BYLAWS

Strata Plan LMS 2407
"Oceanwood"

Summary of Amendments

- February 7, 2023 Registration #CB466291
- April 27, 2022 Registration #CA9964431
- March 10, 2021 Registration #CA8980612
- March 27, 2019 Registration #CA7473466
- March 28, 2018 Registration #CA6723462
- March 23, 2016 Registration #CA5157668
- March 25, 2015 Registration #CA4312344

bc Land Title & Survey

Strata Property Act Filing

NEW WESTMINSTER LAND TITLE OFFICE
FEB 07 2023 14:46:24.001
CB466291

1. Contact

Document Fees: $30.53

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
7320 Westminster Hwy
Richmond BC V6X 1A1
604-278-2121

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type	LTO Document Reference
Form-I Amendment to Bylaws	

3. Description of Land

PID/Plan Number	Legal Description
LMS2407	**THE OWNERS, STRATA FORM LMS2407**

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

Marnie Gunther QKY7MA

Digitally signed by Marnie Gunther QKY7MA
Date: 2023-02-07 14:23:05 -08:00

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Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan LMS 2407 that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at an ~~Annual~~ Special General Meeting held on January 25, 2023.

PLEASE SEE ATTACHED

Laura Moore-Dempsey

Signature of Council Member

Laura Moore-Dempsey

Printed Name

M J Kennedy.

Signature of Council Member

MARY JANE KENNEDY.

Printed Name

RESOLUTION #2

BE IT RESOLVED By a ¾ Vote resolution of the Owners, Strata Plan LMS 2407 (the "Strata Corporation") at this Special General Meeting of the owners held on January 25, 2023, that Strata Corporations **Bylaw Division 3-20.5, the financial audit requirement, be repealed.**

END OF RESOLUTION

RESOLUTION #3

BE IT RESOLVED:
By a ¾ vote resolution of the Owners LMS 2407 Oceanwood (the "Strata Corporation") at this Special General Meeting of the owners held January 25, 2023 that a bylaw pertaining to the installation of doorbell and exterior security cameras by strata lot owners be added pursuant to LMS 2407 Bylaw Division 1-5.5 as follows:

5.0 Obtain approval before altering a strata lot

5.5 (1) An owner, occupant or tenant may install at their expense doorbell and exterior security cameras upon written Strata Council approval subject to the following:
a) An Owner must make an application to the Strata Council that includes the proposed camera(s):

- make and model
- location(s) and manner of installation
- manufacturer specifications

b) The owner applicant is wholly responsible for obtaining any municipal permits if required for the project and must provide approved permits to Strata Council prior to commencement of the project.

c) If the building envelope is penetrated the seal of the building envelope must be re-established

d) If the scope of work is amended in any way from the original application, a revised application must be sent to the Strata Council for approval.

5.5 (2) Prior to any work commencing the owner is required to sign an alteration agreement "Assumption of Liability Agreement" as a condition of approval.

5.5 (3) The owner, occupant or tenant must do all such things necessary to enable the strata corporation to comply with requirements of the Personal Information Privacy Act, and any order of the Office of the Information and Privacy Commissioner.

5.5 (4) The application by an owner, occupant or tenant shall specify the purpose of the camera(s) by an owner, occupant or tenant (for example, preventing unauthorized entry, theft, damage to the strata lot and/or being alerted to the presence of trespassers).

5.5 (5) The owner, occupant or tenant is not permitted to display camera images publicly, including on any social media platform.

5.5 (6) The doorbell or security camera(s) must be set up so that only video images are recorded when there is motion.
Audio communication may not be recorded.

5.5 (7) The owner, occupant or tenant must position and adjust the camera so that the range of camera view and recording

- does not extend past the strata lot privacy fences at the rear of the property.
- does not extend into laneways or roads.
- does not extend more than 6 meters from the front door of a strata lot.

5.5 (8) The external system features must blend with the building exterior to the maximum extent possible to maintain
the Strata Corporation aesthetics.

5.5 (9) The owner, occupant or tenant is responsible for all future maintenance, repairs, replacement, or removal costs, any damage caused by any alteration and any additional insurance as required.

5.5 (10) Visible signage stating a security camera is in use must be posted by the camera owner.

5.5 (11) The owner, occupant or tenant must comply with all video camera related requests from police or other law enforcement professionals.

5.5 (12) Upon project completion Strata Council may inspect the camera(s) to ensure compliance with the approved work plan has been met. Strata Council may, at the owner's expense require a qualified contractor inspection.
and written report of the work to certify applicable building codes and standards are met.

5.5 (13) Strata Council may require an owner, occupant, or tenant to immediately remove their camera(s) upon written notice by email and/or post to the owner, occupant or tenant should there be a violation of any terms of their agreement or in the opinion of the Strata Council the camera(s) causes a nuisance or unreasonably interferes with the rights of other persons to use and enjoy limited common property or common property.

5.5 (14) Should an owner, occupant or tenant fail to removal a camera as requested by Strata Council, or fail to meet any bylaw requirements, or install doorbell and/or exterior security cameras without Strata Council prior approval the strata corporation shall levy upon the owner, occupant or tenant a fine as per Strata Plan LMS 2407 Bylaw Division 4 - 23.1(a) and 24.1.

END RESOLUTION

RESOLUTION #4

WHEREAS:
Owners of Strata Plan LMS 2407 Oceanwood request adoption of the following resolution to approve installation of Electric Vehicle Charging Systems by strata lot owners.

BE IT RESOLVED:
By a ¾ vote resolution of the Owners LMS 2407 Oceanwood (the "Strata Corporation") at this Special General Meeting of the owners held January 25, 2023 that a bylaw pertaining to the installation of Electric Vehicle Charging Level 2 Systems by owners be added as Bylaw Division 1-5.6 as follows:

5.0 Obtain approval before altering a strata lot

Bylaw 5.6 – Installation of Electronic Vehicle Charger by Owner

5.6 (1) An owner may install, at their expense, an Electric Vehicle Charging Level 2 System ("EVCS") upon the terms and conditions set out in this bylaw.

5.6 (2) An Owner must make a written application to the Strata Council that includes the following information for the proposed EVCS

- make and model
- location and manner of installation
- manufacturer specifications

5.6 (3) the Strata Council may grant consent pursuant to (2) above provided that:

(a) The Strata Council is of the opinion that its existing systems will support the EVCS;

(b) An electrical demand load calculation indicates that the EVCS installation can be accommodated with existing electrical capacity and will not negatively affect the common property, common assets or other owners;

(c) The Owner signs an Alteration and Indemnity Agreement on terms to be determined by the Strata Council, including but not limited to the following:

1. The Owner will pay for all costs related to the installation of the EVCS and will pay for the cost of all future repairs, maintenance, and upgrades to the EVCS;
2. The Owner will obtain all necessary permits and provide the same to strata council prior to installation;
3. The Owner will comply with all applicable laws;
4. The Owner will comply with all Bylaws of the Strata Corporation;
5. The Owner will retain qualified, licensed contractors for the purpose of installing the EVCS;
6. That all electrical costs associated with the use of the EVCS once installed will be to the account of the strata lot in which the EVCS is installed;
7. That a load management device approved for use in BC will be installed for every EVCS installation and must be installed by the electrical contractor concurrent with EVCS installation, electrical equipment or wiring;
8. That the Owner will provide copies of all local government inspections to the strata council;

9. The Owner will indemnify and save harmless the Strata Corporation for any costs, loss or expense of whatever kind which the Strata Corporation may sustain in connection with the installation and use of the EVCS;

5.6 (4) The EVCS installation must:

(a) be located entirely within the strata lot's garage interior as shown on the strata plan and no part shall be visible from the exterior of the garage;
(b) be utilized exclusively by the strata lot owner, occupant or tenant;
(c) be limited to one device per strata lot.

5.6 (5) If the scope of work for the installation of the EVCS is amended in any way from the original application, a revised application must be sent to the Strata Council for approval.

5.6 (6) Upon project completion Strata Council may inspect the EVCS to ensure compliance with the approved work plan and at the owner's expense may require a qualified contractor inspection and written report of the work to certify applicable building codes and standards have been met.

5.6 (7) Should an EVCS be found to be in non-compliance with the terms of this bylaw or with provincial or local government bylaws, Strata Council may require an owner to remove the EVCS, at the Owners cost, within 30 days of written notice being given to that Owner.

5.6 (8) Should an owner fail to remove an EVCS as requested by strata council, or to meet any bylaw requirements, or installs an EVCS without Council's prior approval, the strata corporation may, at the option of the strata council, remove the EVCS and charge all costs for doing so, plus actual legal fees on a solicitor and own client basis, to the account of the owner OR may fine the Owner as provided in these bylaws.

END RESOLUTION

RESOLUTION #5

BE IT RESOLVED:
By a ¾ vote resolution of the Owners LMS 2407 Oceanwood at this Special General Meeting of the owners held January 25, 2023 that Bylaw Division 7 be renamed "Strata Lot Use and Occupancy" and bylaws Division 7 - 30.2 to - 30.5 be deleted.

Division 7 – Strata Lot Use & Occupancy

30.0 Strata Lot Use & Occupancy

30.1 A strata lot shall be used exclusively as a private dwelling home and shall not be used for any commercial purposes.
30.2 (Intentionally Deleted)
30.3 (Intentionally Deleted)
30.4 (Intentionally Deleted)
30.5 (Intentionally Deleted)

END RESOLUTION

RESOLUTION #6

WHEREAS:
Owners of Strata Plan LMS 2407 Oceanwood request adoption of the following resolution to approve an age restriction bylaw.

BE IT RESOLVED:
By a ¾ vote resolution of the Owners LMS 2407 Oceanwood (the "Strata Corporation") at this Special General Meeting of the owners held January 25, 2023 that a bylaw pertaining to an age restriction be added pursuant to LMS 2407 Bylaw Division 7-30.2 as follows:

Division 7 – Strata Lot Use & Occupancy

30.0 Strata Lot Use & Occupancy

30.2 Age Restriction

1. Each strata lot is reserved for the use and full-time occupancy by at least one person who has reached the age fifty-five (55) years or older.
2. An occupant, including an Owner, tenant, spouse of an Owner or tenant, or a family member residing in a strata lot shall provide adequate proof of age within a reasonable period of time after receiving a written request from the Strata Council.
3. All occupants of a strata lot must meet the criteria provided for in this Bylaw, except for those who are exempt pursuant to the provisions of the Act.

END RESOLUTION

RESOLUTION #7

WHEREAS:
Owners of Strata Plan LMS 2407 Oceanwood request adoption of the following resolution to approve a maximum occupancy bylaw.

BE IT RESOLVED:
By a ¾ vote resolution of the Owners LMS 2407 Oceanwood (the "Strata Corporation") at this Special General Meeting of the owners held January 25, 2023 that a bylaw pertaining to strata lot maximum occupancy added pursuant to LMS 2407 Bylaw Division 7-30.3 as follows:

Division 7 – Strata Lot Use & Occupancy

30.0 Strata Lot Use & Occupancy

30.3 Maximum Occupancy

1. The Strata Corporation wishes to limit the number of permanent residents residing in any particular unit in order to protect the preferred lifestyle in the community by preventing Owners from overcrowding their units and overtaxing the common elements and common facilities of the development.

2. This Bylaw applies to all units that are occupied on a permanent basis by an Owner, tenant, visitor, assignee or family member.

3. A strata lot shall be used exclusively as a private dwelling home for not more than one family.

4. For the purposes of this Bylaw, "reside" means residing in the unit for a period longer than thirty (30) days aggregate in a calendar year.

5. The maximum number of persons allowed to reside in any strata lot is four (4).

6. No more than the maximum allowable number of persons shall reside in a strata lot.

7. An Owner shall take steps to ensure that the maximum allowable persons per unit as provided by this Bylaw is not exceeded.

8. Where a strata lot is in contravention of this Bylaw, the Owner is subject to a fine for as long as the Bylaw is being violated and the Strata Corporation, at the absolute discretion of the Strata Council, shall take all necessary steps to rectify the situation, including, but not limited to, seeking a declaration or court injunction to enforce the Bylaw. Any legal costs incurred by the Strata Corporation to enforce this Bylaw shall be the responsibility of the contravening Owner and recoverable from the Owner on a solicitor and own client basis by the Strata Corporation.

END RESOLUTION

RESOLUTION #8

WHEREAS:
Owners of Strata Plan LMS 2407 Oceanwood request adoption of the following resolution to prohibit short-term accommodation.

BE IT RESOLVED:
By a ¾ vote resolution of the Owners LMS 2407 Oceanwood (the "Strata Corporation") at this Special General Meeting of the owners held January 25, 2023 that a bylaw to prohibit short term accommodation be added pursuant to LMS 2407 Bylaw Division 7-30.4 as follows:

Division 7 – Strata Lot Use & Occupancy

30.0 Strata Lot Use & Occupancy

30.4 Short-Term Accommodation Prohibition

1. For the purposes of this Bylaw, "short-term" is defined as any period that is less than sixty (60) consecutive days.

2. An Owner, tenant, occupant, guest or visitor shall not grant a license to any person/corporation, or use or permit the use of a strata lot, common property, or common assets (or parts thereof) under any of the following arrangements, including but not limited to:

   i. Short-Term occupancy,
   ii. Hotel or hotel-like accommodation,
   iii. Boarding or lodging house;
   iv. House "letting";
   v. Time share;
   vi. Bed-and-breakfast;
   vii. Short-Term accommodations advertised under the names "Airbnb", "VRBO", "Home Away" or monikers advertising, by newspaper, Craigslist, internet or otherwise, short-term occupancy of accommodation of any kind; or
   viii. At a nightly or weekly rate.

3. An Owner, tenant, occupant, guest or visitor shall not advertise a strata lot, common property, or common assets (or parts thereof) for any licence or arrangement such as those set out in subsection (2).

4. Student homestays, where registered students reside in a strata lot with a host-family for a school year or semester and "house swaps", where an Owner trades the use of a strata lot with another person's home are both exempted from this Bylaw.

5. the Strata Corporation may fine an Owner or tenant $1000.00 per day for a contravention of this bylaw.

END RESOLUTION

bc Land Title & Survey

Strata Property Act Filing

NEW WESTMINSTER LAND TITLE OFFICE
MAY 30 2022 15:13:09.001
CA9964431

1. Contact

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
7320 Westminster Hwy
Richmond BC V6X 1A1
604-278-2121

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type	LTO Document Reference
Form-I Amendment to Bylaws	

3. Description of Land

PID/Plan Number	Legal Description
LMS2407	**THE OWNERS, STRATA PLAN LMS2407**

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

Marnie Gunther IWXEF7

Digitally signed by Marnie Gunther IWXEF7
Date: 2022-05-30 14:42:41 -07:00

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Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan LMS 2407 Strata Corporation Common Property certify that the following or attached amendments to the bylaws of the Strata Corporation, were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at the Special General Meeting held on April 27, 2022.

PLEASE SEE ATTACHED

Signature of Council Member

JOHN DEWYNTER

Printed Name

Signature of Council Member

Laura Moore Dempsey

Printed Name

INSTALLATION OF CENTRAL OR SPLIT SYSTEM AIR CONDITIONERS/HEAT PUMP SYSTEMS

BE IT RESOLVED By a ¾ Vote resolution of the Owners, Strata Plan LMS 2407 (the "Strata Corporation") at this Special General Meeting of the owners held on April 27, 2022, that a bylaw pertaining to the installation of central or split system air conditioner and heat pump systems with external compressors be added to the Strata Corporations Bylaws as follows:

1. An owner or occupant may install at their expense a central or split system air conditioner or a heat pump system upon written Strata Council approval subject to the following:

a) An Owner must make an application to the Strata Council that includes

- the installation proposal from a qualified installation contractor including but not limited to the location of any penetrations of the building envelope, installation of venting, pipes, ducts, drains or electrical work associated with the installation,
- proposed air conditioner or heat pump manufacturer specifications,
- a building outline with the proposed external unit's location,
- the external unit's distance from adjacent town homes,
- any proposed sound attenuation techniques, equipment or materials

b) The external unit cannot be located in the swales of common property

c) No part of the unit vents, pipes, ducts or electrical may be located between adjoining strata walls

d) The owner applicant is wholly responsible for obtaining any municipal permits required for the project and must provide approved permit to Strata Council prior to commencement of the project

e) The installation, including the building envelope and any electrical modifications must be warrantied by the installation contractor(s)

f) If the building envelope is penetrated the seal of the building envelope must be re-established by a qualified technician

g) Noise emitted by air conditioning and heat pump systems while in operation must not disturb other owners; the sound as measured by an industry standard sound meter must not exceed 55 decibels from 7 a.m. to 10 p.m. and 45 decibels from 10 p.m. to 7 a.m. at the adjoining privacy fences or closest neighboring exterior window or door

h) If the scope of work is amended in any way from the original application, a revised application must be sent to the Strata Corporation for approval

i) Window air conditioning units are excluded from this bylaw and may not be installed, affixed, attached or placed in or on any strata common or limited common property window(s)

2. Prior to any work commencing the owner is required to sign an Assumption of Liability Agreement as a condition of approval.

3. Strata Council may require the owner to obtain at the owner's expense an industry standard acoustical decibel written report to ensure the air conditioning or heat pump system meets the sound requirements as per section (1) g).

4. The external system unit, piping and any sound attenuation features must blend with the building exterior and be screened from road or neighbouring strata lot views to the extent possible to maintain the Strata Corporation aesthetics and established landscaping.

5. The owner is responsible for all future maintenance, repairs, replacement or removal costs, any resulting damage caused by any alteration and any additional insurance as required.

6. Subsequent air conditioner or heat pump system replacement or removal that in anyway alters the building envelope or structure or occurs on common property requires Strata Council prior written approval.

7. Upon project completion Strata Council may inspect the external system for compliance with the approved work plan and at the owner's expense may require a qualified contractor inspection and written report of the work to certify applicable building codes and standards are met.

8. If the air conditioner or heat pump exceeds the sound levels set out in this bylaw, adjustments to the unit's operation, modifications or repairs are required to be completed by the owner for the unit's operation as per item (1) g).

9. In the event that the remedies fail to reduce the operating noise to the levels set out in this bylaw, Strata Council may require the owner or occupant to remove or replace the external unit and repair the building envelope to its original condition within 60 days deemed (Strata Property Act, SBC, Section 61) notice to the owner.

10. Should an owner or occupant fail to complete the requirements as per section (9) or install an air conditioning or heat pump system without Strata Council prior approval, the strata corporation shall levy the owner a fine as per Strata Plan LMS 2407 Bylaw Division 4 - 23.1(a) and 24.1.

bc Land Title & Survey

Strata Property Act Filing

NEW WESTMINSTER LAND TITLE OFFICE
MAY 05 2021 15:11:43.001
CA8980612

1. Contact

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
7320 Westminster Hwy
Richmond BC V6X 1A1
604-278-2121

LMS 2407 - FORM I BYLAW AMEND.

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type	LTO Document Reference
Form-I Amendment to Bylaws	

3. Description of Land

PID/Plan Number	Legal Description
LMS2407	**THE OWNERS, STRATA PLAN LMS2407**

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

Alan Ives Chim GBW49K

Digitally signed by Alan Ives Chim GBW49K
Date: 2021-05-05 14:36:17 -07:00

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Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan LMS 2407 certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at a General Meeting held on March 10, 2021.

PLEASE SEE ATTACHED

Signature of Council Member

JOHN DEWYNTER - PRESIDENT.

Printed Name

Signature of Council Member

MARILYN HEBERT

Printed Name

THEREFORE
BE IT RESOLVED:
By a ¾ Vote Resolution of the Owners, Strata Plan LMS 2407, Oceanwood (the "Strata Corporation") at this Annual General Meeting held on March 10th, 2021 that the owners approve the placement of a new By-law prohibiting the use of any lockbox in the complex and be registered in the land title office.

3.11 (g) The use of a lockbox by a realtor or owner is not permitted anywhere on the limited or common property of the complex.

- Your electronic signature is a representation by you that:
  - you are a subscriber; and
  - you have incorporated your electronic signature into
    - this electronic application, and
    - the imaged copy of each supporting document attached to this electronic application,

  and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
  - the supporting document is identified in the imaged copy of it attached to this electronic application;
  - the original of the supporting document is in your possession; and
  - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Garry Gracey HX5N61 c=CA, cn=Garry Gracey HX5N61, o=Notary, ou=Verify ID at www.juricert.com/LKUP.cfm?id=HX5N61

1. CONTACT: (Name, address, phone number)

Century 21-Prudential Estates

604-273-1744

7320 Westminster Highway File:LMS2407

Richmond BC V6X 1A1

Document Fees: $29.66 Deduct LTSA Fees? Yes ☑

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:

Form-I Amendment to Bylaws LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

NO PID NMBR THE OWNERS STRATA PLAN LMS2407

Related Plan Number: **LMS2407**

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan LMS 2407 certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at an Annual General Meeting held on March 27, 2019:

PLEASE SEE ATTACHED

D. Wrong
Signature of Council Member

DOUG WRONG
Printed Name

Signature of Council Member

FRANK J S DAVIES
Printed Name

BE IT RESOLVED:
By a ¾ vote resolution of The Owners, Strata Plan LMS2407 – Oceanwood (the "Strata Corporation") at this Annual General Meeting of the owners held on March 27th, 2019 that the Owners hereby approve the amendment of the current Annual General Meeting By-law.

25.4
The strata council shall make all arrangements for the Annual General Meeting of the Strata Corporation to be held on the 2nd or 3rd Wednesday of March each year and provide:

(a) a complete financial statement of the current fiscal year with projections for the year end, including variance explanations and
(b) a budget, segregated by a unique accounting code for each specific project, based on the performance during the current fiscal year plus the proposed new projects.

NEW WESTMINSTER LAND TITLE OFFICE

Apr-09-2018 12:55:23.001

CA6723462

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

- Your electronic signature is a representation by you that:
  - you are a subscriber; and
  - you have incorporated your electronic signature into
    - this electronic application, and
    - the imaged copy of each supporting document attached to this electronic application,

  and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
  - the supporting document is identified in the imaged copy of it attached to this electronic application;
  - the original of the supporting document is in your possession; and
  - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Garry Gracey KD2L2C
c=CA, cn=Garry Gracey KD2L2C, o=Notary, ou=Verify ID at www.juricert.com/LKUP.cfm?id=KD2L2C

1. CONTACT: (Name, address, phone number)

Century 21-Prudential Estates

604-273-1744

7320 Westminster Highway

File: LMS2407 form i bylaw amendments

Richmond BC V6X 1A1

Document Fees: $28.63

Deduct LTSA Fees? Yes ☑

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

NO PID NMBR THE OWNERS, STRATA PLAN LMS2407

Related Plan Number: **LMS2407**

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan LMS 2407 certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at an Annual General Meeting held on March 28, 2018:

PLEASE SEE ATTACHED

D. Wrong
Signature of Council Member

Douglas Wrong
Printed Name

Signature of Council Member

Fran Davie
Printed Name

3.12.12
Planting or growing of marijuana plants is prohibited on common property and limited common property.

NEW WESTMINSTER LAND TITLE OFFICE

May-03-2016 13:43:48.001

CA5157668

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

- Your electronic signature is a representation by you that:
  - you are a subscriber; and
  - you have incorporated your electronic signature into
    - this electronic application, and
    - the imaged copy of each supporting document attached to this electronic application,

  and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
  - the supporting document is identified in the imaged copy of it attached to this electronic application;
  - the original of the supporting document is in your possession; and
  - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Garry Gracey KD2L2C

c=CA, cn=Garry Gracey KD2L2C, o=Notary, ou=Verify ID at www.juricert.com/LKUP.cfm?id=KD2L2C

1. CONTACT: (Name, address, phone number)

Century 21-Prudential Estates

7320 Westminster Highway
Richmond BC V6X 1A1

604-273-1744
File:LMS2407
Form I- Bylaw Amendments

Document Fees: $28.63

Deduct LTSA Fees? Yes ☑

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

NO PID NMBR THE OWNERS, STRATA PLAN LMS 2407

Related Plan Number: **LMS2407**

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan LMS2407 certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at an Annual General Meeting held on March 23, 2016:

PLEASE SEE ATTACHED

D. Wrong
Signature of Council Member

DOUGLAS WRONG, PRESIDENT
Printed Name

Signature of Council Member

Fran I S Davie
Printed Name Treasurer.

6.16 Owners with Strata prior approval at their own expense may extend their existing patio areas up to the existing privacy fence in place. An Assumption of Liability form must be signed and returned prior to the commencement of the project.

NEW WESTMINSTER LAND TITLE OFFICE

Mar-31-2015 13:16:25.001

CA4312344

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

- Your electronic signature is a representation by you that:
  - you are a subscriber; and
  - you have incorporated your electronic signature into
    - this electronic application, and
    - the imaged copy of each supporting document attached to this electronic application,

  and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
  - the supporting document is identified in the imaged copy of it attached to this electronic application;
  - the original of the supporting document is in your possession; and
  - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Garry Gracey KD2L2C
c=CA, cn=Garry Gracey KD2L2C, o=Notary, ou=Verify ID at www.juricert.com/LKUP.cfm?id=KD2L2C

1. CONTACT: (Name, address, phone number)

Century 21-Prudential Estates

7320 Westminster Highway
Richmond BC V6X 1A1

604-273-1744
File: LMS2407
Form I Bylaws

Document Fees: $25.37

Deduct LTSA Fees? Yes ☑

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

NO PID NMBR THE OWNERS, STRATA PLAN LMS2407

Related Plan Number: **LMS2407**

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan LMS2407 certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at an Annual General Meeting held on March 25, 2015.

PLEASE SEE ATTACHED

Douglas Wrong
Signature of Council Member

DOUGLAS WRONG
Printed Name

Signature of Council Member

Fran Davie
Printed Name

The Owners, Strata Corporation LMS 2407 – BYLAWS

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

1.0 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.

1.2 An owner whose strata fees are seven (7) days late will be charged a fine of $15 and, if non-payment continues for a further twenty (20) days, an additional $25 fine will be added.

1.3 Any charges levied by the property management company on N.S.F. cheques or overdue payments will be applied to the owner's assessment and form part of the strata fees.

1.4 The strata council will:

(a) place a charge against a strata lot title if the owner is over 3 months behind in the monthly assessment payments and

(b) apply for judgment if the owner is over 6 months behind in assessment payments.

1.5 The strata council may impose an interest fee of 10% compounded annually on late fee payments. The interest is not a fine, and will form part of the strata fees.

1.6 The strata council is authorized to take action in small debts court against an owner.

2.0 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.

2.2 An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the Strata Corporation under these bylaws.

3.0 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) in the opinion of the strata council causes a nuisance or hazard to another person.

(b) in the opinion of the strata council causes unreasonable noise.

(c) in the opinion of the strata council, unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot.

(d) is illegal.

3.2 An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot, which the Strata Corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

3.3 An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.

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

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

(b) Up to two (2) small caged animals.

(c) Up to two (2) caged birds.

(d) Up to two cats or two dogs or one of each.

3.5 Owners, tenants, occupants or visitors must:

(a) not permit their pets to stray into common property

(b) immediately remove all excrement deposited by their pets within the complex and dispose of it where it will not be offensive to others.

(c) control pet behaviour in accordance with these bylaws or have their pet(s) banned from the complex.

3.6 Repairs of vehicles, oil changes or mechanical adjustments are not permitted on the common or limited common property.

3.7 Owners shall be responsible for any costs resulting from damage to common or limited common property caused by themselves, occupants, their visitors or their contractors. Any restoration charges will be added to and become a part of the monthly assessment payment for the month immediately following the date on which the charges were issued, and shall become due and payable on the date of payment of the monthly assessment.

3.8 Business or commercial use of strata lots or common property is not permitted.

3.9 No trade, business, professional, political or advertising notice or rental sign shall be exhibited on or about the strata lot or common property.

3.10 Owners, tenants, or occupants are responsible for ensuring their visitors comply with these bylaws.

3.11 Sale of Strata Lot

(a) Real estate agents or owner, in the case of a private sale, may hang an 8" x 24" real estate 'For Sale' sign from the signpost provided by the strata corporation.

(b) 'Sold' signs may be displayed for no longer than two weeks.

(c) Real estate agents or owners may hold 'Open Houses' from 2:00 - 4:00 p.m. on a Saturday or Sunday, unless this time coincides in whole or in part with an Oceanwood (i.e. clubhouse) function.

(d) 'Sales Tours' by real estate agents are permitted providing that their vehicles are parked outside the complex.

(e) Real estate agents or their vendors must notify the strata council chairperson of 'Open Houses' and or 'Sales Tours' at least 24 hours in advance.

(f) It is the responsibility of vendors and/or owners to advise their real estate agent of this bylaw.

3.12 Parking and Roadways

The City of Surrey requires the Strata Corporation provide 8 visitor parking stalls with two designated for the handicapped. Owners, tenants or occupants are not permitted to park in visitor parking except as specified in these by-laws. The City of Surrey also designated the entire roadway within the complex as a fire lane to provide emergency vehicles unobstructed access to all units.

3.12.1
(a) Vehicles, RVs, boats, motorcycles or similar equipment parked in an owner's garage must be fully contained in the garage so that the door can be completely closed.
(b) Parking is not allowed in any area not specifically designated as a parking area except as set out in 3.12.3 and 3.12.4 below.

3.12.2 Unlicensed or uninsured vehicles are not allowed on common or limited common property.

3.12.3 Only vehicles with recognized approved handicapped identification clearly displayed may use the parking spaces designated for handicapped use.

3.12.4 Owners, tenants, occupants, members of the owner's family or visitors may not park on the driveway of any unit, except for units #1, #4, #10, #19, #20, #21, #27, and #31. Vehicles may be parked in these driveways as long as no portion of the vehicle extends over the concrete curb or gutter of the roadway.

3.12.5
(a) Visitor parking is for the use of visitors' vehicles (including housekeeping personnel.)
(b) Visitors' vehicles may be parked in the visitor parking for a maximum period of two continuous weeks.
(c) Visitors' vehicles may remain in the visitor parking only for the period the visitors are in residence in the owners' units.
(d) Visitors' vehicles may not remain in the visitor parking while the visitors travel away from the complex whether they are accompanied by the owner or not.
(e) Each owner is to be provided with one (1) Visitor Parking Pass to be place face up on the dashboard of the visitor's vehicle for overnight parking.
(f) If additional Visitor Parking Passes are required, owners may obtain these from the strata council member responsible for security.
(g) It is the responsibility of owners, tenants or occupants to make certain that Visitor Parking Passes are visible on the dashboard of parked vehicles.

(h) Owners, tenants and occupants are responsible for ensuring that their visitors (including contractors, housekeeping personnel, casual workers, service personnel, etc.) comply with these parking rules.

3.12.6
(a) Owners, tenants and occupants who have just moved in and have stored furniture, boxes and other items associated with their move in their garages, are permitted to use a maximum of two visitor parking spaces for a period of two (2) weeks after the arrival of their furniture and belongings.
(b) Vehicles parked in accordance with 3.12.6 (a) must display a Temporary Parking Pass on the dashboard of the vehicle(s).
(c) Owners may apply to the strata council for permission to use the visitor parking for limited time periods.

3.12.7 Vehicles must not be parked in any fire lane or intrude onto any part of any fire lane, at any time, no matter how short the stay, except as set out in 3.12.8.

3.12.8 Vehicles of contractors or service personnel who may require access to their vehicles to carry out their work, may park in front of the unit in/on which they are working providing they:
(a) Remain available to move the vehicle in case of emergency, and
(b) Park without blocking the Fire Lane.

3.12.9 Owners may park in front of their units for the short periods of time required to wash their vehicles, clean their garage, or carry out similar activities. A driver must always be in or near the unit to move the vehicle in case of emergency.
3.12.10 A maximum speed of fifteen (15) km/hr shall apply within the complex.

4.0 Inform Strata Corporation

4.1 Within 2 weeks of becoming an owner, the owner must inform the Strata Corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.

4.2 On request by the Strata Corporation, a tenant must inform the Strata Corporation of his or her name.

5.0 Obtain approval before altering a strata lot

5.1 An owner must obtain written approval of the Strata Corporation before making an alteration to a strata lot that involves any of the following:

(a) the structure of a building;
(b) the exterior of a building;
(c) chimneys, stairs, decks, patios or other thing 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, deck or yard;
(f) common property located within the boundaries of a strata lot;
(g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

5.2 The Strata Corporation must not unreasonably withhold its approval under bylaw 5.1 but may require as a condition of its approval that the owner agrees, in writing, to take responsibility for any expenses relating to the alteration.

5.3 The strata council must maintain an accurate record of all approved alterations to a strata lot and annually update the records.

5.4 An Owner must obtain the written approval of the Strata Corporation before being permitted to erect a satellite dish of up to 24 inches in diameter. The strata Corporation will ensure that the dish is installed in such a way that the dish is as unobtrusive in appearance as possible. The Strata Corporation will advise the Owner applicant as to the form of installation and satellite dish placement required to receive Strata Corporation approval. The Strata Corporation must not unreasonably withhold its approval under Bylaw #5.4 providing that the visual impact of the satellite dish installation is minimized and that proper protective installation procedures are followed. As a condition of the approval of a satellite dish installation, the Strata Corporation will require that the Owner agree in writing to take responsibility for any expenses relating to the installation, maintenance, liability, and insurance of the satellite dish installation. The Strata Corporation will also require that the Owner complete an Assumption of Liability Agreement related to that installation.

6.0 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.

6.2 The Strata Corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

6.3 Any alterations to common property not permitted in these bylaws may be removed at the owner's expense on order of the strata council.

6.4 Any alterations to common property not approved by the Strata Corporation may be removed at the owner's expense on order of the strata council.

6.5 Storage sheds, greenhouses or other constructed buildings or structures of any kind are not permitted on common property, including limited common property.

6.6 The Strata Corporation must not unreasonably withhold its approval under bylaw 6.1.

6.7 Approved alterations to common property, including limited common property:

(a) Appendix A lists approved alterations and the related specifications.

(b) Owners must obtain the approvals required by the strata council to make these alterations.

(c) Strata council approval of owners' requests for alterations will be subject to agreement to conditions set out in "Form LMS 2407, Alterations".

(d) Strata council may request detailed drawings and specifications regarding owners' requests for alterations whose specifications are not Appendix A.

6.8 Owners who undertake approved alterations in accordance with these bylaws, and subsequent owners, are responsible for all costs relating to:

(a) the maintenance and repair of the alterations, and

(b) the effects on all adjacent strata lots or common property, and

(c) the effects of rain and weathering, staining, discoloration, and

(d) in the event of a legal suit resulting in damages, the cost of any insurance settlements including the deductible portion of the insurance.

6.9 The strata council may make repairs to, or remove alterations to common property and charge costs to the owner, if:

(a) in the opinion of the strata council the alterations are not maintained or repaired, or

(b) in the opinion of the strata council the alterations are damaged.

6.10 On the sale of a strata lot, owners must include all obligations and costs that may be applied relating to alterations, in any agreement of sale.

6.11 To remove an approved alteration, an owner must negotiate the terms of removal with the strata council.

6.12 The strata council reserves the right to require, or have an owner provide, specified professional supervision or inspection, or both, of approved alterations undertaken by an owner. The strata council may include specified supervision or inspection as a requirement of approval.

6.13 On the sale of their strata lots, owners may not remove any shrubs, trees or other plantings, from common property, including limited common property, without strata council approval in writing.

6.14 The strata council must maintain an accurate record of all approved alterations to common property, including limited common property and annually update these records.

6.15 Owners of strata units that currently have the original developer installed French doors or sliding doors entering to the outside patio/deck area may remove and install sliding or French doors similar to those installed by the developer, at their expense with prior Council permission.

7.0 Permit entry to strata lot

7.1 An owner, tenant, occupant or visitor must allow a person authorized by the Strata Corporation to enter the strata lot

(a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and

(b) at a reasonable time, on 48 hours written notice, to inspect, repair or maintain common property, common assets and any 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.

7.2 The notice referred to in bylaw 7.1 (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 – Powers and Duties of Strata Corporation

8.0 Repair and maintenance of property by Strata Corporation

8.1 The Strata Corporation must repair and maintain, subject to these bylaws, all of the following:

(a) common assets of the Strata Corporation

(b) common property that has not been designated as limited common property;

(c) limited common property, but the duty to repair and maintain it is restricted to

(i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and

(ii) the following, no matter how often the repair or maintenance ordinarily occurs:

(A) the structure of a building;

(B) the exterior of a building;

(C) chimneys, stairs, decks, patios and other thing attached to the exterior of a building;

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

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

(d) a strata lot in the Strata Plan LMS 2407, but the duty to repair and maintain it is restricted to;

(i) the structure of a building,

(ii) the exterior of a building,

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

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

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

8.2 No owner shall be entitled to claim any compensation from the Strata Corporation for any loss or damage to the property or person of the owner and/or occupant arising from any defect or want of repair of a strata lot, the common property, or any parts thereof.

8.3 The Strata Corporation shall not be responsible to an owner for any loss, damage or expense caused by an overflow or leakage of water from any unit, adjoining unit or by the breaking or bursting of any pipe or plumbing fixtures, or in any other manner whatsoever. Without limiting the generality of the foregoing, an owner shall indemnify and hold harmless the Strata Corporation from any claim by a leasing tenant for any such loss or damage.

8.4 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 or to any strata lot by the owner's act, omission, negligence or carelessness or by that of any member of the owner's family or the owner's visitors, or the owner's tenants, but only to the extent that such expense is not met by the proceeds received by the Strata Corporation as insurance coverage. In such circumstances, and for the purposes of this bylaw, 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 shall be charged to the owner. The charged amount will be added to and become a 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 the payment of the monthly assessment.

8.5 Subject to these bylaws, the Strata Corporation shall indemnify and save harmless any owner from loss or damage suffered by that owner by reason of the denial of insurance coverage which the Strata Corporation, through its conduct or otherwise, represented to that owner that the owner was covered for such loss or damage, by insurance obtained by the Strata Corporation on behalf of The Owners, Strata Plan LMS 2407.

8.6 In the event that the Strata Corporation or its authorized agent(s) determines that an emergency exists and that damage may be caused to any strata lot or common property, including limited common property, a strata lot owner shall indemnify and save harmless the Strata Corporation from the expense of a contractor(s) attending the strata unit and/or from any reasonable maintenance, repair or replacement to or in the strata lot, that would otherwise be the responsibility of the owner of that lot, but only to the extent that such expense is not met in the proceeds of insurance carried by the Strata Corporation.

8.7 The Strata Corporation Insurance policy must include earthquake coverage as additional insurance under Section 152 of the Strata Property Act.

Division 3 – Strata Council

9.0 Strata Council size

9.1 The strata council must consist of not less than five (5) and not more than seven (7) members

10.0 Strata council members' terms

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

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

10.3 No person may stand for strata council or continue as a strata council member if the Corporation is entitled to place a lien against the owner's strata lot.

11.0 Removing strata council members

11.1 The Strata Corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more strata council members.

11.2 After removing a strata council member, the Strata Corporation must hold an election at the same annual or special general meeting to replace the strata council member for the remainder of the term.

12.0 Replacing strata council member

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

12.2 A replacement strata council member may be appointed from any person eligible to sit on the strata council.

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

12.4 If all the members of the strata 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 must hold a special general meeting to elect a new strata council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

13.0 Officers

13.1 At the first meeting of the strata council held after each annual general meeting of the Strata Corporation, the strata council must elect, from among its members, a president, a vice president, a secretary and a treasurer.

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

13.3 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.

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

13.5 Strata council must elect a Buildings and Grounds Committee Chair, Bylaws Committee Chair, Safety and Security Committee Chair from among its members and appoint any other committee(s) required.

14.0 Calling strata council meetings

14.1 Any strata council member may call a strata council meeting by giving the other strata council members at least one week's notice of the meeting, specifying the reason for calling the meeting.

14.2 The notice does not have to be in writing.

14.3 A strata council meeting may be held on less than one week's notice if
(a) all strata council members consent in advance of the meeting, or
(b) the meeting is required to deal with an emergency situation, and all strata council members either
(i) consent in advance of the meeting, or
(ii) are unavailable to provide consent after reasonable attempts to contact them.

14.4 The strata council must inform owners about a strata council meeting as soon as feasible after the meeting has been called.

15.0 Requisition of strata council hearing

15.1 By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a strata council meeting.

15.2 If a hearing is requested under bylaw 15.1, the strata council must hold a meeting to hear the applicant within one month of the request.

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

16.0 Quorum of strata council

16.1 A quorum of the strata council is 3.

16.2 Strata council members must be present in person at the strata council meeting to be counted in establishing quorum.

17.0 Strata council meetings

17.1 At the option of the strata council, strata council meeting may be held by electronic means, so long as all strata council members and other participants are able to communicate with each other.

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

17.3 Owners may attend strata council meetings as observers.

17.4 Despite bylaw 17.3, no observers may attend those portions of strata council meeting 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 opinion of the strata council, unreasonably interfere with an individual's privacy.

17.5 All strata council meetings will be conducted generally in accordance with parliamentary procedures.

18.0 Voting at strata council meetings

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

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

18.3 The results of all votes at strata council meetings must be recorded in the strata council meeting minutes, complete with the number of abstentions, the number of votes for, and the number of votes against.

19.0 Strata council to inform owners

19.1
The strata council must distribute to all owners copies of the minutes of all strata council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

19.2 The strata council must distribute, to all owners, a written mandate including duties and responsibilities of each of the following:

(a) Property Manager;
(b) President;
(c) Vice-President;
(d) Treasurer;
(e) Secretary;
(f) Finance Committee;
(g) Buildings and Grounds Committee;
(h) Bylaws Committee;
(i) Safety and Security Committee; and,
(j) for all other continuing committees or new committees as struck by the strata council.

19.3 The strata council will formally provide a financial report, with explanations to the Owners, twice each year in addition to those required for Annual General meetings.

20.0 Delegation of strata council's powers and duties

20.1 Subject to bylaws 20.2 to 20.4, the strata council may delegate some or all of its powers and duties to one or more strata council members or persons who are not members of the strata council and may revoke the delegation.

20.2 The strata 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 20.3.

20.3 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.

20.4 The strata 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.

20.5 The strata council must:
(a) cause an audit of the books and records of the Corporation to be prepared under generally accepted accounting principles of a Strata Corporation every three fiscal years commencing in 2010 within three months of the fiscal year end.

21.0 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.

21.2 Despite bylaw 21.1. a strata 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.

21.3 The strata council is not authorized, at any time, to spend any part of the Strata Corporation budget on activities not directly related to the operation or maintenance of the Owners, Strata Plan LMS 2407 (for example, entertainment or meals).

21.4 The strata council shall not cause unauthorized expenditures from the approved operating budget in excess of $1,000 over the full course of the fiscal year without authorization from the Strata Corporation.

21.5 Bylaw 21.4 does not affect strata Council's right to exceed the estimated, budgeted amount for an authorized expenditure, in the event of inadequate funding due to unforeseen specific project needs or increased labour or equipment costs.

22.0 Limitation on liability of strata council member

22.1 A strata 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 strata council.

22.2 Bylaw 22.1 does not affect a strata council member's liability, as an owner, for a judgment against the Strata Corporation.

Division 4 – Enforcement of Bylaws and Rules

23.0 Bylaw Enforcement and Maximum fines

23.1 The Strata Corporation may fine an owner or tenant a maximum of
(a) $200 for each contravention of a bylaw, and
(b) $50 for each contravention of a rule.

23.2 Any fine levied against an owner by the strata council for contravention of a bylaw or rule shall be incorporated as part of the following month's strata fees, and shall be collectable in accordance wit the Strata Property Act and these bylaws.

23.3 All correspondence for the strata council must be directed to the President, Strata Council, The Owners, Strata Property LMS 2407.

23.4 The strata council must make every attempt to settle any problem amicably with an owner/occupant or tenant. A letter or letters must be written by council to the owner/occupant or tenant confirming the decision made in respect of the problem.

24.0 Continuing contravention

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

Division 5 – Annual and Special General Meetings

25.0 Scheduling the annual general meeting and person to chair a general meeting

25.1 Annual and special general meetings must be chaired by the president of the strata council.

25.2 If the president of the strata council is unwilling or unable to chair the meeting, the meeting must be chaired by the vice-president of the strata council.

25.3 If neither the president nor the vice-president of the strata 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.

25.4 The strata council shall make all arrangements for the Annual General Meeting of the Strata Corporation to be held on the fourth Wednesday of March each year and provide:

(a) a complete financial statement of the current fiscal year with projections for the year end, including variance explanations and

(b) a budget, segregated by a unique accounting code for each specific project, based on the performance during the current fiscal year plus the proposed new projects.

26.0 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.

26.2 Persons attending annual or general meetings 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.

26.3 Persons attending annual or general meetings 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.

27.0 Voting and conduct of general meetings

27.1 At an annual or special general meeting, voting cards must be issued to eligible voters.

27.2 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.

27.3 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.

27.4 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.

27.5 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.

27.6 Despite anything in this section an election of strata council or any other vote must be held by secret ballot if the secret ballot is requested by a majority of eligible voters.

27.7 All general meetings will be conducted generally in accordance with parliamentary procedures.

27.8 Proxies must be submitted for verification 24 hours before an annual or special general meeting.

27.9 Unless, under the Strata Property Act, a unanimous resolution is required, an owner is not entitled to vote at an annual or general meeting if the corporation is entitled to place a lien against the owner's strata lot.

28.0 Order of business

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

(a) confirm certification of proxies in accordance with bylaw 27.8. 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 strata 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 and these bylaws, 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 strata council, if the meeting is an annual general meeting;
(n) terminate the meeting.

Division 6 – Voluntary Dispute Resolution

29.0 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 Strata Property Act, the Strata Property Act Regulations, these bylaws, or the Owners, Strata Property LMS 2407 rules.

29.2 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.

29.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 – Rentals/Leasing

30.0 Rentals and Leasing

30.1 A strata lot shall be used exclusively as a private dwelling home and shall not be used for any commercial purposes.

30.2 No strata lot may be rented.

30.3 An owner wishing to rent their strata lot pursuant to sections 142 and 144 of the Strata Property Act must apply in writing to the council for permission to rent before entering into a tenancy agreement

30.4 Where an owner rents a strata lot in contravention of bylaws 30.2or 30.3 the owner may be subject to a bylaw violation fine of up to $500.00, and this fine may be repeated every seven days that the rental violation continues. The Strata Corporation shall take all 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 prohibition bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and client basis by the Strata Corporation.

30.5 The owner must ensure at the end of any rental permitted under the Strata Property Act sections 142 and 144, that a tenant returns all keys to the common property areas to the Owner and the Owner must provide confirmation of this to the Strata Council in writing.

APPENDIX A: BYLAW 6.7 SPECIFICATIONS

Detailed specifications for alterations for Bylaw 6.7

AWNINGS: Rear Patio: Roll-up type, Style #4955, Fern Classic
Windows: Basket type, Style #4955, pattern Fern Classic
Note: Both are available from the supplier
Arpella Fabric Awning Ltd.
Located at #208 – 6333 – 148th St. Surrey
Phone: 604-729-2111

SCREEN DOORS:
Alumico Storm/Screen door, Series 4 (full view model), white finish with glass or screen insert or both.
PHANTOM™ Screen door, colour, standard white.

SKYLIGHTS:
"Daylighter" Brand, Curb mount type #3652, clear safety glass, low dome.
Note: Supplied by D+R Enterprises, Delta, BC Telephone 604-591-3656