



Fraser Campbell Property Management Ltd.

STRATA PLAN NW 222

BY-LAWS & RULES

Attached hereto are the by-laws for Strata Plan NW 222,
WILTSHIRE HOUSE
15265 Roper Ave., White Rock, BC, V4B 2E9

For legal purposes please obtain a true copy as
registered at the Land Titles Office.

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NOTE: This by-law package may or may not
contain the basic by-laws of the Condominium
Act or the old Strata Titles Act.

SCHEDULE OF STANDARD BYLAWS WILTSHIRE HOUSE NW 222

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

Payment of Strata Fees

- 1** (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) Owners must provide a pre-authorized payment form when they first become an owner (and keep the same current) or twelve (12) post-dated cheques at the start of each fiscal year for the payment of strata fees.
- (3) Interest shall be charged on overdue strata fees (including special levies) and shall be calculated at ten percent (10%) per annum, compounded annually.
- (4) Owners whose strata fees are not received by the tenth day of the month in which they are due are subject to a \$25.00 late payment penalty, which is in addition to any interest charged under bylaw 1(3).
- (5) Monies received by the strata corporation from an owner or on behalf of the owner shall be applied against the account relating to their strata lot in the following order of priority:
 - (a) the cost of remedying the contravention of a bylaw or rule;
 - (b) fines;
 - (c) interest on unpaid strata fees or special levies;
 - (d) outstanding contributions required pursuant to a special levy; and
 - (e) outstanding strata fees.

Repair and Maintenance of Property By Owner

- 2** (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of Property

- 3** (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
- (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal,
 - (e) unreasonably increases the risk of fire, or
 - (f) 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, namely as residential premises.
- (2) An owner, tenant, occupant or visitor must keep noise to a minimum between 10 p.m. and 8 a.m.
- (3) 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.
- (4) An owner, tenant, occupant or visitor must not affix/display draperies visible from the outside of the building in a colour other than cream or white, so as not to detract from the appearance of the building. No other items may be displayed in any windows.
- (5) An owner, tenant, occupant or visitor must not erect or display objects such as signs, advertising, notices, or laundry on the limited common property or on a strata lot such that it may be visible from the exterior of the strata lot.
- (6) An owner, tenant, occupant or visitor must not store in or about a strata lot, the limited common property, or the common property, any item or substance which would be considered an extreme fire hazard.

Use of Property – Suite Occupancy Limits

- (7) Unless otherwise authorized by the strata council, all units shall be restricted to the following number of occupants:

- (a) in a one bedroom suite, no more than two (2) occupants
- (b) in a two bedroom suite, no more than three (3) occupants

Use of Property – Pets *(amended AGM March 19, 2025 CB2090210)*

- (8) 1. An owner or tenant or occupant shall not keep, or allow to be kept, EXCEPT for domestic, in suite, for non-breeding purposes, felines(s) (maximum of 2), birds (maximum of 2) ANY dogs, fish, reptiles, or any other pet or animal of any description shall be kept within the strata lot or anywhere on the common property except for a certified seeing eye dog.
 - (a) Visiting dogs (maximum 2) are permitted to stay up to 3 weeks consecutively and cannot be left unattended in the strata lot. No pet services are permitted.
- 2. An owner occupant who keeps or permits to be kept any animal or pet of any description, other than that described in paragraph (1), or certified guide dog on the strata property shall be subject to a fine of \$200.00 after (7) days written notice to remove the pet or animal, following which the \$200.00 fine may be levied every (7) days of contravention of this bylaw.

Use of Property – Non-Smoking Bylaw

- (9) Smoking is prohibited:
 - a. in a strata lot;
 - b. on the interior common property, including but not limited to in hallways, elevators, parking garages, electrical and mechanical rooms;
 - c. on patios and balconies;
 - d. within three meters of a door, window or air intake; and
 - e. on any land that is a common asset.

Use of Property-- Smoking and Cultivation of Marijuana

- (9) ii An Owner, tenant, occupant or visitor must not smoke or cultivate marijuana anywhere on the property including common property, limited common property, or inside the strata lot. *(approved AGM April 16, 2020, CA8176548)*

Use of Property—Allocation of Strata Insurance Deductible Expenses

- (10) An owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered

necessary to the common property, limited common property, common assets or to any strata lot by the owner's property, act, omission, negligence, or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, and for the purposes of bylaw 3.1, 3.2 and 3.3 any insurance deductible paid or payable by the Strata Corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage and will be charged to the owner. (approved AGM April 16, 2020, CA8176548)

Use of Property-- Allocation of Under Strata Insurance Deductible Expenses:

- (11) For the purposes of bylaw 3.6 any damage done and requiring repair that is under the appropriate deductible of the strata corporation policy shall be considered as an expense chargeable to the owner referred to in the immediately preceding section of these bylaws 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 first of that month. (approved AGM April 16, 2020, CA8176548)

Inform Strata Corporation

- 4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.
- (3) Upon request by the strata council, an owner or tenant must advise of the names of all occupants of a strata lot.

Obtain Approval Before Altering a Strata Lot / Hard Flooring Prohibition Clause

(Amended AGM March 23, 2022)

- 5 (1) An owner, tenant, or occupant of a strata lot may install hard surface flooring (such as, but not limited to, hardwood, laminate, tile, cork, or linoleum) in strata lots. Before installation, the proposed flooring specifications must be submitted to the strata council for review and approval. In the event that an owner, tenant, or occupant has installed hard surface flooring (such as, but not limited to, hardwood, laminate, tile, cork, or linoleum) and the strata corporation receives a complaint regarding noise from the strata lot, the strata council may direct the owner

of the strata lot to do one or more of the following:

- (a) Place carpets or rugs on the floor to an extent necessary to resolve the noise issue;
- (b) Place pads on the bottom of furniture;
- (c) Make improvements to the underlay beneath the flooring;
- (d) Remove the flooring and replace the same with carpet; and
- (e) Any other reasonable steps the strata council so decides.

5 Obtain approval before altering a strata lot

- (2) An owner, tenant or occupant must obtain the written approval of the strata corporation before making an alteration, addition, change or improvement 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;
 - (g) flooring;
 - (h) any portion of the plumbing, electrical, heating or fire suppression/detection systems; or
 - (i) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.
- (3) The strata corporation must not unreasonably withhold its approval under subsection (2), but as a condition of its approval, it may require an owner, tenant or occupant to:

- (a) present design drawings and specifications pertaining to the proposed alteration;
 - (b) ensure that all work is done to a standard and is of a quality consistent with that of the rest of the building;
 - (c) obtain all necessary permits and governmental approvals and provide copies thereof to the strata corporation;
 - (d) provide proof of third party liability insurance in an amount specified by the strata corporation;
 - (e) have the owner of the strata lot enter into a written agreement that they shall be responsible for any future repair and maintenance costs relating directly or indirectly to the alteration. The owner shall, prior to transferring title to the strata lot cause any future owner to agree in writing to be bound by the terms of such agreement; and
 - (f) in the case of a tenant or occupant making the request, provide written approval of the changes by the owner.
- (4) If approval for an alteration is given, only licensed and qualified trades may carry out work on the electrical, plumbing, heating and fire suppression systems.

The strata corporation, at an owner's expense, may return to its previous condition any alteration which has been made and has not been approved

- (5) Window frame exteriors must be black or dark brown. *(approved AGM April 16, 2020, CA8176548)*

Obtain approval before altering common property

- 6** (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
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- (2) The strata corporation may require as a condition of its approval that the owner must:
- (a) present design drawings and specifications pertaining to the proposed alteration;
 - (b) ensure that all work is done to a standard and is of a quality consistent with that of the rest of the building;

- (c) obtain all necessary permits and governmental approvals and provide copies thereof to the strata corporation;
 - (d) enter into a written agreement that they shall be responsible for any future repair and maintenance costs relating directly or indirectly to the alteration. The owner shall, prior to transferring title to the strata lot cause any future owner to agree in writing to be bound by the terms of such agreement; and
 - (e) provide proof of third party liability insurance in an amount specified by the strata corporation.
- (3) The strata corporation, at an owner's expense, may return to its previous condition any alteration which has been made and has not been approved.

Permit entry to strata lot

- 7 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot:
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
 - (b) at a reasonable time, on 48 hours' written notice, to
 - (i) 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.
 - (ii) ensure compliance with these bylaws.
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 – Powers and Duties of Strata Corporation

Repair and Maintenance of Property By Strata Corporation

- 8 (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 the building;
 - (B) the exterior of the building;
 - (C) chimneys, stairs, balconies and other things attached to the exterior of the building;
 - (D) doors, windows (including frames) and skylights on the exterior of a building or that front on the common property; and
 - (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 the building,
 - (ii) the exterior of the building,
 - (iii) chimneys, stairs, balconies and other things attached to the exterior of the building,
 - (iv) doors, windows (including frames) and skylights on the exterior of the building or that front on the common property; and

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

Division 3 – Council

Council size

- 9** The council shall consist of 3 to 5 members.

Council Membership/Council Members' Terms

- 10** (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for re-election.
- (3) An owner of a strata lot whose strata fees are in arrears for more than sixty (60) days is ineligible for election to the council, and, if a member of council is in arrears for more than 60 days, he or she shall automatically be removed from council.

Removing a Council Member

- 11** (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing a Council Member

- 12** (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council must appoint a replacement council member for the remainder of the term, unless there is no person who is willing to fill the position.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for

a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

- 13**
- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
 - (2) A person may hold more than one office at a time, other than the offices of president and vice president.
 - (3) The vice president has the powers and duties of the president
 - (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
 - (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling Council Meetings

- 14**
- (1) Any council 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.

Requisition of Council Hearing*

- 15** (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

Quorum of Council

- 16** (1) A quorum of the council is
- (a) 2, if the council consists of 3 or 4 members,
- (b) 3, if the council consists of 5 members, and
- (2) Council members must be present in person at the council meeting to be counted in establishing a quorum.

Council Meetings

- 17** (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) For the purposes of this bylaw, a decision made by email or any other electronic messaging system or platform shall be deemed a meeting "held by electronic means" provided that:
- (a) all council members (except any who would be excluded under s.32 of the Act) were sent the original email or message seeking a decision be made in relation to a particular issue;

* [SPA Reg.]

Definition for section 15 of Standard Bylaws

18.1 For the purposes of section 15 of the Standard Bylaws, "hearing" means an opportunity to be heard in person at a council meeting.

- (b) one of the following has occurred:
 - (i) all council members (except any who would be excluded under s.32 of the Act) have responded to the original email or message with a vote in favour or against the decision being requested; or
 - (ii) one week has passed since the original email or message was sent and enough council members to constitute a quorum have responded to the original email or message with a vote either in favour or against the decision being requested; or
 - (iii) an immediate decision is necessary to prevent significant loss or damage and enough council members to constitute a quorum have responded to the original email or message with a vote in favour or against the decision being requested;
- (c) the decision is recorded in the minutes of the next strata council meeting not conducted by email or similar means; and
- (d) a copy of the email or message exchange is retained as a record of the strata corporation pursuant to s.35 of the Act.

(Bylaw 17(3) approved AGM, April 11, 2024, CB1366725)

Voting at council meetings

- 18** (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to Inform Owners of Minutes

- 19** The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of Council's Powers and Duties

- 20** (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.

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

Spending Restrictions

- 21 (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.
- (3) For the purposes of section 82(3) of the Act, the strata corporation may acquire or dispose of personal property up to and including \$2,000.00 in value without approval by way of a resolution passed by a $\frac{3}{4}$ vote.
- (4) For the purposes of section 98(2) the maximum expenditure, together with all other unapproved expenditures, shall not exceed \$1,500.00.

Limitation of Liability of Council Member

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

exercise of any power or the performance or intended performance of any duty of the council.

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

Division 4 – Enforcement of Bylaws and Rules

Maximum Fine

- 23** (1) The strata corporation may fine an owner or a tenant a maximum of:
- (a) \$200.00 for each contravention of a bylaw, other than a rental bylaw;
 - (b) \$500.00 for each contravention of a rental restriction bylaw; and
 - (c) \$50.00 for each contravention of a rule.
- (2) Fines levied by the strata corporation shall be due and owing along with the next installment of strata maintenance fees.

Continuing Contravention

- 24** If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

(1) Authorization to Proceed

The strata corporation may proceed under the Small Claims Act, without further authorization by the owners, to recover from an owner or other person, 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 of the owner's family. *(approved AGM April 16, 2020, CA8176548)*

Division 5 – Annual and Special General Meetings

Person to Chair Meeting

- 25** (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.

Participation by Other Than Eligible Voters

- 26** (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.
- (4) A vote for strata lot may not be exercised, except on matters requiring a unanimous vote, if the strata corporation is entitled to register a lien against that strata lot under s.116.

Voting

- 27** (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting, a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of Business

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

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

has been given under section 45 of the Act;

- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 – Voluntary Dispute Resolution

- 29** (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (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 – Addition to the Standard Bylaws

Insurance

- 30** For the purposes of section 149(4)(b), "major perils" shall include the peril of "earthquake" in addition to those perils listed under Regulation 9.1(2).

Court Actions

- 31** In accordance with section 171(4) the authorization referred to under section 171(2) is not required for a proceeding under the Small Claims Act. Such

proceedings may be commenced with the approval of the council only.

Rental Restrictions *(repealed and replaced AGM April 11, 2024, CB1366725)*

- 32** (1) Should any Owner rent a strata lot, that Owner must submit a signed notice of Tenant's Responsibility (Form K) to the Strata Corporation within the time limit allowed under the Act.
- (2) An Owner who fails to submit a signed Notice of Tenant's Responsibility within the time limit allowed under the Act shall be subject to a fine in the amount of two hundred dollars (\$200.00) for every month or part thereof that the strata lot is rented and the Strata Corporation is not in receipt of a signed Notice of Tenant's Responsibility.
- (3) For the purposes of this Bylaw, the rental of a strata lot shall be defined to include occupancy of a strata lot by a person who is not an Owner, without the Owner also residing in the strata lot, for a period of greater than ninety (90) days regardless of whether or not money or other consideration is paid for the right to reside in the strata lot.
- (4) A strata lot must not be used for short-term accommodation purposes, such as a bed-and-breakfast, a lodging house, hotel, home exchange, time share, or vacation rental. 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.
- (5) The Strata Corporation is entitled to impose a fine of up to five hundred dollars (\$500.00) for a contravention of Bylaw 32(4) and may impose such fine for a continuing contravention every seven (7) days.

Age Restriction

- 33** No person under the age of 19 years may occupy a strata lot.

CORPORATION RULES WILTSHIRE HOUSE NW 222

1. The patios, decks and balconies of each strata lot must not be used for the purpose of storage. Only patio furniture and potted plants shall be placed on the patios, decks or balconies.
2. All draperies visible from the outside of the building shall be cream or white in colour so as not to detract from the appearance of the building. No other items may be displayed in any windows.
3. No objects such as signs, advertising, notices, or laundry shall be erected or displayed on the limited common property or a strata lot such that it may be visible from the exterior of the strata lot.
4. Any plant put in common property cannot later be removed by the donor.
5. An owner, tenant or occupant must not:
 - (a) Throw or shake any items from any window, patio or balcony.
 - (b) Smoke in their strata lot, or on common or limited common property.
 - (c) Store in or about a strata lot, the limited common property, or the common property, any item or substance which would be considered an extreme fire hazard.
 - (d) Place any item on or take any action which would be likely to damage or Interfere with the growth of the lawn, plants, bushes and other vegetation on the common property.
 - (e) Give a key to an exterior door to a person who is not a resident unless that person is their child or parent.
 - (f) Admit into the building unknown persons, canvassers, persons soliciting sales or other business, or tradespersons without proper identification.
 - (g) Operate dishwashers, tubs, showers or washing machines and dryers between 10 p.m. and 8 a.m.
 - (h) Post signs or notices on the common property except on the bulletin board or in the laundry room in the place(s) designated by the Council.

5. (continued) An owner, tenant or occupant must not:
 - (i) Allow non-residents to use the laundry facilities.
6. An owner, tenant or occupant must:
 - (a) Keep noise to a minimum between 10 p.m. and 8 a.m.
 - (b) Only use the laundry facilities during their assigned time, if such a system is in effect, unless another owner, tenant or occupant allows them to use their assigned time.
 - (c) Ensure all stairway doors are closed at all times.
7. Seventy-two (72) hours notice of a move-in or move-out must be given to Council.
8. Removal of all boxes and waste resulting from a move is the responsibility of the owner(s), tenant(s) or occupant(s) moving in. Costs incurred by the strata corporation in removing such items will be charged to the strata lot.
9. Any articles or material other than normal household garbage and recyclables must be removed by, and at the expense of, the owners, tenants and occupants of the strata lot from which the articles or materials originated. All normal household garbage must be properly bagged and cardboard must be flattened before being placed in the designated containers.
10. An owner, tenant or occupant (herein a "resident") must only use the parking space which is specifically assigned to the strata lot in which he or she resides, and no other person shall use such parking space without the owner's permission.
11. A resident must not park their vehicle on the common property.
12. A parking space assigned to a strata lot must not be rented or leased to non-residents.
13. Residents must ensure that the parking garage door has returned to a fully closed position before leaving the area.
14. No repairs to motor vehicles may be made in the parking garage except in an emergency.
15. Items other than a motor vehicle must not be stored in parking spaces.

16. The allotted parking space must be kept clean and tidy by the resident to whom it is assigned.
17. Motor vehicles dripping oil, gasoline or any other fluid, may, at the discretion of the Council, be prohibited from entering upon the common property including the parking garage, until repaired. Owners of motor vehicles causing floor stains or leaving fluids shall, upon notice of the Council, clean up all drippings including stains. If such an Owner fails to do so within seven days, the strata corporation may arrange the necessary clean up. The costs of such clean up shall be assessed as a charge against the owner of the strata lot to whom the parking space is assigned. Drip pans placed under vehicles must be metal or commercial drip pans.
18. Unlicensed vehicles must be covered by insurance for third party liability, and a copy of the said insurance must be delivered to the Council. If evidence of insurance on the unlicensed vehicles is not provided to Council, and the resident to whom the parking space has been assigned has been requested in writing to provide a copy but has not done so within a reasonable time, the Council may arrange to have the unlicensed vehicle removed from the parking garage. The cost of such removal shall be charged to the owner of the strata lot to whom the parking space has been assigned, and will become due and be payable with his or her next monthly maintenance fees.
19. Commercial vehicles, recreational vehicles, trailers and boats shall not be parked on common or limited common property.
20. A resident must not feed birds, rodents or other wild animals from any limited common property, common property or land that is a common asset. No bird feeders or any kind are permitted except hummingbird feeders. *(ratified AGM March 15, 2021)*

