

Bylaw Amendments – VR122

Use of Property

- (8) No owner, tenant or occupant shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling.

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners, Strata Plan VR 122, Cypress Place, pursuant to Section 128(1) of the *Strata Property Act (British Columbia)* that the current pet bylaws of the strata corporation are hereby replaced with the following bylaws:

- (8) No owner, tenant or occupant shall permit his/her pet to interfere with any other person, pet or object, or permit his/her pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling. Pets are not permitted in the laundry room. No owner, tenant or occupant shall permit his/her pet to interfere with any other person or pet in a physically aggressive manner, friendly or otherwise. If a complaint is received, council may require that your dog be leashed or muzzled - ***Accepted unanimously***

Special Resolution #3:

Move in / Move Out Bylaws - ***Accepted unanimously*** (1 abstained), with the following amendments:

35.2 Changed sentence to read as follows:

"Upon receipt of the fee specified in bylaw 35.6, specific days must be requested for that move, and the move must be completed within those designated days".

35.7 ***Removed*** from bylaws

35.8 ***Removed*** from bylaws

SPECIAL RESOLUTION #1 – SURPLUS/DEFICIT ¾ VOTE

PREAMBLE

As per section 105 of the *Strata Property Act*, the strata corporation must address any operating budget surplus or deficit during the next fiscal year. In the past this was not done and a deficit of \$3,627.43 remains in the Operating Fund Prior Years. Council would like to use any surplus resulting from the current year operating budget to pay this deficit. If a surplus is not available from the current operating budget, the deficit from both the current operating budget and the Operating Fund Prior Year will be paid from the Contingency Reserve Fund. This will be done once the final operating budget position is known.

RESOLUTION

BE IT RESOLVED, the owners, Strata Plan VR 122, do hereby authorize to transfer any surplus resulting from the current year operating budget to the Operating Fund Prior Years to eliminate the deficit. If a surplus is not available from the current operating budget, the deficit from both the current operating budget and the Operating Fund Prior Year will be paid from the Contingency Reserve Fund. Any surplus resulting after the deficit contained in the Operating Fund Prior Years is eliminated will be transferred to the Contingency Reserve Fund, satisfying *Strata Property Act requirements*

SPECIAL RESOLUTION #2 – PET BYLAW AMENDMENT

WHEREAS the strata council, Strata Plan VR 122 wish to amend the current pet bylaws.

AND WHEREAS the strata council wishes to replace the current bylaw which reads:

Use of Property

- (8) No owner, tenant or occupant shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling.

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners, Strata Plan VR 122, Cypress Place, pursuant to Section 128(1) of the *Strata Property Act (British Columbia)* that the current pet bylaws of the strata corporation are hereby replaced with the following bylaws:

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BE IT FURTHER RESOLVED THAT, the Owners, Strata Plan VR 122 instruct the strata corporation to register the approved amendments to the Bylaws at the Land Titles Offices within 60 days of the amendment being approved.

SPECIAL RESOLUTION #3 – MOVE IN/MOVE OUT BYLAW AMENDMENT

WHEREAS the strata council, Strata Plan VR 122 wish to amend the current move in/move out bylaws.

AND WHEREAS the strata council wishes to replace the current bylaws which read:

Move In/Move Out

- 35(1) The strata corporation may regulate the times and manner in which any person moves into or out of the strata lots and may require that such moves be co-coordinated with the manager of the building at least 7 days in advance of such moves, or such lesser period as the council may, in its sole discretion, permit, provided that if an owner or tenant carries out any move into or out of a strata lot otherwise than in accordance with such prior arrangements made with the manager of the building, the owner or tenant will be subject to a fine of \$100.00, such fine to be paid on or before the due date of the next monthly strata fees.
- (2) The owner or tenant must notify the strata corporation in advance of the date and time that the owner or tenant will be moving into or out of the strata lot.

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners, Strata Plan VR 122, Cypress Place, pursuant to Section 128(1) of the *Strata Property Act (British Columbia)* that the current move in/Move out bylaws of the strata corporation are hereby replaced with the following bylaw:

Moving

35. Moving in/out procedure

- 35.1 An owner must conform, and ensure that any tenants conform, to these move in and move out bylaws as well as any relevant rules established by council from time to time.
- 35.2 A resident or resident-to-be must provide notice to the strata corporation, through the strata management company, of all moving arrangements at least seven (7) days before the moving date. Upon receipt of the fee specified in bylaw 35.6, a specific day must be requested for that move, and the move-in or move-out must be completed in that designated day. Only one move-in or move-out per day will be allowed. All moves must take place between 8:00 a.m. and 8:00 p.m., Monday through Friday, and 9:00 a.m. to 8:00 p.m. on Saturdays, Sundays and statutory holidays. Failure to follow this bylaw may result in denial of access to the building, and may be subject to a fine.
- 35.3 A resident or resident-to-be, requiring the use of the elevator must make arrangements with the strata agent to obtain the elevator key. The elevator door must not be jammed open in any way.

- 35.4 A resident or resident-to-be must ensure that the lobby doors or any other access doors are not left open or unattended, by having another responsible adult monitor the entrance while the door is open, to ensure that persons seeking entry to the building (a) have in their possession a key for Cypress Place, or (b) use the call-up system to gain entry by a resident. Failing these, any such unauthorized person shall be denied entry.
- 35.5 A resident or resident-to-be must ensure that furniture and packing cases are not left piled in the lobby or corridors nor leaned against the walls, and that all common areas are left damage free and clean, and all hallways and lobby areas are vacuumed immediately upon completion of the move.
- 35.6 Every move-in shall result in a wear-and-tear charge of \$100.00 being assessed against the strata lot at such time as a new occupancy is commenced.
- 35.7 **A resident who is having large items of furniture and/or appliances delivered, or is moving out such items, must notify the strata agent, in the event that the elevator must be locked off.**
- 35.8 **An owner or resident moving in or out must place a note outside the elevator on every floor, to alert all residents that the elevator will be temporarily unavailable. The note must contain the date of the move, the suite number of the individual who is moving, the time frame in which the elevator will be locked, and a cell phone number to ensure that contact can be made in the case of an emergency.**
- 35.9 A resident contravening any of the bylaws 35.1 to 35.8 shall, subject to section 135 of the Act, be fined up to a maximum of \$200.00.

BE IT FURTHER RESOLVED THAT, the Owners, Strata Plan VR 122 instruct the strata corporation to register the approved amendments to the Bylaws at the Land Titles Offices within 60 days of the amendment being approved.

Strata VR 122 (Cypress Place)
Proposed Operating Budget - Option 'B'
January 1, 2007 - December 31, 2007

	Sep-06 9 MONTHS	Approved 2006 Budget	Proposed 2007 Budget
REVENUE			
3000 Operating Income (Strata fees)	55,500.03	74,000.00	75,137.00
3010 Contingency Transfer	7,499.97	10,000.00	12,000.00
3030 Interest & Mics Income	770.74	1,000.00	1,000.00
3050 Parking Income	-	250.00	-
3065 Laundry Income	2,495.00	1,800.00	1,800.00
	66,265.74	87,050.00	89,937.00
EXPENSES			
4000 Management	6,720.00	7,200.00	10,115.00
4012 Legal	-	750.00	750.00
4013 Stationary and Supplies	90.24	700.00	-
4015 Banking	70.00	400.00	72.00
4016 Sundry and Miscellaneous	1,254.38	700.00	1,400.00
4021 Condo Home Owners Association	-	200.00	-
4040 Insurance	335.30	7,000.00	5,000.00
4050 BC Hydro	2,056.55	3,200.00	3,200.00
4052 Water & Sewage& Recylcling	3,588.33	4,000.00	5,000.00
4056 Garbage Disposal	2,994.11	3,600.00	4,200.00
4058 BC Gas	13,784.60	18,500.00	19,500.00
4130 Elevator	1,683.00	3,000.00	3,000.00
4143 Fire Protection	1,058.02	1,200.00	1,200.00
4160 Repairs	13,564.83	20,000.00	18,000.00
4222 Pest Control	336.41	650.00	450.00
4232 Janitorial / Caretaking	1,650.00	2,500.00	2,600.00
4300 Grounds - R & M	2,145.31	3,300.00	3,300.00
4516 WCB	70.23	150.00	150.00
	51,401.31	77,050.00	77,937.00
Surplus/Deficit from Operations	14,864.43	10,000.00	12,000.00
4800 Contingency Transfer	7,499.97	10,000.00	12,000.00
Total operating surplus (deficit)	7,364.46	-	-

Approved Bylaw changes:

Use of Property

Current Bylaw

- (7) An owner, tenant or occupant shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling.

Amended Bylaw

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

The Owners, Strata Plan VR 122 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 @:

BYLAW AMENDMENTS:

Special Resolution #2:

Use of Property

- (8) No owner, tenant or occupant shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling.

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35.7 ***Removed*** from bylaws

35.8 ***Removed*** from bylaws

*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.