residents only, there will be no charge, but care of the premises will be expected.

Section #2 – Disposal of Garbage & Recycling Items / Garbage Room & Chutes

1. Disposal of Recycling Items

- 1.1 **Sort and deposit** recyclable items in the three designated blue carts **carefully following the recycling instructions provided:**
 - a. **Containers**
Remove lids, rinse and flatten containers.
 - b. **Paper Products**
Remove plastic liners, food and paper from boxes, flatten all boxes and cut cardboard into small pieces (12" x 12") to fit in the cart.
 - c. **Newsprint**
Leave newspapers loose. Do not bundle or tie.

2. Disposal of Household Garbage

- 2.1 **Sort** garbage and **do not dispose of** any **BANNED MATERIAL** in the dumpsters.
- 2.2 Dumpsters, chutes and recycle bins are for household garbage only.
- 2.3 All household garbage should be bagged and sealed securely before depositing in dumpsters or garbage chutes.
- 2.4 Fats, oils and other liquids are to be placed in a sealed container before depositing in garbage bags.
- 2.5 House plants, flower pots and plant cuttings are to be put into plastic bags before depositing in dumpsters.
- 2.6 Garbage shall not be left in front of the hallway chute areas, in front of the garbage room doors or on the floor of the garbage rooms.
- 2.7 Household furniture and appliances, e-waste and other banned materials such as paint, pesticides and flammables, and recyclables are not to be discarded in the garbage dumpster. These items are to be removed by the owners at their expense.
- 2.8 Renovation contractors / tradesmen must dispose of all debris, and construction related materials and items offsite. Items such as drywall mud / water may not be disposed of down unit drains or over balconies.

Good garbage management will help eliminate odours and keep insects and rodents away.

Section #3 – Swimming Pool & Sauna Rules

1. No lifeguard is on duty!
2. Hours of operation:
 - **Open** **7:00 a.m. – 8:30 a.m.**
 - **Closed for maintenance** **8:30 a.m. – 10:30 a.m.**
 - **Open** **10:30 a.m. – 9:00 p.m.**

The Strata Council retains the right to change the hours of operation as required and in order to meet the needs of the community and ensure maintenance and safety. Any changes to the hours of operation will be posted.
3. All Residents and Guests using the swimming pool facility do so at their own risk.
4. Children 12 years and under must be accompanied by an adult Resident when in the pool area.
5. Babies in diapers and children not fully toilet-trained are not permitted in the pool.
6. Guests of Residents using these facilities must at all times be accompanied by the Resident.
7. In compliance with the Provincial Health Act, no person shall enter the pool who:
 - has not had a cleansing shower;
 - is obviously ill;
 - has open wounds or sores;
 - is wearing a bandage;
 - has sore or infected eyes; and
 - has discharging ears or nose.
8. Appropriate swimming attire must be worn in the pool area at all times.
9. Food and beverages, including alcohol, are not permitted in the pool area, change rooms or sauna.
10. No breakable containers are to be taken into the pool area, change rooms or sauna.
11. Smoking is not permitted in the pool area, change rooms or sauna.
12. Life saving equipment is to be used only in case of emergency.
13. No diving, running or rough play is permitted in the pool area or in the pool itself. No unnecessary splashing or noise.
14. When using oil or sun tanning lotions, Residents and Guests are required to shower prior to entering or re-entering the water.
15. Persons using the sauna must take a cleansing shower before entering or re-entering the pool.
16. Persons using the sauna must turn it off after use.
17. No person shall tamper with thermostats, heaters, light timers or any other building, pool or sauna electrical control mechanisms. These are the responsibilities of the Resident Caretaker.
18. Residents and Guests must ensure the pool area, change rooms and sauna are left clean and tidy after use.
19. Turn off lights in the change rooms and sauna when leaving the area.

Section #4 – Owner, Visitor & Rental Parking Rules

1. Visitor Parking

All Residents are reminded that the parking stalls in the Visitor Parking garage area are intended as short-term or overnight parking for guests while visiting residents. Visitors may also park on the north side of Wethersfield Drive, however overnight parking is not permitted. Visitors of residents staying 1 week or more and using the garage parking must make arrangements with the Property Management Company. For security purposes please report any long term guests to the Caretaker

2. Owner Parking

Owners are required to park in their designated parking or rental stall. Please contact the Property Management Company regarding availability of strata owned parking stalls. Street parking on Wethersfield Drive is not an option for resident permanent parking. If an Owner has a parking stall that you are not using and would like to rent it to another Owner, please contact the Resident Caretaker. These rentals would be between the Owners and not the Strata Corporation.

3. Storage of Vehicles

All vehicles in the parking garage must be insured. Vehicles must display information concerning storage insurance if they are not being driven. Even stored vehicles must be driveable. Vehicles with flat tires are not considered driveable and must be repaired.

- These Rules in their entirety were passed at the November 23, 2011 AGM