

**Strata Property Act
FORM B**

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan NW 222 certify that the information contained in this certificate with respect to Strata Lot 3 is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above **\$659.55**
- b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the Strata Property Act) **\$28.44**

- c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?

☐ no (to the best of our knowledge) ☒ yes, see attached

Note: Any approved or unapproved prior alterations are the responsibility of the owner.

(Since records may be unavailable or incomplete, purchaser should check Bylaws and Rules and documents that are registered at Land Title Office and request the seller to disclose any applicable agreements.)

- d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved **NIL**
- e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year **NIL**
- f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$55,736**
(as at March 31, 2026)

- g) Are there any amendments to the bylaws that are not yet filed in the land title office?

☐ no ☒ yes

- h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?

☐ no ☒ yes

- h.1) Are there any winding-up resolutions that have been passed?

☒ no ☐ yes

- i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ no ☐ yes

- j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?

☒ no ☐ yes

- k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

☒ no ☐ yes

- l) *Repealed. (B.C. Reg. 6/2023, s. 6 (a).)*

m) Are there any parking stall(s) allocated to the strata lot?

☐ no ☒ yes

(i) If no, complete the following by checking the correct box

- ☐ No parking stall is available
☐ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available.

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- ☐ Parking stall(s) number(s) _____ is/are part of the strata lot
☐ Parking stall(s) number(s) _____ is/are separate lot(s) or parts of a strata lot _____
☐ Parking stall(s) number(s) _____ is/are limited common property
☒ Parking stall(s) number(s) 4 is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- ☒ Parking stall(s) number(s) 4 is/are allocated with strata council approval*
☐ Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*.
☐ Parking stall(s) number(s) _____ may have been allocated by owner development assignment.

Details:

*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

n) Are there any storage locker(s) allocated to the strata lot?

☐ no ☒ yes

(i) If no, complete the following by checking the correct box

- ☐ No storage locker is available
☐ No storage locker(s) is allocated to the strata lot but storage locker(s) within common property might be available.

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- ☐ Storage locker(s) number(s) _____ is/are part of the strata lot
☐ Storage locker(s) number(s) _____ is/are separate lot(s) or parts of a strata lot _____
☒ Storage locker(s) number(s) 201 is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- ☒ Storage locker(s) number(s) 201 is/are allocated with strata council approval*
☐ Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*.
☐ Storage locker(s) number(s) _____ may have been allocated by owner developer assignment.

Details:

*Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

o) a summary of the strata corporation's insurance coverage

(Provide a summary of the insurance coverage on a separate sheet or sheets.)

p) For the purposes of section 59 (3) (m) of the Strata Property Act, the following information is required:

Has the strata corporation obtained any electrical planning reports under section 94.1 of the Strata Property Act?

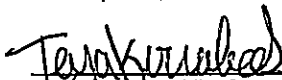
☒ no

☐ yes [attach copy of all electrical planning reports]

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

- ☒ the rules of the strata corporation;
☒ the current budget of the strata corporation;
☐ the most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: April 23, 2026



Per: Taya Kirakidis, Strata Manager
Strata Plan NW 222



Fraser Campbell Property Management Ltd.

December 19th, 2024

Paul Gohler
#105-15265 Roper Avenue
White Rock, BC

Dear Mr. Gohler:

Re: NW 222 Wiltshire House

We are writing on behalf of the council, Strata Plan NW 222, Wiltshire House in response to your request to enclose your patio.

We advise that your request have been approved pursuant to the submitted specifications and with the following provisions.

Any permits required by the City of White Rock for the work to be performed must be obtained prior to commencing.

All renovation debris must be disposed of off-site and not left on common property at any time. The common area hallway must be cleaned of any renovation debris at the end of each workday.

While there is no bylaw governing the hours of renovations, it is expected that you will be considerate of your neighbours and refrain from undertaking renovations that cause excessive noise in the evening and weekends. As a matter of courtesy, please inform your immediate neighbours when the renovations will be taking place.

It is understood that you will take full responsibility for the alterations and their future maintenance and that you will also undertake to advise future owners of your strata lot that they will be responsible for the maintenance of the alterations.

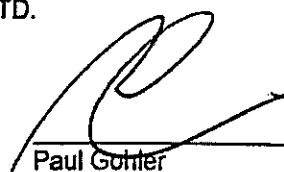
We advise that all upgrades to your unit should be reported to your insurance agent as "betterments" are covered by your personal home insurance.

Please sign and return a copy of this letter signifying acceptance of these terms before renovations commence.

Yours truly,

FRASER CAMPBELL PROPERTY MANAGEMENT LTD.


Teva Kiriakidis
Property Manager
per the Owners
Strata Plan NW 222


Paul Gohler

12/19/24
Date

#210 – 5500 – 152nd Street, Surrey, British Columbia, Canada V3S 5J9

www.frasercampbell.com

Telephone: 604-585-FCPM (3276) • After-hours: 604-825-8211 • Email: info@frasercampbell.com



Fraser Campbell Property Management Ltd.

July 3rd, 2024

Paul Gohler,
105 - 15265 Roper Avenue
White Rock, BC V4B 2E9

Dear Owner:

Re: Strata Plan NW 222 – Wiltshire House
#105 – 15265 Roper Avenue, White Rock—Fridge Water Line Installation

We are writing on behalf of the council, Strata Plan NW 222, Wiltshire House in response to your correspondence dated July 2nd, 2024 requesting approval to undertake an alteration to the strata lot plumbing system by adding an additional water line to fridge. In addition, you are also undertaking to replace and install shut off valves for all appliances.

We advise that approval has been granted pursuant to the submitted specifications:

- Your plumber is licensed, certified and has liability insurance coverage of \$2 million dollars in case of any leak inside your unit.
- The water shutdown is only for four hours maximum.
- The addition of a water line to your fridge is considered a betterment and any damage caused by any leaks from the fridge water line is the responsibility of you and future owners.

It is understood that you will take full responsibility for the alterations and their future maintenance and that you will undertake to advise future owners of your strata lot that they will be responsible for maintenance of the alterations.

We advise that all upgrades to your unit should be reported to your insurance agent as "betterments" are covered by your personal home insurance.

Please sign a copy of this letter signifying acceptance of the specified terms and conditions and return to the undersigned prior to commencing any work.

Yours truly,

FRASER CAMPBELL PROPERTY MANAGEMENT LTD.


Teja Kiriakidis
Strata Manager
per the Owners
Strata Plan NW 222



2024-07-03

Paul Gohler

Date



#210 – 5500 – 152nd Street, Surrey, British Columbia, Canada V3S 5J9
Telephone: 604-585-FCPM (3276) • After-hours: 604-825-8211 • www.frasercampbell.com



Signature Certificate

Reference number: VHFAI-T3SPR-K2SRM-WZYBG

Signer

Timestamp

Signature

Paul Gohler

Email: paul.gohler@outlook.com

Sent:

03 Jul 2024 22:37:52 UTC

Viewed:

03 Jul 2024 22:40:16 UTC

Signed:

03 Jul 2024 22:40:24 UTC

Paul Gohler

Recipient Verification:

✓ Email verified

03 Jul 2024 22:40:16 UTC

IP address: 174.188.176

Location: Surrey, Canada

Document completed by all parties on:

03 Jul 2024 22:40:24 UTC

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