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JUN 6 8

NRS

NATIONAL REAL ESTATE SERVICE

June 1, 1983

British Columbia Land Registry
800 Hornby Street,
Vancouver, B.C.

Dear Sir/Madam:

Attached please find form 9, changes of bylaws in regard to Strata Plan
VR 122.

I would appreciate these documents being registered as part of this strata
plan.

Yours truly,
BLOCK BROS. REALTY LTD.


Doug Nordan
Property Manager, Stratas.
Property Management Division

DN/mh

Encl.

Block Bros. Realty Ltd.

PROPERTY MANAGEMENT DIVISION
#606, 1030 West Georgia Street, Vancouver, B.C. V6E 2Z8 TELEPHONE (604) 685-8511

FORM 9
NOTIFICATION OF CHANGE OF BY-LAWS
SECTIONS 26 & 28

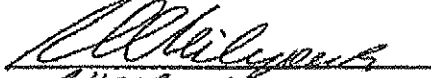
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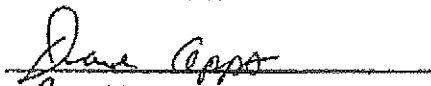
JUN 6 8 35 AM '83
THE OWNERS, Strata Plan VR 122 (a Strata Corporation) hereby
certifies that by Special Resolution passed on the 25th day of
May 1983, the By-Laws of the First and Second Schedule, as they
applied to the said Corporation, were added to, amended or
repealed as follows:

That the By-Laws applicable to THE OWNERS, Strata Plan VR 122,
be amended by adding Section 2, Paragraphs (A) through (E)
to the Second Schedule:

- (A) "The Strata Corporation shall levy a \$25.00 (twenty - five dollars) moving-in fee which shall be charged and applicable to all owners and /or renters when moving in the building, and may be refunded at the discretion of the Strata Council."
- (B) "No owner shall keep any animals on his/her Strata Lot or the common property after notice in that behalf from the Strata Council."
- (C) "Any owner owing monthly maintenance fees or any other monetary contributions to the administrative expenses and contingency reserves as set from time to time shall pay such monthly contributions on the first day of each month. Any owner owing monies fifteen days after the due day shall be assessed a late penalty charge of \$5.00 (five dollars), and an additional \$10.00 (ten dollars) will be assessed as a further late penalty charge if the payment is not made within thirty days of the due date."
- (D) "No owner, resident, or his/her guests shall leave any shopping carts situated on the common property. Failure to comply will result in a \$25.00 fine levied against the owner of the suite responsible."
- (E) "No owner, resident, or his/her guests shall use their washing machines or dryers, or dishwashers, or have their radio or T.V. with the volume turned up to a high level, or create any other noise which might disturb other residents between the hours of 11:00 P.M. and 6:00 A.M."

THE COMMON SEAL OF THE OWNERS, STRATA PLAN VR 122 WAS HEREUNTO AFFIXED
THIS 18th DAY OF June, 1983, IN THE PRESENCE OF:


CHAIRMAN


COUNCIL MEMBER

T 23003

FORM 9

NOTIFICATION OF CHANGE OF BY-LAWS

SECTIONS 26 & 28

L 57007

JUN 6 8 35 A 83
 THE OWNERS, Strata Plan VR 122 (a Strata Corporation) hereby
 certifies that by Special Resolution passed on the 25th day of
 May 1983, the By-Laws of the First and Second Schedule, as they
 applied to the said Corporation, were added to, amended or
 repealed as follows:

That the By-Laws applicable to THE OWNERS, Strata Plan VR 122,
 be amended by adding Section 2, Paragraphs (A) through (E)
 to the Second Schedule:

- (A) "The Strata Corporation shall levy a \$25.00 (twenty - five dollars) moving-in fee which shall be charged and applicable to all owners and /or renters when moving in the building, and may be refunded at the discretion of the Strata Council."
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THE COMMON SEAL OF THE OWNERS, STRATA PLAN VR 122 WAS HEREUNTO AFFIXED
 THIS 18th DAY OF June, 1983, IN THE PRESENCE OF:

[Signature]
 CHAIRMAN

[Signature]
 COUNCIL MEMBER

T 25003

Summary 12 53.7
H.E.C.E.
#107100

60077989
June 14 1989

REGISTRAR

LAND TITLE OFFICE

800 HORNBY STREET

VANCOUVER, B.C. V6Z 2C5

Please receive herewith the following document(s) for filing
Change of By-Laws

Notification of
VR 122

(Signature)

FTR Property Management Inc.
F. Lawy (Firm name, if any)

102-1159 W. Broadway
(Address and telephone number)

Vancouver, BC V6H 1G1

W-787

06/14/89 AB294h DOC FIL 10.00

15/9/89

GC077989

FORM 9

NOTIFICATION OF CHANGE OF BY-LAWS
(Section 26(1))

The Owners' Strata Plan VR122 (a Strata Corporation) hereby certifies that by special resolution duly passed on May 31, 1989, the by-laws of the Act, as they applied to the said Strata Corporation, were added to, amended or repealed as follows:

Enclosed herewith a copy of the by-laws to be added to the by-laws of the Strata Corporation.

The Common Seal of the Owners' Strata Plan VR122 was hereunto affixed this 31st day of May, 1989 in the presence of:

A. C. Amara

Chairman

H. J. Dumant

Council Member

A. B. D. May

Council Member

May 31, 1989

BY-LAWS STRATA PLAN VR122

Leasing or renting of strata lots

- A.) Any strata lot where the registered owner(s) does not reside in the strata lot, and where someone else resides, that strata lot shall be considered a rental.
- B. Not more than four (4) strata lots may be leased or rented at any one time.
- C. An owner wanting to lease or rent his/her strata lot must obtain written permission from the council prior to leasing or renting his/her strata lot.
- D. Application for permission to lease or rent a strata lot under C. must be made in writing to the council at least one (1) month prior to the proposed commencement of the lease. Within two (2) weeks from date of receipt of application, the council shall notify the owner of its decision.
- E. If at the time of the application submitted to council under C., there are at least four (4) strata lots leased or rented, and the owner has occupied the strata lot continuously as a place of residence for a minimum of one (1) year and the owner can provide the council with evidence that refusal of the application will cause undue hardship on the owner, the council may exceed the limit of four (4) strata lots being leased or rented as provided in B. Where the owner is applying under this section, a hearing must be heard by council within 21 days after the date the owner requests the hearing and the decision must be delivered within 7 days after the hearing.
- F. Any owner who violates any provision of by-law (Leasing or renting of strata lots) shall be subject to fines of not more than \$250.00 for each offence per month that the strata lot is leased or rented. The fine will become part of the maintenance fees and will be due and payable on the next maintenance fees due date.



**BLOCK
BROS.**

September 17, 1980.

Land Registry,
Survey Department,
800 Hornby Street,
Vancouver, B.C.
V6Z 2C5.

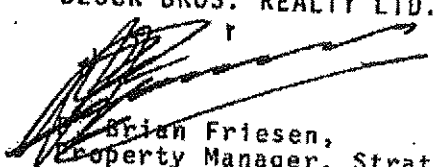
Dear Sirs,

Re: Strata Plan VR 122
2424 Cypress Street,
Vancouver, B.C.

Enclosed please find Notification of Change of Bylaws, Strata
Plan VR 122, to be registered on behalf of the Strata Corporation.

Thank you.

Yours truly,
BLOCK BROS. REALTY LTD.


Brian Friesen,
Property Manager, Stratas.

/ag.

Encl:



BLOCK BROS. REALTY LTD.

A DIVISION OF BLOCK BROS. INDUSTRIES LTD.
PROPERTY MANAGEMENT DIVISION

#208.1030 West Georgia Street, Vancouver, B.C., Canada V6E 2Z8/ Telephone 685-8511

SEP 18 2 00 PM '80
LAND REGISTRY OFFICE
VANCOUVER B.C.

70858 006821

H 70858

WRL
10/9/80

LAND TITLE OFFICE
VANCOUVER
RECEIVED

SEP 18 1980

ANSWERED BY *WRL*
DATE *10/9/80*

SEP 18 2 00 P.M.
LAND REGISTRY OFFICE
VANCOUVER B.C.

70858

H 70858

FORM 9

NOTIFICATION OF CHANGE OF BY-LAWS

(Section 17(3) (4) (6))

Section 26, 27 & 28 Condo Act.

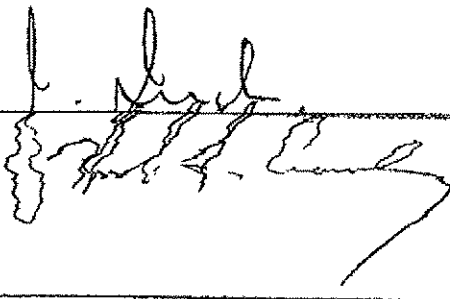
THE OWNERS, Strata Plan No. VR 122 (a Strata Corporation) .
hereby certifies that by special resolution duly passed on
the 15th day of May , 1980, the By-Laws of the First and
Second Schedules, as they applied to the said Corporation,
were added to, amended or repealed as follows:

"That the Bylaws applicable to The Owners, Strata Plan
VR 122 be amended by adding paragraph e) to Section 1 of
the Second Schedule

An Owner Shall Not:

- e) Lease or rent his Strata Lot except as provided
by the Strata Titles Act and without making
application to and gaining approval of the Strata Council
which will consider application only upon receipt of
a signed Form D as per Section 25 Subsection (1) of
the Strata Titles Act, a completed Rental Agreement and
a completed Reference Form in a form as approved by
Strata Council.
Council shall not unreasonably withhold approval and
shall extend or withhold approval within 2 banking days
of receiving the application".

The common seal of The Owners, Strata Plan No. VR 122 was hereunto
affixed this 12th day of AUGUST, 1980, in the presence of;



Council Members

DOCUMENTS FILED

NAME

70858

The Owners, Strata Plan Vr 122

DATE

FILED

18/9/80

MEMO: Notification of change of By-Laws
(Section 17 (3) (4) (6))

DEATH CERT. PROBATE & WILL L.O.F.A.
E.T. 93. S.D. DISCHARGE & INV. X
CHANGE OF NAME
PROOF OF LOSS OF D.C.T.
S.A. NOTICE

WITNESS
LOCAL ACT
CHIEF CLERK
DEPUTY REGISTRAR
SURVEYOR
24/9/80

* R.C.B.

Y.B.R.

00 NOV 30 10 39

BP286237

FTR Property Management Inc.
#100 - 711 West Broadway
Vancouver, B.C.
V5Z 3Y2 877-7780

November 24, 2000

Registrar,
Land Title Office
88 Sixth Street
New Westminster, B.C.
V3L 5B3

Re: Strata Plan VR122 - by-laws

14 00/11/30 10:39:55 01 LH 250694
DEC FILE \$20.00

Dear Sir:

Enclosed please find the appropriate registration form to register the by-laws for The Owners Strata Plan VR122, together with a cheque for \$20.00 to cover the registration fee. Please return a copy of the form, together with the registration number. Return envelope enclosed.

We wish to thank you on behalf of the owners. If you require any further information, please do not hesitate to contact me.

Yours truly
FTR Property Management Inc.
Agents for the Owners'



E. Lawy CPM, R.I. (B.C.)

EL/cml

encl.

LAND TITLE OFFICE, L.MAINLAND
REQUESTOR: COUNTER #2

PAGE 1
11:23 2004-11-17

GENERAL INDEX STRATA PLAN: VAS122

VANCOUVER

DOCUMENT NO TYPE/REMARKS

RECEIPT DATE RECEIPT TIME

H70858 STRATA PLAN BY-LAWS
L57007 STRATA PLAN BY-LAWS
GC77989 STRATA PLAN BY-LAWS
BP286237 STRATA PLAN BY-LAWS
CHANGE OF BYLAWS
BT59016 STRATA PLAN BY-LAWS
CHANGE OF BYLAWS

1980-09-18 10.00
1983-06-06 10.00
1989-06-14 10.00
2000-11-30 10.39
2002-02-21 09.41

END OF REPORT

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

The Owners, Strata Plan VR 122 certify that the registered bylaws of Strata VR 122 were repealed and the attached 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 December 12, 2001.

See Schedule of Bylaws of Strata VR 122 (attached).

x Julia C. Hall
Signature of Council Member

x P. Brad Rodman
Signature of Council Member (not required if council consists of only one member)

Section 128(3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

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

The Owners, Strata Plan VR 122 certify that the registered bylaws of Strata VR 122 were repealed and the attached 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 December 12, 2001.

See Schedule of Bylaws of Strata VR 122 (attached).

Signature of Council Member

Signature of Council Member (not required if council consists of only one member)

Section 128(3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Strata Property Act
FORM 1
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VR122 [the registration number of the strata plan] 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 or special general meeting held on November 22, 2000 [month day, year]*:
[wording of bylaw amendment]

ADD

Voting rights

The vote for a 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 section 116 (1); i.e. failure of owner to pay strata fees and/or special levies, failure to reimburse the cost of work carried out by the Strata Corporation on behalf of the owner and/or failure to pay the strata lot's share of a judgment against the Strata Corporation.

Quorum for general meetings

If, within 1/2 hour from the time appointed for a general meeting, a quorum is not present, the meeting stands adjourned to be recalled immediately. At this time the eligible voters present, in person or by proxy, constitute a quorum.


Signature of Council Member


Signature of Second Council Member (not required if council consists of only one member)

*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.