

CURRENT BYLAWS – STRATA PLAN VR 2001
(as of February 26th 2009)

I N D E X

Bylaw	Topic	Page
Division X - Duties of Owners		
1.	Payment of Strata Fees	2
2.	Repair and maintenance of property by owner	2
3.	Use of Property	2
4.	Rental Limitations Bylaw	3
5.	Pet Restrictions Bylaw.	4
6.	Parking Bylaw	5
7.	Inform strata corporation	5
8.	Obtain approval before altering a strata lot	5
9.	Obtain approval before altering common property	6
10.	Permit entry to strata lot	6
Division 2 - Powers of Strata Corporation		
11.	Repair and maintenance of property by strata corporation	6
12.	Suits by the strata corporation against owners	7
Division 3 - Council		
13.	Council size	7
14.	Council member terms	7
15.	Removing council member	8
16.	Replacing council member	8
17.	Officers	8
18.	Calling council meetings	8
19.	Requisition of council hearings	9
20.	Quorum of council	9
21.	Council meetings	9
22.	Voting at council meetings	10
23.	Council to Inform owners of minutes	10
24.	Delegation of council's powers and duties	10
25.	Spending restrictions	10
26.	Limitation on liability of council member	10
Division 4 - Enforcement of Bylaws		
27.	Maximum Fine	11
28.	Continuing Contravention	11
29.	Liens	11
Division 5 -Annual & General Meetings		
30.	Person to chair meeting	11
31.	Quorum	12
32.	Notice	12
33.	Participation by other than eligible voters	12
34.	Voting	12
35.	Order of Business	13
Division 6 - Voluntary Dispute Resolution		
36.	Voluntary Dispute Resolution	13
Rules and Regulations of the Strata Corporation VR 2001		14

CURRENT BYLAWS – VR 2001
(as of February 26th 2009)

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

Payment of strata fees

1. (1) An Owner must pay strata fees on or before the first day of the month to which the strata fees relate.

2) In the case of an owner whose maintenance fees are not paid by the 15th day of each month, a \$25.00 fine will be assessed, and if not received by the 15th day of the following month, will be subject to an additional \$100.00 fine. Thereafter, the additional fine is \$200.00 per month.

3) In the case of an owner whose maintenance fees are not paid for three (3) successive months, a Certificate of Lien shall be caused to be filed at the discretion of the strata council upon the title of his or her strata lot.

4) The costs of filing Liens referred to in (3) including administration. Land Title Office and solicitor-client legal fees, shall be added to the account of the delinquent owner.

5) Any fines assessed pursuant to these bylaws will constitute assessment fees and will be added to the assessment fees of the owner following the date of the notice of infraction.

(6) An owner is not entitled to vote at special or general meetings or be elected to council or continue to serve on council if the strata corporation is entitled to register a lien against that owner's strata lot.

Repair and maintenance of property by owner

2. (1) An Owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

(2) An owner who has the use of limited common property must repair and maintain it; except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of Property

3. (1) Each strata lot shall be used exclusively as a private residence for one family, which may include a live-in housekeeper or nurse.

(2) An owner, occupant or visitor must not use a strata lot, common property or common assets for commercial purposes or in a way that
 - a) causes a nuisance or hazard to another person,
 - b) causes unreasonable noise,

- c) unreasonably interferes with the rights of other persons to use and enjoy the common property! common assets or another strata lot,
 - d) Is Illegal, or
 - e) Is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- 3) An owner, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.
- 4) An Owner shall not allow his strata lot to become unsanitary.
- 5) Mops and dusters of any kind shall not be shaken from and nothing shall be thrown out of any window, door, stairway, passage or other part of the strata lot or the common property.
- 6) An owner shall not make or permit noise in or about any strata lot or the common property which in the opinion of the strata council is a nuisance or unreasonably interferes with the use and enjoyment of any other owner. No Instrument or other device shall be used within a lot which in the opinion of the strata council causes a disturbance or interferes with the comfort of other owners.
- (7) Owners shall comply strictly with these bylaws, and all other bylaws of the strata corporation, and with rules and regulations adopted from time to time.

Rental Limitations Bylaw

4. (1) The maximum number of strata lots within Strata Plan VR 2001 that may be rented or leased shall be restricted to six (6). Sub-leasing or sub-renting is not permitted. Subleasing or sub-renting that exists at the time of passage of this bylaw (April 25, 2005) will be permitted to continue until the existing occupant moves out.
- (2) For the purposes of this bylaw "**tenant**" shall mean a person who is not a member of the immediate family (parent, spouse, parent-in-law or child) of the strata lot owner, or any person beneficially owning less than 50% of the shares of a corporate owner which carry the right to vote. A unit shall be considered to be rented or leased if the strata lot owner ceases to reside in the unit as his or her primary residence and the principal occupant is a tenant.
- 3) A strata lot owner who wishes to rent his or her strata lot shall apply in writing to the strata corporation for permission to rent within the prescribed limit. An owner must have resided in their strata lot for a minimum of one year before an application to rent their suite can be considered. After being notified of permission to rent, an owner has 90 days to enter into a rental agreement and provide a Form K to the Property Manager.
- 4) A strata lot owner who rents his or her strata lot shall provide to the strata corporation a *Form K - Notice of Tenant's Responsibilities* In accordance with section 146 of the Act. Failure to provide Form K within 2 weeks of commencement of a tenancy shall be cause for a \$50.00 per month fine against the strata lot owner.

6) Where the limit of rented units established in subsection (1) is reached, no further rentals shall be permitted except on the basis of hardship in accordance with Section 144 of the Act. For such purposes, "**hardship**" shall mean substantial financial hardship beyond the owner's control, in which event the owner shall re-apply for permission to rent on an annual basis.

7) An owner who rents a strata lot in breach of this bylaw shall, forthwith upon demand of the strata council, terminate the tenancy and cause the tenant to vacate the strata lot, and the strata corporation may levy a fine of \$400.00 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.

8) Any fines assessed pursuant to this bylaw will constitute assessment fees and will be added to the assessment fees of the owner following the date of the notice of Infraction.

Pet Restrictions Bylaw

5. (1) An owner, tenant or occupant that keeps a pet in a strata lot, either permanently or temporarily, shall register that pet with the strata council by providing to the strata council a Pet Registration Form, signed by the owner, tenant or occupant setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the license number of the pet (when the pet is required to be licensed).
- (2) An owner of a pet shall not permit the pet to urinate or defecate on the common property, and if any pet does urinate or defecate on the common property, the owner shall immediately and completely remove all of the pet's waste from the common property and dispose of it in a waste container or by some other sanitary means.
- (3) An owner, tenant or occupant whose guest or invitee brings an animal or pet onto the common property shall ensure that the guest or invitee complies with all requirements of these bylaws as they relate to animals and shall perform all of the duties and obligations with respect to that animal or pet as set out in these bylaws.
- (4) 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.
- (5) The strata council may, from time to time on behalf of the strata corporation, enact such rules with respect to the keeping of pets as the strata council, acting reasonably, deems necessary or desirable, provided that, in the event of any conflict between these bylaws and any such rule, the provisions of these bylaws will prevail.
- (6) If any owner, tenant or occupant violates any provision of these bylaws or if the strata council on reasonable grounds considers a pet to be a nuisance the strata council may, by written notice to such owner, tenant or occupant cause such owner, tenant or occupant to have the pet removed from the strata lot within thirty days of receiving such notice.

Parking Bylaw

6. (1) No vehicle shall be parked in any parking area of the Strata Corporation unless:
- (b) it is a currently licensed and registered vehicle; or
 - (c) where unlicensed or unregistered, the owner thereof has first provided to the Strata Corporation written evidence of storage liability insurance for fire, theft and public liability.
- 2) Any vehicle parked in breach of any bylaw, rule or regulation of the Strata Corporation will be towed by the Strata Corporation, without notice, at the sole expense of the owner, or in the case of a visitor's vehicle, at the expense of the strata lot owner hosting such a visitor.
- 3) No owner shall permit any item, except for bicycles, car tires and the owner's vehicle, to be stored in any parking space at any time, in accordance with City of Vancouver Fire Regulations and bylaws.
- 4) A number of parking spaces (number of spaces to be decided in the rules) may be allocated on a yearly basis as follows:
- Owners will apply in writing to the Property Manager for use of a parking space.
 - Parking spaces will be assigned for a one-year period on a first come, first served basis.
 - For the first year, parking spaces will be assigned on a lottery draw basis, such draw to be conducted by the Property Manager. All Owners who have provided a written request prior to the draw will be entered into the draw. The Owners will be placed on the list in the order of the draw, and will be removed from the list after they have been assigned a parking place for one year. They may then re-apply.
 - The parking year will be from July 1 to June 30.
 - The rental rate for the parking spaces will be set by the Council prior to July 1st each year.

Inform Strata Corporation

7. (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, an occupant must inform the strata corporation of his or her name and suite number.

Obtain approval before altering a strata lot

8. (1) An owner must obtain the 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 the building;
 - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (d) doors, windows, skylights on the exterior of a building, or that front on the common property;

- (e) fences, railings or similar structures that enclose a patio, balcony or yard;
- (f) common property located within the boundaries of a strata lot;
- (g) wiring, plumbing, piping or other services within any walls on the common property, and those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

(2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner provide Insurance for the work to be carried out, and agree, in writing, to take responsibility for any expenses relating to the alteration.

Obtain approval before altering common property

9. (1) An owner must obtain written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- 2) Should an owner wish to add any extra flower beds, shrubs, ornamental fences etc., it must first be approved in writing by the strata council. Failure to comply may result in the strata council's decision to advise the gardeners to remove said plantings. Suggestions for improvements and alterations should be submitted In writing to the strata council
- 3) 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.

Permit entry to strata lot

10. (1) An owner, 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.
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 - Powers and Duties of Strata Corporation

Repair and maintenance of property by strata corporation

11. The strata corporation must repair and maintain all of the following:
- (a) common assets of the strata corporation;
 - (b) common property that has not been designated as limited common property;
 - (c) limited common property, but the duty to repair and maintain it is restricted to
 - (i) repair and maintenance that in the ordinary course of events occurs

- less often than once a year, and
- (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
- (a) the structure of a building;
 - (b) the exterior of a building;
 - (c) chimneys, stairs, balconies, patios and other things attached to the exterior of the 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, balconies or yards;
- (d) a strata lot in strata plan VR 2001, but the duty to repair and maintain it is restricted to
- (i) the structure of the building,
 - (ii) the exterior of a building
 - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
 - (iv) doors and windows on the exterior of a building or that front on the common property, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

Suits by the Strata Corporation against owners

12. (1) The strata corporation may sue an owner to collect money owing to it, including money owing as a fine, and may do so without the need for a 3/4 vote as stipulated in Section 171 (2) of the Act. Any such suit may be commenced as a proceeding under the *Small Claims Act*.
- (2) Where a claim has been made against the strata corporation insurance policy which is attributable to damage caused by a strata lot owner or occupant, or originating within that strata lot (except for damage caused by a mechanical failure within the building), the owner of that strata lot shall be charged a sum equal to the deductible charged by the insurer as a result of this claim, which charge shall be added to that strata lot owner's next regular monthly assessment.

Division 3 - Council

Council size

13. The council must have at least 3 and not more than 7 members.

Council members terms

14. (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- 2) A person whose term as council member is ending is eligible for re-election.
- 3) A council member in contravention of any strata corporation bylaws or rules shall be temporarily suspended until the matter is resolved to the satisfaction of the strata council.

Removing council member

15. (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.

(2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member of the remainder of the term.

Replacing council member

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

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

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

4) If all the members of the council resign or are unwilling or unable to act for a period of two or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

17. (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.

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

3) The vice president has the powers and duties of the president
 - a) while the president is absent or is unwilling or is unable to act, or
 - b) for the remainder of the president's term if the president ceases to hold office.
(4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling council meetings

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

(2) The notice does not have to be in writing.

{3} A council meeting may be held on less than one week's notice if

- a) all council members consent in advance of the meeting, or
- b) the meeting is required to deal with an emergency situation, and all council members either
 - I) consent in advance of the meeting, or
 - II) are unavailable to provide consent after reasonable attempts to contact them.

(4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

Requisition of council hearings

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

Quorum of council

20. (1) a quorum of council is
- a) 1, if the council consists of one member,
 - b) 2, if the council consists of 2, 3, or 4 members,
 - c) 3, if the council consists of 5 or 6 members, and
 - d) 4, if the council consists of 7 members.

(2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

21. (1) At the option of council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- 2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- 3) Owners may attend council meetings as observers only after a written request has been submitted to and approved by the strata council.
- 4) Despite subsection (3), no observers may attend those portions of council meetings 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 council's opinion, unreasonably interfere with an Individual's privacy.

Voting at council meetings

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

Council to Inform owners of minutes

23. The council must inform owners of all council meetings within a reasonable time, whether or not the minutes have been approved.

Delegation of council's powers and duties

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

Spending restrictions

25. (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repairs or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of council member

26. (1) A council member who acts honestly and in good faith is not personally

liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.

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

Division 4 - Enforcement of Bylaws and Rules

Maximum Fine

27. (1) The strata corporation may fine an owner or occupant a maximum of
- (a) \$200.00 for each contravention of a bylaw, and
 - (b) \$50.00 for each contravention of a rule.
 - (c) \$500.00 for each contravention of Rental Limitations Bylaw 4.
- 2) Fines which have been assessed shall be added to the strata fees due and payable in the following month for the strata lot.
- 3) Monies received from an owner shall be applied by the Strata Corporation against indebtedness of the owner in the following order of priority:
- First: outstanding fines
 - Second: outstanding special assessments
 - Third: strata maintenance fees arrears

Continuing contravention

28. 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.

Liens

29. (1) A Certificate of Lien may be applied when a strata lot owner has been in default of outstanding strata fees by the 15th day of the third month that fees have been outstanding. Fines will continue as per Bylaw 28.
- (2) Section 118 of the Strata Property Act allows for adding the following to the amount owing to the strata corporation under a Certificate of Lien: reasonable legal costs, land title and court registry fees, and other reasonable disbursements.

Division 5 - Annual and Special General Meetings

Person to chair meeting

30. (1) Annual and special general meetings must be chaired by the president of the council.
- 2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.

3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Quorum

31. One third of the persons entitled to vote present in person or by proxy constitutes a quorum.

Notice

32. (1) Notice shall be given to the Owner or Mortgagee by mailing it to him at the address supplied to the Strata Corporation by the Owner or Mortgagee for the giving of notices, or, should no such address be supplied, to the last address known to the Strata Corporation for the Owner or Mortgagee. In the case of a resident owner it may be inserted into their mail box.

2) Any notice shall be deemed to have been received 48 hours following the mailing thereof addressed as aforesaid at a post office In British Columbia.

3) The accidental omission to give notice to an Owner or Mortgagee of failure to receive the notice by an Owner or Mortgagee, does not invalidate the meeting or any proceeding thereat.

Participation by other than eligible voters

33. (1) Other occupants may attend annual and special general meetings, whether or not they are eligible to vote.

2) Persons who are not eligible to vote, including other occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.

3) Persons who are not eligible to vote, including other occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

34. (1) At an annual or special general meeting, voting cards must be issued to eligible voters.

2) At an annual or special general meeting a vote is decided on a show of voting cards unless an eligible voter requests a precise count.

3) If a precise count is requested, the chair must decide whether it will be by a show of voting cards or by roll call, secret ballot or some other method,

4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

5) If there is a tie vote at an annual or special general meeting, the president, or, if the

president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.

6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

35. The order of business at annual and special general meetings is as follows:
- a) certify proxies and corporate representatives and issue voting cards;
 - b) determine that there is a quorum;
 - c) elect a person to chair the meeting, if necessary;
 - d) present to the meeting proof of notice of meeting or waiver of notice;
 - e) approve agenda;
 - f) approve minutes from the last annual or special general meeting;
 - g) deal with unfinished business;
 - h) receive reports of council activities and decisions since previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
 - i) ratify any new rules made by the strata corporation under section 125 of the Act;
 - j) report on insurance coverage in accordance with section 154 of the Act, if meeting is an annual general meeting;
 - k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
 - l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
 - m) elect a council. If the meeting is an annual general meeting;
 - n) terminate the meeting.

Division 6 - Voluntary Dispute Resolution

Voluntary dispute resolution

36. (1) A dispute among owners, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- a) all the parties to the dispute consent, and
 - b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- a) one owner of the strata corporation nominated by each of the disputing parties and one owner chosen to chair the committee by the persons nominated by the disputing parties, or
 - b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Rules and Regulations of the Strata Corporation VR 2001

(as of February 26th 2009)

The term Owner, where used herein, shall be deemed to also apply to an Owner's tenant, guest, visitor or occupant. A breach of any of the following rules and regulations will incur at the strata lot owner's expense a fine of \$50.00.

1. It is the responsibility of the owner to ensure any purchaser or tenant has a copy of these rules and regulations and a copy of the bylaws.
2. Halls, stairways, common areas and fire exits shall not be obstructed or used for any purpose other than access to and from the suites.
3. Common areas may not be used for the purpose of loitering, meetings, games, parties, nor as smoking, drinking or eating areas, except in such cases as may be specifically agreed and designated by the strata council.
4. No owner shall be permitted to trespass on the part of the property to which another owner is entitled to exclusive use. All roof areas other than designated sundecks are out of bounds.
5. Bicycles, shopping carts, etc. are not to be stored in common areas, e.g. lobby, stairwells. All bicycles are to be stored in the bicycle storage locker, or in the owner's strata lot, or on the owner's balcony or patio.
6. Any items stored by owners in the building shall be at the sole risk of the owners and the strata corporation shall not be responsible in any way for their loss or damage due to theft, fire, water damage or other causes.
7. Nothing shall be brought or stored on a strata lot or the common property which will in any way increase the risk of fire, or the rate of fire insurance or any other insurance policy held by the strata corporation, or which will invalidate any insurance policy.
8. No flammable material such as cigarettes or matches shall be thrown out or permitted to fall out of any window, door, balcony, stairway, passage or other part of the strata lot or common property. Further:
 - (a) Smoking is prohibited in hallways and other common areas inside the building.
 - (b) Drinking alcoholic beverages is prohibited in hallways and other common areas inside the building.
9. An owner shall not allow the area around his premises to become untidy. Rubbish, dust, garbage, boxes, packing cases, shoes, carpets or the like shall not be left, thrown, piled or stored on balconies, or in corridors, stairways or any other parts of the common property.
10. Balconies and patios are defined as "exclusive use common property" and are assigned to a strata lot. Storage is prohibited on balconies. Items on balconies are to be limited generally to plants, bicycles, patio furniture or ornamental items. Plants should be secured to eliminate the danger of falling off.
11. The strata council shall be at liberty to remove any rubbish or clean up the common area in close proximity to an owner's lot and charge the expense to the owner.
12. Owners must ensure their strata lot is clean and well maintained.
13. An owner shall not allow his or her strata lot to become unsanitary. Garbage and refuse must be deposited in the proper container as directed by the strata council. Items such

as discarded furniture must be removed by the owner at their own expense, and are not to be placed in the garbage container.

14. No laundry, washing, clothing, bedding or other articles shall be hung or displayed from windows, balconies or other parts of the building so that they are visible from the outside of the building.
15. Mops or dusters of any kind shall not be shaken from, nor shall anything be thrown out of, any window, door, stairway, passage or other part of the strata lot or the common property.
16. No person shall make or permit noise or other actions which interfere with the rights, comfort and convenience of other occupants, in accordance with the City of Vancouver Noise By-Law. This rule includes operating a stereo or radio in suites or in common areas such as sun decks and on lawns.
17. No person shall willfully waste water or heat supplied by the building or use toilets or other water apparatus for other than their intended purpose.
18. Leaking taps must be repaired as soon as possible. The owner is responsible for any damage caused by an overflow or leakage of water from their strata lot, unless it is caused by common mechanical problems.
19. The strata council shall have the right to limit hours of use for the laundry facilities.
20. No awnings, shades, screens, window guards and no antennae for radios, television or other transmitting devices shall be hung from or attached to the exterior of a strata lot or common area, without prior written consent of the strata council. This also applies to ventilators, supplementary heating or air conditioning devices used in or about the building.
21. No person shall install any walls, fences, enclosures, awnings or plantings on any terrace or balcony without written approval of the council. Should an owner wish to add any extra beds, shrubs or ornamental fences, permission to do so must first be granted by council. Any and all plants are subject to pruning, re-shaping, removal, etc. as deemed necessary by the gardeners to maintain the overall appearance of the grounds.
22. No signs, notices, advertisement, billboards or placards of any kind shall be erected, displayed, inscribed, exposed or attached to the building, windows and common areas without the written approval of the strata council.
23. An owner shall not paint any of the exterior of the building and appurtenances thereto or do or permit to be done anything which would alter the exterior appearance of the building without the written approval of the strata council. This includes patios and balconies.
24. No structural alterations either to the interior or the exterior of the building shall be made, nor the wiring, plumbing, piping or other services shall be altered or supplemented on the strata lot or within any walls or on the common property without previous written approval of the strata council. Any alteration or addition made by an owner without such approval may be restored or removed by the strata council or its duly authorized representative and any cost incurred by the strata corporation as a result thereof shall forthwith be paid by such owner to the strata corporation.
25. The exterior facing colour of all draperies and or linings shall be a light neutral colour. Should an owner wish to install an alternate window covering or change the type of colour of window glass or apply liquid plastic film to window glass they must first get written approval from the strata council.

26. Any damage to the grounds or buildings, such as the brickwork caused by owners on the ground floor using their balcony as an exit will be the responsibility of the owner to fix at their own expense.
27. No washer and or dryer shall be permitted to be installed in an owner's strata lot, due to incompatibility of the building's plumbing system.
28. No owner shall feed pigeons, gulls or other birds from the windows of their suites, or anywhere in close proximity to the building.
29. No vehicle belonging to an owner shall be parked in such manner so as to impede or prevent ready access to the entrance of the building by another vehicle
30. Parking of vehicles of owners shall only be permitted in such locations as allocated.
31. The parking space assigned to a strata lot shall not be rented or leased to nonresidents.
32. Each owner shall be responsible for cleaning up oil and gas leaking in their parking stall, as well as its maintenance in a neat and orderly condition; failing which, after suitable notice, the strata council will arrange for such cleaning at the owner's expense.
33. An owner with a car too large for the underground parking stall, hence obstructing or impeding the access of a neighbouring vehicle will, as a result of written complaints made to the strata council, be asked to make alternate arrangements at the discretion of the strata council.
34. Posted speed limits are to be strictly observed by all users of the underground parking facilities. The maximum speed limit shall be 8 km per hour.
35. Cars may only be washed only in such a manner as will not cause nuisance or annoyance to other owners, and in such place and such times as the strata council may direct. Non-resident cars may not be washed on the property.
36. Automobile horns are not to be sounded in the entrance driveway or within the parking area. This also applies to blaring car radios.
37. Storage is prohibited in the parking area, except for tires, Any items found in the parking area will be removed at the request of the strata council.
38. All cars in parking areas must be in good repair. Failure to comply, after advance warning, will result in the removal of the vehicle by the strata council at the owner's expense
39. No major repairs or adjustments to automobiles shall be carried out on the property.
40. Non-resident vehicles are prohibited from the premises without the approval of the strata council, except in the course of deliveries to or from the premises.
41. No commercial vehicles or other mobile property or boats shall be brought on to the property without the written consent of the strata council save in the course of deliveries to or from the premises.
42. This is an adult oriented building.
43. An owner shall provide to the strata council or its duly appointed manager 7 days prior notice of each intended move-in or move-out of the building.
44. A non-refundable moving fee of \$150 shall be levied against the owner for each move-in

of a strata lot, with the exception of the first move-in by the owner after the purchase. In addition, the cost of any proven significant damage or major damage to the building's common areas occasioned by the move will also be levied against the owner

45. The strata lot shall be occupied as a place of residence by not more than:
 - a) 2 adults in a bachelor or 1 bedroom unit;
 - b) 3 adults in a 2 bedroom unit.
46. No person shall alter or install a lock on any door leading into a suite unless a key has been given to the strata council. Otherwise, the owner will be responsible for all damage and costs arising from gaining forceable entry in an emergency.
47. All exterior door keys, including keys to a remote control to underground parking, must be turned in to the strata council when an owner moves. Reimbursement will be made for the remote control.
48. Queries, complaints and suggestions regarding service in the building must be made in writing to the strata council. Immediate problems must be dealt with through the management company who will advise the strata council.
49. Any repairs or reimbursements must be submitted to the management company who in turn will consult with the strata council for approval before payment is to be made.
50. An owner shall comply strictly with the bylaws and with such rules and regulations as may be adopted by the strata council from time to time. All fines levied against owners by the strata corporation VR 2001 for violations of bylaws or rules shall be incorporated as part of the following month's maintenance fees.
51. All pets must be on a leash or in a carrier box when on the common property (ratified at February 9th 2010 AGM)