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RECEIVED

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

The Owners, Strata Plan LMS 1066 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 February 18, 2003:

BE IT RESOLVED as a $\frac{3}{4}$ vote resolution of the owners of Strata Plan LMS 1066 to delete its bylaw **COMMON EXPENSES Section 3** in its entirety:

Original Bylaw

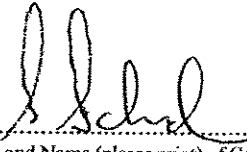
COMMON EXPENSES

3. The strata council shall be required to have a yearly audit performed on the accounting records of the corporation.

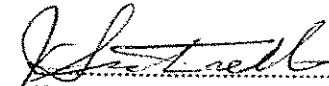
Amended Bylaw

COMMON EXPENSES

3. Deleted.

 Stephane Schneider

Signature and Name (please print) of Council Member

 JOSEPH SARTORELLO

Signature and Name (please print) 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.

LAND TITLE OFFICE **FORM 9**

NOTIFICATION OF CHANGE OF BYLAWS

(Section 26 (1) & (2) of the Condominium Act)


The Owners, Strata Plan LMS 1066 (a Strata Corporation) hereby certifies that by special resolution duly passed on the 16th day of February, 1998, the bylaws of the first or second schedule (as the case may be) to the Condominium Act, as they applied to the said Strata Corporation, were added, amended or repealed as follows:

SEE ATTACHED


The Common Seal of The Owners, Strata Plan No. LMS 1066 was hereunto affixed this

23rd day of September, 1999, in the presence of:

ROBERT ROE
Member of Council (Please Print)


Member of Council (Signature)

Jocelyn Hiscock
Member of Council (Please Print)


Member of Council (Signature)

“LAKEVIEW COURT”

STRATA PLAN LMS 1066

STRATA CORPORATION’S BYLAWS

Change of Bylaws:

Established October 21, 1994.

Amended February 16, 1998

STRATA CORPORATION LMS 1066
"LAKEVIEW COURT"

1929 East 11th Avenue
Vancouver, B.C.

BYLAWS

COMMON EXPENSES

1. A fine of \$10.00 shall be levied upon the account of any owner whose maintenance fee is not paid on the first of each month.
2. Any work or projects which cost are not included in the strata annual budget in excess of \$350.00 must be discussed and agreed by the strata council in an official meeting before such work is carried out except in a case of safety and life threatening situation.
3. The strata council shall be required to have a yearly audit performed on the accounting records of the corporation.
4. Extra parking spots may be rented at a rate of \$15.00/month to owner occupants and \$25.00/month to tenant occupants. This bylaw to be enforced once all stalls are assigned and demand for more occurs.
5. Owners may not rent their parking spots to non-residents of the strata corporation.
6. Extra parking spots will be rented at a first come-first serve basis. If necessary, council will establish a priority lists.

PARKING

1. Only vehicles registered with the corporation will be permitted to park in the parking areas.
2. Occupants shall park their vehicle(s) only in spaces assigned to their strata lot.
3. Where additional stalls are rented, rentals will be collected only as an assessment against the suite owner. Rental payments will not be accepted from tenants.
4. No one shall park, or leave unattended, a vehicle in such a position that it interferes or infringes upon other parking space nor shall a vehicle be left in such a way that it blocks or infringes on access lanes or parking zones.
5. Major repairs or excessive engine running are prohibited.
6. Vehicles may be washed only at designated locations, and person washing vehicles must hose down all dirt and remove excess water resulting from the vehicle washing.

7. Vehicles dripping excessive oil, or any gasoline directly onto the cement will be prohibited from parking until repair.
8. Assigned parking areas may not be used for storage of other than the vehicle.
9. All garage areas are "common property" and may not be altered or defaced in any manner.
10. No vehicles or boat attached thereto, that constitute a fire hazard, in the corporation opinion, shall be permitted in the parking areas.
11. Only vehicles bearing valid insurance may be parked on corporation property.
12. A vehicle speed in excess of 5 m.p.h. in the parking area is prohibited.

RENTAL RESTRICTION

1. Subject to the Condominium Act of British Columbia, the number of units within Strata Plan LMS 1066 that may be leased by the owners shall be three (14%).
2. Any owner who wishes to lease his strata lot shall provide to the strata corporation a Form D Tenant's Undertaking in accordance with the Condominium Act. Failure to provide Form D within 10 days of commencement of a tenancy shall be cause for \$50.00 per month fine against the strata lot owner.
3. Where the limit of leased units established in Subsection (1) of this bylaw is reached, no further rental shall be permitted except as allowed by the Condominium Act.
4. Where the strata council grants to an owner permission to lease his strata lot, the applicant must exercise such permission within 90 days of the date of the approval of the application.
5. Where an owner leases his strata lot in violation of Subsection (2), the strata corporation shall levy a fine of \$400.00 per month during the period of lease on behalf of the strata lot.
6. An owner who leases his strata lot in contravention of Subsection (4) of this bylaw shall be fined \$300.00 for the first month of violation and such fine shall be increased by \$50.00 for each successive month of violation to a maximum of \$500.00 per month.
7. Should any portion of this bylaw be deemed unenforceable by any court of competent jurisdiction, then for the purposes of interpretation and enforcement of the bylaw each sub-paragraph hereof shall be deemed a separate provision and severable, and the balance of the provisions contained herein shall remain in full force and effect.
8. Those strata lots that are presently leased/rented (October 21, 1994) which may exceed the limitation set out in Subsection (1) will be permitted to continue to be leased/rented. But at the time of the sale of such strata lot, this permission shall terminate automatically and without condition save for the provisions of the Condominium Act.

9. At least one week notice must be given to the strata council prior to occupying or vacating any suite in the building, for moving the household contents of a strata lot into or out of the building, or to another strata lot on a different floor, and notice to specify the date, and where possible, the time of the move and to be given by the owner of the strata lot. Any owner who fails to comply with this bylaw shall be subject to a fine of \$50.00
10. A moving fee of \$50.00 will be paid by any occupant vacating the building in the case of rental property. This fee will be levied on the strata lot owner.

SALE OF UNITS

1. No one shall sale or lease his/her property to another without making him/her fully aware of the existence of the Condominium Act, and the current bylaws of the corporation in force.
2. Prospective purchasers are to be conducted around the common property only under the supervision of the owner or his/her agent.

ENFORCEMENT OF BYLAWS

First Violation:	Letter of Warning	
Second Violation:	Owner Occupant	\$10.00
	Tenant Occupant	\$25.00

This enforcement is in effect unless otherwise specified.

GENERAL

1. Occupants shall not use their balconies/patios for storage of items other than commonly accepted patio/balcony furniture.
2. Occupants shall not use their balconies/patios to dry or air laundry at any time.
3. Occupants shall observe a quiet time between the hours of 11:00 p.m. (23:00 hour) and 8:00 a.m. (08:00 hour). This is to specifically apply to renovation noises, all other noises are to be kept at a reasonable minimum.
4. No owner/occupant, or agent thereof, may display an advertising sign of any type upon common property, in or by or on the exterior of the building.

