

STRATA PLAN BCS 2691
BY LAWS
“THE MAGUIRE BUILDING”

2665 West Broadway
Vancouver, B.C.
V6K 2G2

Attached hereto are the bylaws for Strata Plan BCS 2691. For legal purposes please obtain a true copy as registered at the Land Titles Office.

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NOTE: This bylaw package may or may not contain the basic bylaws of the Condominium Act or the old Strata Titles Act.

Professionally Managed By:



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29 MAY 2006 11 01

BA100146

Strata Property Act

FORM Y

OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS

(Section 245 (d), Regulations section 14.6 (2))

Re: Strata Plan BCS _____, being a strata plan of:

Parcel Identifier: 026-664-402

Air Space Parcel 1

District Lot 526 Group 1

New Westminster District

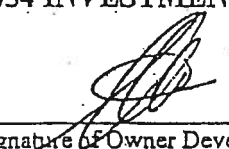
Air Space Plan BCP23566

The attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

see attached Schedule to Form Y

Date: May 25th, 2006

4354 INVESTMENTS LTD.



Signature of Owner Developer

ANTHONY PAPADON

Schedule to Form Y

The Schedule of Standard Bylaws is amended as follows:

1. Bylaw 2 is amended by adding Subsection 3, as follows:
 - (3) Where a strata plan includes limited common property, expenses attributable to that limited common property, which expenditures enhance the enjoyment of the owners entitled to the use of the limited common property, shall be borne by the owner of the strata lot or strata lots entitled to the use of the limited common property in question, and if more than one in proportion to the unit entitlement of their strata lots.
2. Bylaw 3 is amended by adding the following to subsection (1):
 - 3(1)(f) that is in contravention of any rule, order or bylaw of The City of Vancouver applicable to the Strata Lot or that will result in any unusual or objectionable odour to emanate from the Strata Lot, or that is inconsistent with the intent of these Bylaws.
3. Bylaw 3 is amended by adding the following as subsections (4), (5), (6), (7) and (8):
 - (4) The owners of pets shall be fully responsible for their behaviour within the common property. If a pet is deemed to be a nuisance by the Strata Council, it shall be removed from the Strata Corporation within thirty (30) days. Visitors shall be informed of the rules concerning pets and residents will be responsible for clean-up or damage repair should their guests bring pets into the common property.
 - (5) An owner, tenant or occupant shall not feed nuisance birds such as pigeons, seagulls, crows, starling and other birds from any Strata Lot or the common property.
 - (6) Any owner of a Strata Lot who leases his lot without submitting a Form K in accordance with the *Strata Property Act* shall be liable for a fine of \$50.00 for every month or part thereof that a tenant is in occupancy of the Strata Lot and the Form K is not submitted.
 - (7) The roof structure has been designed to support the loads induced by the layout detailed in the architectural and landscape drawings. Any planters added to the patio areas should not exceed 250 lbs in weight of 1 foot wide by 3 feet long by 1 foot deep in size. No other planters or items other than regular furniture shall be placed on the rooftop deck without the prior consent in writing of the Strata Council. Any person wishing to place other planters or any items other than regular furniture on the roof top decks, shall provide to the Strata Council in support of their request to do so a plan of the location and the specifications of such items together with the weight per square foot and the dimensions thereof.

- (8) No hot tubs shall be placed on the roof top decks.
4. Bylaw 5 is amended by adding the following to subsection (1):
 - 5(1)(h) the painting of the *exterior*, or the attachment of sunscreens or greenhouses.
5. Bylaw 7 is amended by adding the following:
 - (3) Where the Strata Corporation is required to enter a Strata Lot for the purpose of maintaining, repairing, or renewing pipes, wires, cables and ducts for the time being existing in the Strata Lot, which are capable of being used in connection with the enjoyment of any other Strata Lot or the common property, the Strata Corporation and its agents shall in carrying out any works or repairs do so in a proper and workmanlike manner. The Strata Corporation shall make good any damage to the Strata Lot occasioned by such work and restore the Strata Lot to its former condition, leaving the Strata Lot clean and free from debris.

6. The Bylaws are amended by adding the following as Bylaws 31 to 44 inclusive:

Bylaw 31: Strata Fees (s.107) *Strata Property Act*

- (1) Strata Fees are due and payable on or before the first day of each month. Strata fees not received by the 10th day of the month in which they are due are subject to a 10% per annum interest penalty compounded annually until paid.
- (2) When arrears of strata fees exceed two monthly payments a lien will be placed by the Strata Corporation on the Strata Lot involved at the owner's expense for the total monies due, including all legal and other expenses.

Bylaw 32: Disturbance of Others

- (1) Mops or dusters of any kind shall not be shaken, and nothing shall be thrown out of any window, door, passage, or other parts of the Strata Lot or the common property.
- (2) No barbecues other than those fuelled by propane or natural gas or electricity may be used. No owner shall operate his barbecue in a manner which, in the opinion of the Strata Council, interferes with another owner's enjoyment of his Strata Lot. All barbecues must be kept at a minimum distance of 24 inches away from the building exterior walls. Strata Lot owners or residents are responsible for heat damage to the building envelope.
- (3) Cycling on common property other than the roadways is prohibited.
- (4) Carpentry or similar alterations shall be limited to the hours as allotted by the City of Vancouver.

(f) in the case of a strata corporation, the instrument is accompanied by a Certificate of Strata Corporation in the prescribed form under the *Strata Property Act* stating that the execution of the instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act*, and that the instrument conforms to the resolution.

308 Section 179 (1) is amended by striking out "Condominium Act" and substituting "Strata Property Act".

309 Section 303 is amended by striking out "or" at the end of paragraph (f), by adding ", or" at the end of paragraph (g) and by adding the following paragraph:

(h) occasioned by an act or omission of the government, or an agent or employee of the government, in relation to the general index that is referred to in section 250 of the *Strata Property Act* including, without limitation,

(i) making an endorsement on the general index,

(ii) failing or delaying to file a document or to make an endorsement on the general index,

(iii) making an error in an endorsement on the general index, or

(iv) giving or omitting to give advice concerning the general index.

310 Section 385 (2) is amended by adding the following paragraph:

(r) respecting the form and content of a subdivision, reference or explanatory plan that amends a strata plan.

Municipal Act

311 Section 872 of the Municipal Act, R.S.B.C. 1996, c. 323, is amended in the definition of "subdivision" by striking out "Condominium Act" and substituting "Strata Property Act".

312 Section 938 (3) is amended by striking out "Condominium Act" and substituting "Strata Property Act".

Property Law Act

313 Section 13 of the Property Law Act, R.S.B.C. 1996, c. 377, is amended by striking out "Condominium Act" and substituting "Strata Property Act".

(a) by striking out "in a condominium building", and

(b) by striking out "section 70 of the *Condominium Act*" and substituting "section 63 of the *Strata Property Act*".

Home Conversion and Leasehold Loan Act

302 Section 1 of the *Home Conversion and Leasehold Loan Act*, R.S.B.C. 1996, c. 192, is amended in the definitions of "commercial or industrial building" and "family residence" by striking out "*Condominium Act*" and substituting "*Strata Property Act*".

Islands Trust Act

303 Section 29 (1) (b) of the *Islands Trust Act*, R.S.B.C. 1996, c. 239, is amended by striking out "section 9 of the *Condominium Act*" and substituting "section 242 of the *Strata Property Act*".

Land Title Act

304 Section 1 of the *Land Title Act*, R.S.B.C. 1996, c. 250, is amended in paragraph (e) of the definition of "transmission" by striking out "*Condominium Act*" and substituting "*Strata Property Act*".

305 Section 3 is amended

(a) in subsections (1) and (2) by striking out "*Condominium Act*" and substituting "*Strata Property Act*", and

(b) by adding the following subsection:

(1.1) Despite subsection (1), provisions of Parts 7 and 8 of this Act apply to the *Strata Property Act* if stated to apply by the *Strata Property Act*.

306 Section 141 (3) is amended by striking out "*Condominium Act*" and substituting "*Strata Property Act*".

307 Section 165 is amended

(a) in subsection (1) by adding ", including a strata corporation," after "For the purpose of this Act, a corporation", and

(b) in subsection (4) by striking out "and" at the end of paragraph (d), by adding ", and" at the end of paragraph (e) and by adding the following paragraph:

(4.1) With respect to common property, common facilities or assets held by a strata corporation under the *Condominium Act*, for the purposes of sections 7 and 41 of this Act, and any other provision of this Act specified in the regulations, the strata corporation is deemed to be the owner.

(4.2) With respect to common property, common facilities or assets held by a strata corporation under the *Condominium Act*, for the purposes of section 25 of this Act and any other provision of this Act specified in the regulations, a reference to an owner includes the strata corporation. , and

(b) by repealing subsections (4), (4.1) and (4.2) and substituting the following:

(4) For the purposes of this Act, the construction of a strata lot, as defined by the *Strata Property Act*, is completed, or a contract for its construction is substantially performed, not later than the date the strata lot is first occupied.

(4.1) With respect to common property or common assets held by a strata corporation under the *Strata Property Act*, for the purposes of sections 7 and 41 of this Act, and any other provision of this Act specified in the regulations, the strata corporation is deemed to be the owner.

(4.2) With respect to common property or common assets held by a strata corporation under the *Strata Property Act*, for the purposes of section 25 of this Act and any other provision of this Act specified in the regulations, a reference to an owner includes the strata corporation.

298 Section 4 (8) is amended by striking out "section 75 (2) of the *Condominium Act*" and substituting "section 88 (2) of the *Strata Property Act*".

Cemetery and Funeral Services Act

299 Section 30 (2) of the *Cemetery and Funeral Services Act*, R.S.B.C. 1996, c. 45, is amended by striking out "*Condominium Act*" and substituting "*Strata Property Act*".

Fire Services Act

300 Section 1 of the *Fire Services Act*, R.S.B.C. 1996, c. 144, is amended in paragraph (b) of the definition of "hotel"

(a) by striking out "condominium", and

(b) by striking out "*Condominium Act*" wherever it appears and substituting "*Strata Property Act*".

301 Section 41.1 (1) and (2) is amended

removing any difficulty arising out of the transition to this Act from the *Condominium Act*, R.S.B.C. 1996, c. 64, and for that purpose disapplying or varying any provision of this Act.

Repeal

294 The *Condominium Act*, R.S.B.C. 1996, c. 64, is repealed.

Consequential Amendments

Agricultural Land Commission Act

295 Sections 18 (1) (b) and 20 of the *Agricultural Land Commission Act*, R.S.B.C. 1996, c. 10, are amended by striking out "Condominium Act" and substituting "Strata Property Act".

British Columbia Transit Act

296 Section 17 (1) of the *British Columbia Transit Act*, R.S.B.C. 1996, c. 38, is amended in the definition of "residential dwelling unit" by striking out "condominium" and substituting "strata lot".

Builders Lien Act

297 Section 1 of the *Builders Lien Act*, S.B.C. 1997, c. 45, is amended

(a) by repealing subsection (4) and substituting the following:

(4) For the purposes of this Act, the construction of a strata lot, as defined by the *Condominium Act*, is completed, or a contract for its construction is substantially performed, not later than the date the strata lot is first occupied.

(...continued)

Phased developments

17.17(1) Sections 221 (2) and 222 (2) of the Act do not apply to a phased strata plan for which a Form E under section 77 of the *Condominium Act* has been approved by an approving officer before the coming into force of this section.

- (2) Despite any section of the Act, if the first phase of a phased strata plan has been deposited in the land title office before the coming into force of this section,
- (a) the requirements for the schedule of unit entitlement, schedule of voting rights, schedule of interest on destruction and address for service set out in sections 1 (2) to (6) and 4 (f) to (i) of the *Condominium Act* and the forms required for those sections apply to all phases of the phased strata plan, and
 - (b) sections 245 (a) to (c), 246 to 248 and 250 (2) (a) to (c) of the Act do not apply.

Conversions

17.18 Section 242 (9) of the Act does not apply to an approval of a conversion of a previously occupied building obtained under section 9 of the *Condominium Act*.

Parking designated by owner-developer

17.19(1) Section 258 of the Act does not apply to a strata plan deposited under the *Condominium Act*.

- (2) Despite subsection (1), section 258 of the Act applies to a phase of a phased strata plan if the phase is deposited after the coming into force of this section.

Bylaw 33: Hazards

- (1) Fire hazards must be minimized. No item shall be brought onto or stored in a Strata Lot or the common property which will in any way increase or tend to 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.
- (2) No material substances, especially burning material such as cigarettes or matches, shall be permitted to be discharged from any window, door, patio, or other part of the common property.

Bylaw 34: Cleanliness

- (1) All household refuse and recycling material shall be secured in suitable plastic bags or recycling containers. The owners will comply with the City of Vancouver's recycling program as it is implemented.
- (2) Any waste material other than ordinary household refuse and normally collected recycling materials shall be removed by the individual owner or resident of the Strata Lot.

Bylaw 35: Exterior Appearance

- (1) No sign, fences, gates, billboards, placards, advertising or notices of any kind shall be erected or displayed on the common property or the Strata Lot without prior written approval by the Strata Council
- (2) No awning, shade screen, smoke stack, satellite dish, radio or television antenna shall be hung from or attached to the exterior of the Strata Lot, without prior written consent of the Strata Council.
- (3) No laundry, clothing, bedding, or other articles shall be hung or displayed from windows, patios, or other parts of the Strata Lot so that they are visible from the outside.
- (4) Draperies or window coverings that are visible from the exterior of any Strata Lot shall be cream, white or natural wood colour.

Bylaw 36: Common Areas

- (1) The Strata Council shall administer all common areas and any rules and regulations formulated by the Strata Council from time to time shall be binding upon all owners, residents and visitors.

Bylaw 37: Parking

- (1) A resident shall use only the parking stalls allocated to him in the Residential Parking Easement Area, save and except for private arrangements with other owners for the use of their parking stalls. Parking spaces shall not be leased or rented to a person not resident within the Strata Corporation.

- (2) No major repairs or adjustments shall be made to motor vehicles on the common property.
- (3) Guest parking shall be permitted only in the spaces provided. Residents and/or their guests shall not use guest parking overnight without prior written consent of the Strata Council.
- (4) A maximum speed of 15 mph shall apply within the common property.
- (5) Owners will be responsible for the clean up of oil spills on common property.
- (6) No parking is permitted except in a designated parking space, nor shall a vehicle park in a manner which will reduce the width of an access roadway.
- (7) No vehicles exceeding 4,000 kg. G.V.W. shall be parked or brought onto the common property without the consent of the Strata Council, except when used in delivery to or removal from the Strata Lot. No recreational vehicle, boat, or trailer shall be permitted on the surface parking stalls at any time.
- (8) Any vehicle, which does not comply with this Bylaw, may be removed at the owner's expense.

Bylaw 38: Damage to Property

- (1) An owner or resident shall not cause damage to trees, plants, bushes, flowers or lawns and shall not place chairs, tables or other objects on lawns or grounds so as to damage them or prevent growth.

Bylaw 39: Security

- (1) Strata Lot owners or residents are responsible for anyone they admit onto or about the common property, inclusive of agents, servants, licensees, or invitees.
- (2) The Strata Council shall form a Security Committee to provide guidelines for the security of individual Strata Lots, and to establish resident-based voluntary crime prevention programs such as Block Watch.

Bylaw 40: Moving and Resale

- (1) It will be the express responsibility of the owner to ensure that all moves in or out by the owner or resident conform to the regulations as established by the Strata Council from time to time.
- (2) Advertising for the resale or rental of a Strata Lot shall only be permitted within the boundaries of the Strata Corporation on Directory Trees which shall be located, supplied and maintained by the Strata Council.

Bylaw 41: Definitions

For the purposes of these Bylaws the following definitions shall apply:

- (a) "Air Space Parcel 1" shall mean a volumetric space fronting on Granville Street located above the commercial retail space within the Remainder Lands. Upon filing the Strata Plan, Air Space Parcel 1 will be subdivided into 36 strata lots and common property.
- (b) "Residential Parking Easement Area" shall mean that area within the Parkade which will be subject to an easement (the "Residential Parking Easement") in favour of the Strata Corporation. The Residential Parking Easement Area will contain parking capacity for at least ___ automobiles.
- (c) "Remainder Lands" shall mean the following described lands and premises:

City of Vancouver
PID: 025-836-471
Parcel C Block 451 District Lot 526 Group 1
New Westminster District
Plan BCP8982

Except that part on Airspace Plan _____

- (d) "Parkade" shall mean the present parking facility on the Remainder Lands, within which the Residential Parking Easement Area, the Bicycle Easement Area and the Storage Easement Areas will be located.
- (e) "Developer" shall mean Shaughnessy Mansions Management Ltd.
- (f) "Bicycle Easement Area" shall mean an area to be used as a bicycle storage room on the Remainder Lands over which an easement will be granted to the Strata Corporation.

Bylaw 42: Expenses relating to Residential Parking Area and Bicycle Easement Area

The owners shall be obliged to pay their share based on their respective Unit Entitlement, the costs and expenses attributable to Air Space Parcel 1 with respect to the Bicycle Easement Area and the Residential Parking Area.

Bylaw 43:

During the time that the owner/developer of the Strata Corporation is the first owner of any strata lots, it shall have the right to maintain any strata lot(s), whether owned or leased by it, as a display unit and to carry on all sales functions it considers necessary to enable it to sell the strata lots.

Bylaw 44: Leasing Requirements

An owner must:

- (a) provide the strata corporation with a true and complete copy of every written tenancy agreement (as defined in the *Residential Tenancy Act* (British Columbia) as amended or replaced); and
- (b) cause the tenant to execute a Form K—Notice of Tenant's Responsibilities as provided in the *Strata Property Act* (British Columbia), as amended or replaced, prior to his or her occupation of the strata lot, and provide the strata corporation with a copy thereof.

Property Transfer Tax Act

314 Section 14 (3) of the Property Transfer Tax Act, R.S.B.C. 1996, c. 378, is amended by adding the following paragraphs:

(p.1) a transfer to a liquidator appointed under section 277 or 284 of the *Strata Property Act* of land referred to in section 277 (3) (c) (i) or (ii) of that Act;

(p.2) a transfer under section 275 of the *Strata Property Act* of land that was shown on a strata plan cancelled under that section.

Real Estate Act

315 Section 1 of the Real Estate Act, R.S.B.C. 1996, c. 397, is amended in the definition of "strata plan" by striking out "means a strata plan as defined in the Condominium Act" and substituting "has the same meaning as in the Strata Property Act".

316 Section 65 (2) is amended

(a) in paragraph (a) by striking out "section 9 (1) to (6)" and substituting "section 242 (1) to (6) and (11)", and

(b) in paragraph (a) and (b) by striking out "Condominium Act" wherever it appears and substituting "Strata Property Act".

317 Section 1 (a) of the Supplement to the Real Estate Act is amended by striking out "Condominium Act" and substituting "Strata Property Act".

Residential Tenancy Act

318 Section 38 (4) (b) and (5) of the Residential Tenancy Act, R.S.B.C. 1996, c. 406, is amended by striking out "Condominium Act" and substituting "Strata Property Act".

Tourist Accommodation (Assessment Relief) Act

319 Section 1 of the Tourist Accommodation (Assessment Relief) Act, R.S.B.C. 1996, c. 454, is amended in the definitions of "strata lot" and "strata plan" by striking out "Condominium Act" and substituting "Strata Property Act".

University Endowment Land Act

320 Section 11 of the *University Endowment Land Act*, R.S.B.C. 1996, c. 469, is amended by striking out "section 9 of the *Condominium Act*" and substituting "section 242 of the *Strata Property Act*".

Waste Management Act

321 Section 26 (1) of the *Waste Management Act*, R.S.B.C. 1996, c. 482, is amended in the definition of "subdivision" by striking out "*Condominium Act*" and substituting "*Strata Property Act*".

Commencement

322 This Act comes into force by regulation of the Lieutenant Governor in Council.

Schedule of Standard Bylaws

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

Payment of strata fees

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

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) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

See also the following consequential amendment from section 52 of the *Strata Property Amendment Act*, 1999 (British Columbia):

Homeowner Protection Act

52 Section 23 (5) of the *Homeowner Protection Act*, S.B.C. 1998, c.31, is amended by striking out "*Condominium Act*" and substituting "*Strata Property Act*".

- (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.

(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) 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.

(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) a reasonable number of small caged mammals;
- (c) up to 2-caged birds;
- (d) one dog or one cat.

Inform strata corporation

4 (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, a tenant must inform the strata corporation of his or her name.

Obtain approval before altering a strata lot

5 (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 a building;
- (c) chimneys, stairs, balconies or other things 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, balcony 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.

(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 agree, in writing, to take responsibility for any expenses relating to the alteration.

(3) This section does not apply to a strata lot in a bare land strata plan.

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.

(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.

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,

(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

8 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 and other things 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, balconies and yards;

- (d) a strata lot in a strata plan that is not a bare land strata plan, 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, balconies 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, balconies and yards.

Division 3 -- Council

Council size

9 (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.

(2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

Council members' terms

10 (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 reelection.

Removing council member

11 (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 for the remainder of the term.

Replacing council member

12 (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 the 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 2 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 the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

13 (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 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

14 (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 hearing*

15 (1) By application in writing, stating the reason for the request, an owner or tenant 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 one week of the hearing.

Quorum of council

16 (1) A quorum of the 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

17 (1) At the option of the 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.

(4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:

* [SPA Reg.]

Definition for section 15 of Standard Bylaws

18.1 For the purposes of section 15 of the Standard Bylaws, "hearing" means an opportunity to be heard in person at a council meeting.

(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

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.

(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 repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of council member

22 (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 judgment against the strata corporation.

Division 4 -- Enforcement of Bylaws and Rules

Maximum fine

23 The strata corporation may fine an owner or tenant a maximum of

- (a) \$50 for each contravention of a bylaw, and
- (b) \$10 for each contravention of a rule.

Continuing contravention

24 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.

- (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

- 18 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, 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

- 19 The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

- 20 (1) Subject to subsections (2) to (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 the 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 purposes for which, or the conditions under which, the money may be spent.

Division 5 -- Annual and Special General Meetings

Person to chair meeting

25 (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.

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.

(2) Persons 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.

(3) Persons 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.

Voting

27 (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 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) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.

(7) 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

28 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 the 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 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, 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 council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 -- Voluntary Dispute Resolution

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 Act, the regulations, the bylaws or the rules.

(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.

(3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 -- Marketing Activities by Owner Developer Display lot

Display Lot

30 (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.

(2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.

27 JUL 2009 13 49

BB1093126

Strata Property Act
Amended Form Z
APPLICATION TO DEPOSIT STRATA PLAN
(Regulation section 14.9)

I, Rodney Yates, Barristers & Solicitor, Peterson Stark Scott, #300, 10366 - 136A Street, Surrey, B.C. Tel. No. 604-588-9321

[full name, address and telephone number of applicant, or agent of applicant]

apply on behalf of:

THE OWNERS STRATA PLAN BCS2691, a strata corporation duly established pursuant to the Strata Property Act SBC 1998 c.43, and having a mailing address of 3850 Point Grey Road, Vancouver, British Columbia V6R 1B4

[full name, address and occupation of applicant]

to deposit amended Sheets 6, 7 and 12, Strata Plan BCS2691, Explanatory Plan Amending Strata Plan BCS2691 DL 192 Gp 1 NWD to designate limited common property for the benefit of Strata Lots 1-45 pursuant to s. 257 of the Strata Property Act

- | | |
|-------------|---|
| 027-343-596 | Strata Lot 1 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-618 | Strata Lot 2 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-626 | Strata Lot 3 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-634 | Strata Lot 4 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-642 | Strata Lot 5 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-651 | Strata Lot 6 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-669 | Strata Lot 7 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-677 | Strata Lot 8 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-685 | Strata Lot 9 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-344-693 | Strata Lot 10 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-707 | Strata Lot 11 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-715 | Strata Lot 12 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-723 | Strata Lot 13 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-731 | Strata Lot 14 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-740 | Strata Lot 15 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-758 | Strata Lot 16 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-766 | Strata Lot 17 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-774 | Strata Lot 18 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-782 | Strata Lot 19 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-344-791 | Strata Lot 20 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-804 | Strata Lot 21 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-812 | Strata Lot 22 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-821 | Strata Lot 23 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-839 | Strata Lot 24 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-847 | Strata Lot 25 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-855 | Strata Lot 26 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-863 | Strata Lot 27 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-871 | Strata Lot 28 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-880 | Strata Lot 29 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-344-898 | Strata Lot 30 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-901 | Strata Lot 31 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-910 | Strata Lot 32 DL 192 Gp 1 NWD Strata Plan BCS2691 |
| 027-343-928 | Strata Lot 33 DL 192 Gp 1 NWD Strata Plan BCS2691 |

BCP 41697

027-343-936	Strata Lot 34 DL 192 Gp 1 NWD Strata Plan BCS2691
027-343-944	Strata Lot 35 DL 192 Gp 1 NWD Strata Plan BCS2691
027-343-952	Strata Lot 36 DL 192 Gp 1 NWD Strata Plan BCS2691
027-343-961	Strata Lot 37 DL 192 Gp 1 NWD Strata Plan BCS2691
027-343-979	Strata Lot 38 DL 192 Gp 1 NWD Strata Plan BCS2691
027-343-987	Strata Lot 39 DL 192 Gp 1 NWD Strata Plan BCS2691
027-343-995	Strata Lot 40 DL 192 Gp 1 NWD Strata Plan BCS2691
027-344-002	Strata Lot 41 DL 192 Gp 1 NWD Strata Plan BCS2691
027-344-011	Strata Lot 42 DL 192 Gp 1 NWD Strata Plan BCS2691
027-344-029	Strata Lot 43 DL 192 Gp 1 NWD Strata Plan BCS2691
027-344-037	Strata Lot 44 DL 192 Gp 1 NWD Strata Plan BCS2691
027-344-045	Strata Lot 45 DL 192 Gp 1 NWD Strata Plan BCS2691

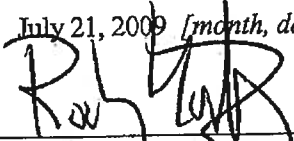
[parcel identifier]

[legal description]

I enclose:

1. Amended Sheets 6, 7 and 12 of the strata plan (original mylar), and the accompanying documents required by section 257 of the Act.
2. the reproductions of the strata plan required by section 14.4(k) of these regulations.
3. Fees of \$
4. Duplicate Indefeasible Title No. _____. If a duplicate indefeasible title does not accompany this application, I certify that I have, before making this application, check that there is no duplicate indefeasible title.

Dated: July 21, 2009 [month, day, year]



Pursuant to section 257
Strata Property Act

Per: Owners Strata Plan BCS2691
Signature of Applicant, or Agent of Applicant,

RODNEY B. YATES
BARRISTER & SOLICITOR
PETERSON STARK SCOTT
300 - 10360 - 136A St., Surrey, B.C.
V3T 5R3 (604) 588-9321

Strata Property Act

Form E

CERTIFICATE OF STRATA CORPORATION

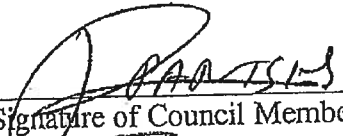
(Sections 78, 79, 80, 100, 214, 257, 259, 261, 262, 263, 266, 269, 274, 283)

Complete and file only the applicable form of certificate.

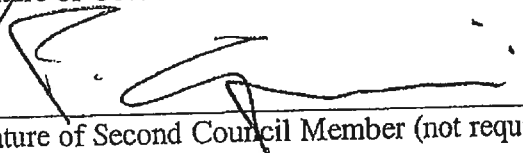
CERTIFICATE FOR SECTION 78, 79, 80, 214, 257, 259, 261, 262, 263 OR 266

The Owners of Strata Plan BCS2691 certify that a resolution referred to in section 257 of the *Strata Property Act* was passed by a XXX unanimous vote or 3/4 vote [check appropriate vote] at an annual or special general meeting held on June 18, 2009 [month, day, year] and that the attached instrument, schedule plan or other document conforms to the resolution.

For the purposes of section 165(4)(f) of the *Land Title Act*, execution of the attached instrument has been approved by a resolution at an annual or special general meeting in accordance with the requirements of the *Strata Property Act* and the instrument conforms to the resolution.


Signature of Council Member

PRESIDENT


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

COUNCIL MEMBER

STRATA PLAN BCS2691

Deposited in the Land Title office
at New Westminster, B.C. this _____ day
of _____, 2009.

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

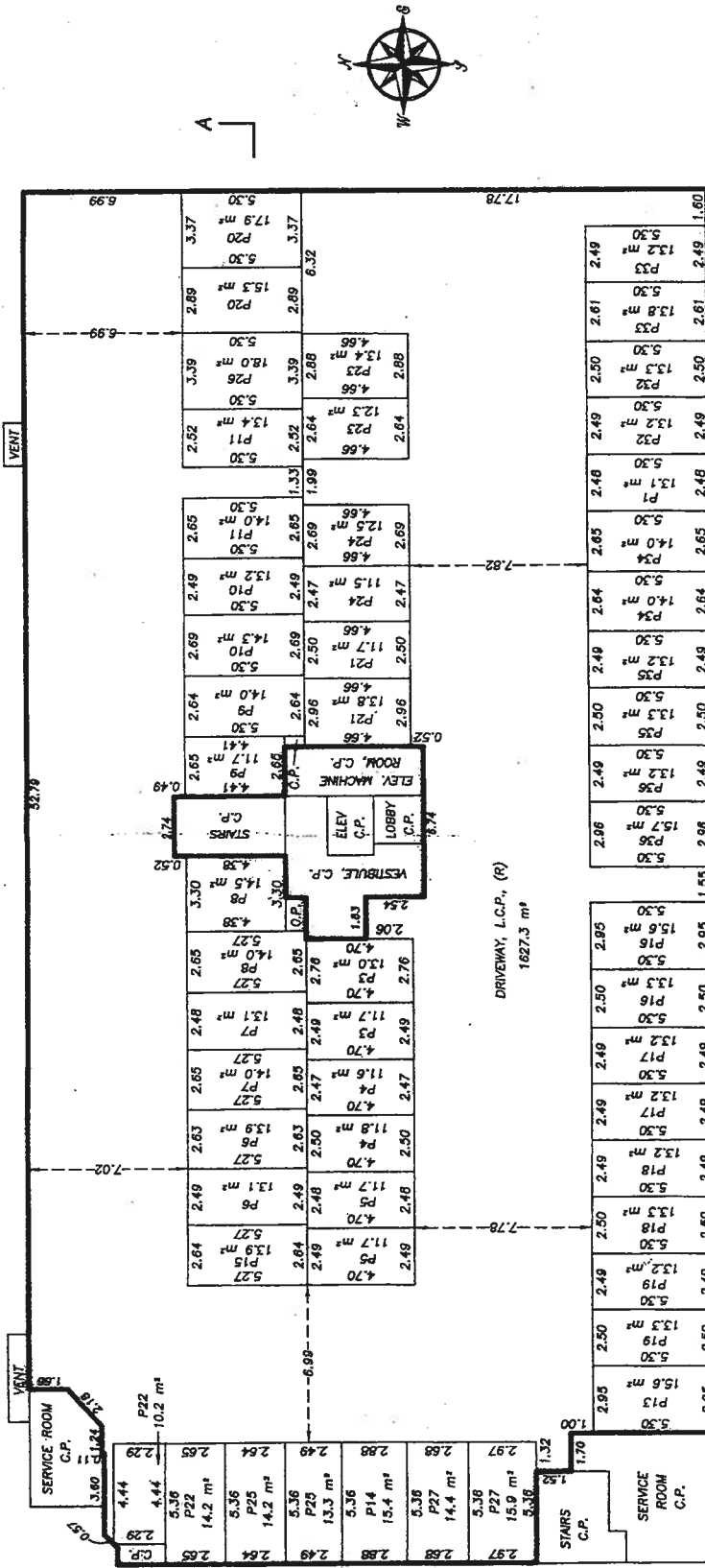
Ref: _____
Deputy Registrar

**EXPLANATORY PLAN AMENDING STRATA PLAN BCS2691 DISTRICT LOT 192 GROUP 1
NEW WESTMINSTER DISTRICT TO REMOVE LIMITED COMMON PROPERTY FOR STRATA LOT 1 TO 36 AND
TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 1 TO 45
PURSUANT TO SECTION 257 STRATA PROPERTY ACT**

BCOS 920.025

#2665 WEST BROADWAY,
VANCOUVER, B.C.

UNDERGROUND PARKING P2



Certified correct according to
Land Title Office records and
Electronic Checklist #92637 filed
this 30th day of January, 2009.

JOHNSON C. TAM, B.C.L.S.

P --- indicates parking,
limited common property for
use of strata lot number noted

LEGEND:
L.C.P. denotes limited common property
C.P. denotes common property
S.L. denotes strata lot
(R) denotes limited common property
for use of S.L. 1 to S.L.36
(C) denotes limited common property
for use of S.L.37 to S.L.45

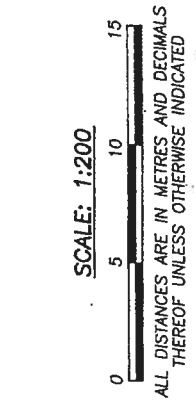
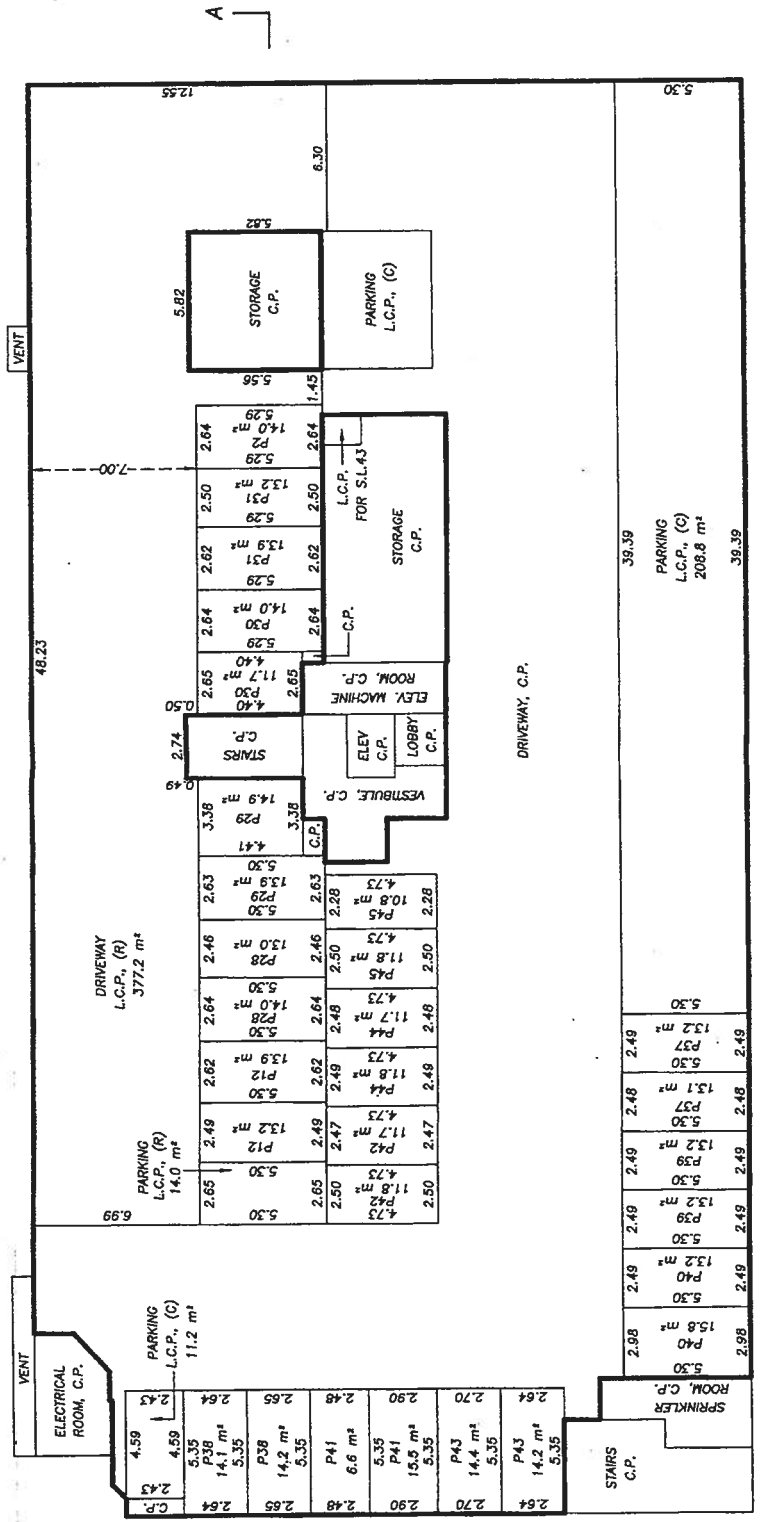
This plan lies within the Greater Vancouver Regional District.

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8633 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Job No. 3301
Drawn By: KA

DWG No. 3301-EXP-5

STRATA PLAN BCS2691

UNDERGROUND PARKING P1



J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Job No. 3301
 Drawn By: KA

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

January 30th, 2009.

DWG No. 3301-EXP-6

STRATA PLAN BCS2691

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

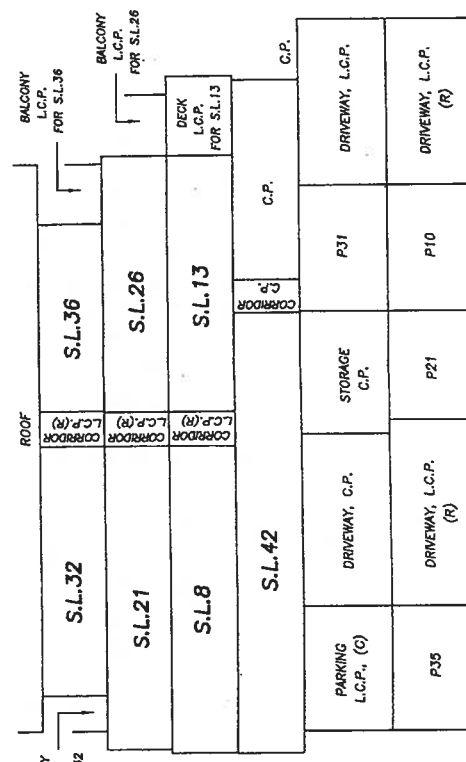
GROUND FLOOR

UNDERGROUND
PARKING P1

UNDERGROUND
PARKING P2

ROOF																		
S.L.28		S.L.27				S.L.36				S.L.35								
S.L.17	S.L.16	S.L.15	S.L.14	S.L.13	S.L.12	S.L.25	S.L.24											
S.L.4	S.L.3	S.L.2	S.L.1	S.L.13	S.L.12	S.L.11												
S.L.38	CORRIDOR C.P.		S.L.37	C.P.		C.P.		CORRIDOR C.P.		S.L.46	RAMP, C.P.							
P38	DRIVEWAY, C.P.	P12	P28	P28	P28	P28	P28	P28	STAIRS C.P.	P30	P30	P30	P30	P31	P31	P31	STORAGE C.P.	DRIVEWAY, L.C.P. (R)
P25	DRIVEWAY, L.C.P. (R)	P15	P6	P7	P6	P6	P6	P6	STAIRS C.P.	P9	P9	P9	P9	P10	P10	P10	P11	P20
			P6	P6	P6	P6	P6	P6										P20

SECTION A-A



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
GROUND FLOOR
UNDERGROUND
PARKING P1
UNDERGROUND
PARKING P2

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Job No. 3301
Drawn By: KA

DWG No. 3301-EXP-7

SECTION B-B

[Signature]
JOHNSON C. TAM, B.C.L.S.

January 30th, 2009.

18 SEP 2009 10 19

BB1212087

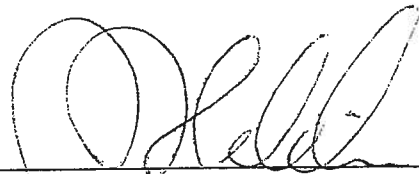
August __, 2009

The Registrar
Vancouver/New Westminster Title Office
88 – 6th Street
New Westminster, B.C. V3L 5B3

Please receive herewith the following document(s) for filing:

Resolution of The Owners, Strata Plan BCS 2691 pursuant to Section 74
of the *Strata Property Act* (with Plan)

The appended resolution designates the defined storage area as limited
common property for the exclusive use of Strata Lot 33.



Signature of applicant, applicant's solicitor or agent

<FILL IN YOUR NAME AND ADDRESS>

STEPHEN A. TIDDER
Notary Public
#201 - 2107 West 40th Street
Vancouver, BC V6L 2C3
(604) 263-8800

**3/4 VOTE RESOLUTION #1 OF
THE OWNERS, STRATA PLAN BCS 2691
DESIGNATION OF LIMITED COMMON PROPERTY FOR STRATA LOT 33**

WHEREAS the Strata Corporation wishes to designate the area of common property set out in the attached Schedule 1A as limited common property (the "SL 33 LCP") for the exclusive use of the owner(s) of Strata Lot 33 ("SL 33"), pursuant to section 74 of the *Strata Property Act* (the "SPA");

AND WHEREAS the Strata Corporation approves a significant change in the use or appearance of common property pursuant to section 71 of the SPA by permitting the owner of SL 33 to use the service room for storage purposes;

AND WHEREAS Dimitri Pantsios, the current owner of SL 33 has agreed to pay the Strata Corporation the a lump sum of \$10,000 for the designation of the SL 33 LCP (the "SL 33 Payment"), which funds, along with any funds received from similar designations in favour of strata lots 27, 41 and 42, will be used undertake certain work in the complex as follows:

1. Enter phone and upgrade & trim
2. Access control readers between P-1 and P-2
3. Exterior preparation & coating East wall
4. Exterior preparation & coating sandstone tiles
5. Preparation and coating some floors with nonslip paint
6. Installation of camera system and DVR


(the "Proposed Work")

BE IT RESOLVED by a 3/4 vote resolution of THE OWNERS, STRATA PLAN BCS 2691 that:

- (a) the area marked in Schedule 1A" be designated as LCP for the exclusive use of the owner(s) of SL 33;
- (b) a significant change in the use or appearance of common property in the form of the use of the service room as a storage room for SL 33; and
- (c) the Strata Corporation is authorized to use the SL 33 Payment for purposes of undertaking the Proposed Work, with any surplus to be transferred to the contingency reserve fund.

END OF RESOLUTION


Name: Dimitri Pantsios
Council Member


Name: Paul Carpanini
Council Member

18 SEP 2009 10 19

BB1212088

C


August __, 2009

The Registrar
Vancouver/New Westminster Title Office
88 – 6th Street
New Westminster, B.C. V3L 5B3

Please receive herewith the following document(s) for filing:

Resolution of The Owners, Strata Plan BCS 2691 pursuant to Section 74
of the *Strata Property Act* (with Plan)

The appended resolution designates the defined service area as limited
common property for the exclusive use of Strata Lot 27.



Signature of applicant, applicant's solicitor or agent

<FILL IN YOUR NAME AND ADDRESS>

STEPHEN A. TIDDER
Notary Public
#201 - 2107 West 40th Avenue
Vancouver, BC V6M 1Y4
(604) 263-8800

**3/4 VOTE RESOLUTION #2 OF
THE OWNERS, STRATA PLAN BCS 2691
DESIGNATION OF LIMITED COMMON PROPERTY FOR STRATA LOT 27**

WHEREAS the Strata Corporation wishes to designate the area of common property set out in the attached Schedule 2A as limited common property (the "SL 27 LCP") for the exclusive use of the owner(s) of Strata Lot 27 ("SL 27"), pursuant to section 74 of the *Strata Property Act* (the "SPA");

AND WHEREAS the Strata Corporation approves a significant change in the use or appearance of common property pursuant to section 71 of the SPA by permitting the owner of SL 27 to use the service room being designated as the SL 27 LCP for storage purposes;

AND WHEREAS Paul Carpanini, the current owner of SL 27 has agreed to pay the Strata Corporation the a lump sum of \$12,500 for the designation of the SL 27 LCP (the "SL 27 Payment"), which funds, along with any funds received from similar designations in favour of strata lots 33, 41 and 42, will be used undertake certain work in the complex as follows:

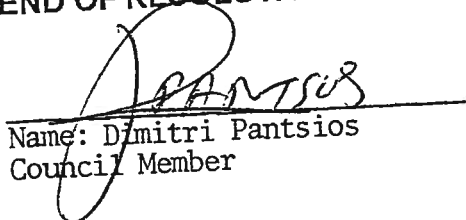
1. Enter phone and upgrade & trim
2. Access control readers between P-1 and P-2
3. Exterior preparation & coating East wall
4. Exterior preparation & coating sandstone tiles
5. Preparation and coating some floors with nonslip paint
6. Installation of camera system and DVR

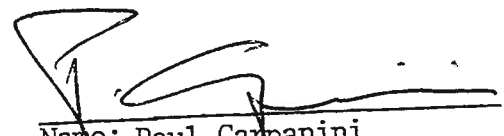
(the "Proposed Work")

BE IT RESOLVED by a 3/4 vote resolution of THE OWNERS, STRATA PLAN BCS 2691 that:

- (a) the area marked in Schedule 2A be designated as LCP for the exclusive use of the owner(s) of SL 27;
- (b) a significant change in the use or appearance of common property in the form of the use of the service room as a storage room for SL 27; and
- (c) the Strata Corporation is authorized to use the SL 27 Payment for purposes of undertaking the Proposed Work, with any surplus to be transferred to the contingency reserve fund.

END OF RESOLUTION

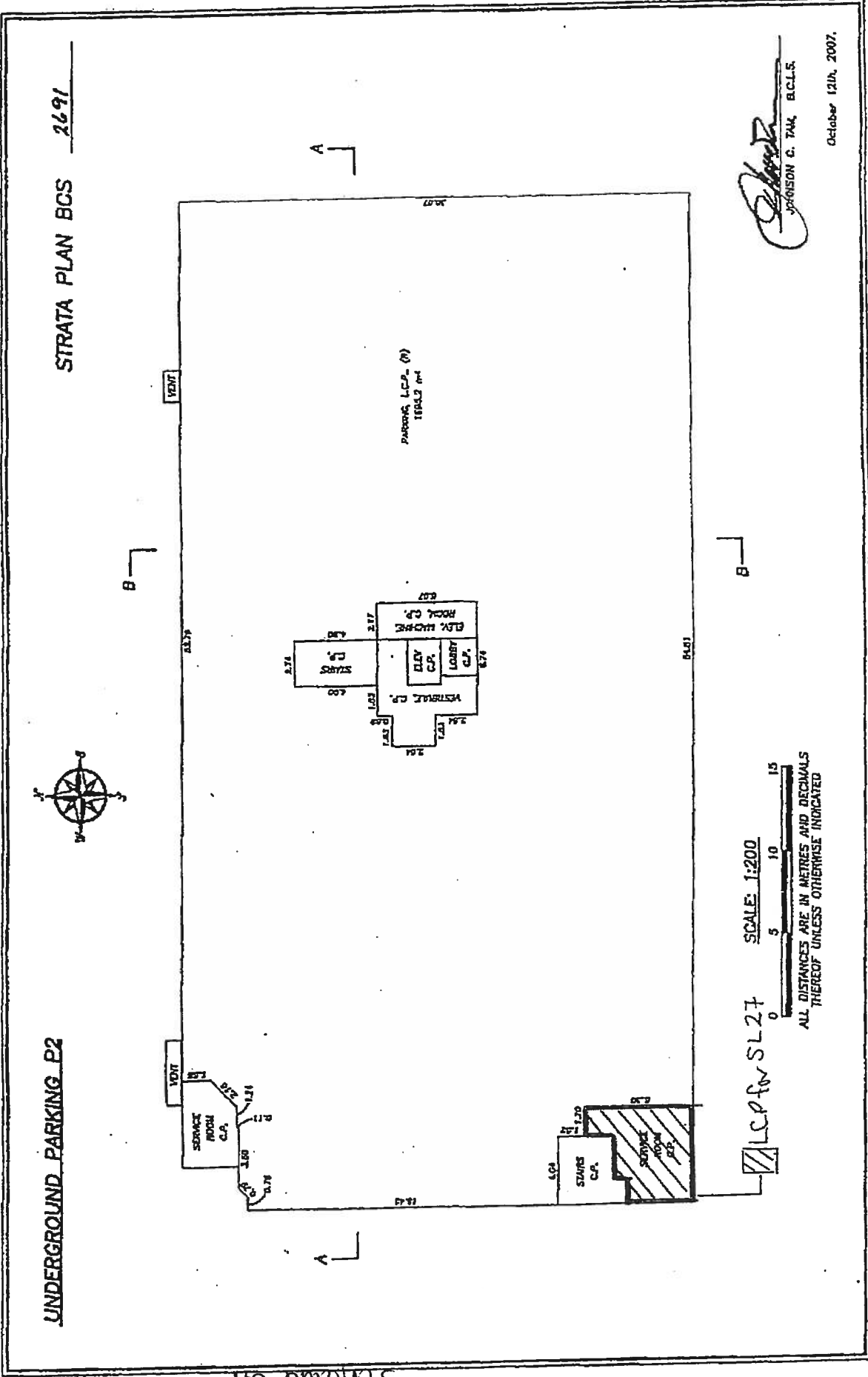

Name: Dmitri Pantsios
Council Member


Name: Paul Carpanini
Council Member

Sketch plan to accompany 3/4 vote resolution of The Owners, Strata Plan BCS 2692 to designate a service room at Parking P2 Limited Common Property for the exclusive use of the owners of strata lot 27 pursuant to section 74 of the Strata Property Act.

FILED VBCS2692 RCY012007-12-18 PMT: 2008-06-02-11:15-03-713432

SHEET 6 OF 12 SHEETS



Schedule at

ORIGINAL

001-75-00

18 SEP 2009 10 19

BB1212089

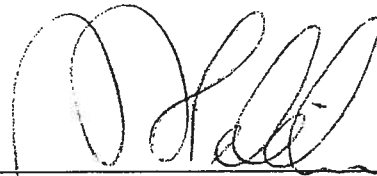
August __, 2009

The Registrar
Vancouver/New Westminster Title Office
88 – 6th Street
New Westminster, B.C. V3L 5B3

Please receive herewith the following document(s) for filing:

Resolution of The Owners, Strata Plan BCS 2691 pursuant to Section 74
of the *Strata Property Act* (with Plan)

The appended resolution designates the defined service area as limited
common property for the exclusive use of Strata Lot 41 and 42.



Signature of applicant, applicant's solicitor or agent

<FILL IN YOUR NAME AND ADDRESS>

STEPHEN A. TIDDER
Notary Public
#201 - 2107 West 40th Avenue
Vancouver, BC V6M 1W4
(604) 263-8800

**3/4 VOTE RESOLUTION #3 OF
THE OWNERS, STRATA PLAN BCS 2691
DESIGNATION OF LIMITED COMMON PROPERTY FOR STRATA LOTS 41 and 42**

WHEREAS the Strata Corporation wishes to designate the area of common property set out in the attached Schedule 3A as limited common property (the "SL 41 & 42 LCP") for the exclusive use of the owner(s) of Strata Lots 41 and 42 ("SL 41 & 42"), pursuant to section 74 of the *Strata Property Act* (the "SPA");

AND WHEREAS the Strata Corporation approves a significant change in the use or appearance of common property pursuant to section 71 of the SPA by permitting the owner(s) of SL 41 & 42 to use the service room being designated as the SL 41 & 42 LCP for storage purposes;

AND WHEREAS Dimitri Pantsios, the current owner of SL 41 & 42 has agreed to pay the Strata Corporation the a lump sum of \$17,500 for the designation of the SL 41 & 42 LCP (the "SL 41 & 42 Payment"), which funds, along with any funds received from similar designations in favour of strata lots 27 and 33, will be used undertake certain work in the complex as follows:

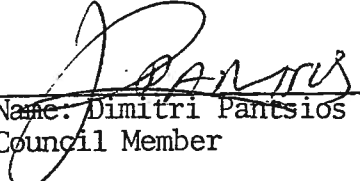
1. Enter phone and upgrade & trim
2. Access control readers between P-1 and P-2
3. Exterior preparation & coating East wall
4. Exterior preparation & coating sandstone tiles
5. Preparation and coating some floors with nonslip paint
6. Installation of camera system and DVR


(the "Proposed Work")

BE IT RESOLVED by a 3/4 vote resolution of THE OWNERS, STRATA PLAN BCS 2691 that:

- (a) the area marked in Schedule 3A be designated as LCP for the exclusive use of the owner(s) of SL 41 & 42;
- (b) a significant change in the use or appearance of common property in the form of the use of the service room as a storage room for SL 41 & 42; and
- (c) the Strata Corporation is authorized to use the SL 41 & 42 Payment for purposes of undertaking the Proposed Work, with any surplus to be transferred to the contingency reserve fund.

END OF RESOLUTION


Name: Dimitri Pantsios
Council Member


Name: Paul Carpanini
Council Member

sketch plan to accompany 3/4 resolution of The Owners, Strata Plan BCS 2692 to designate a service room at Parking P2 Limited Common Property for the exclusive use of the owners of strata lots 41 and 42 pursuant to section 74 of the Strata Property Act.

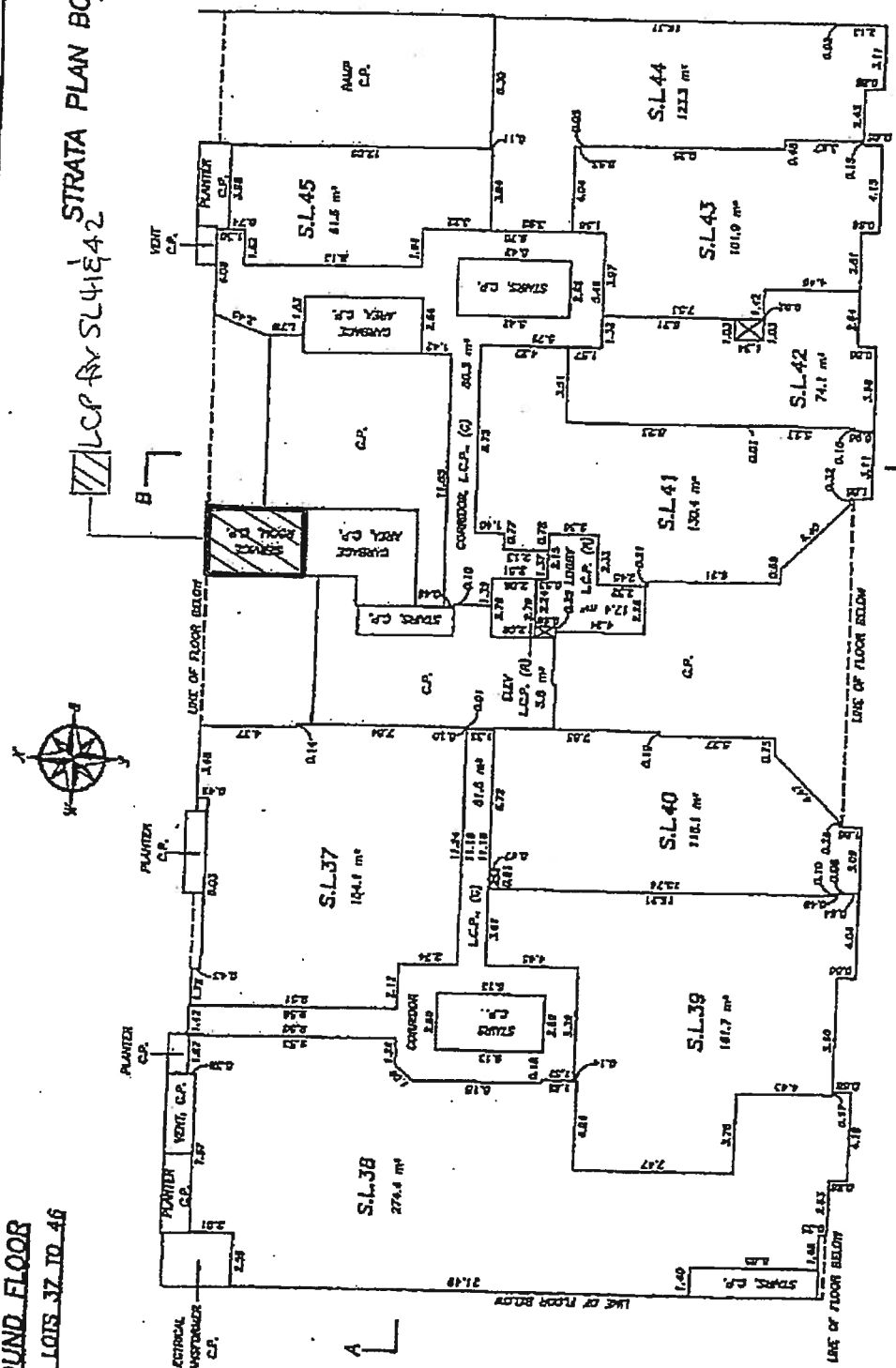
Schedule 3A

FILED YBCS2693 RC042007-12-18 PRINT: 2008-06-02-11:15:43.21KHZ

SHEET 2 OF 12 SHEETS

GROUND FLOOR
STRATA LOTS 37 TO 46

STRATA PLAN BCS 2692
LCP BY SL4142



SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

[Signature]
JOHNSON C. YAM, B.C.L.S.

October 12th, 2007.

ORIGINAL

1007-79-08

Handwritten signature

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*.

Stephen Tidder NI5UD3	Digitally signed by Stephen Tidder NI5UD3
	DN: c=CA, cn=Stephen Tidder NI5UD3,
	o=Notary, ou=Verify ID at www.juricert. com/LKUP.cfm?id=NI5UD3
	Date: 2012.07.17 16:52:38 -07'00'

1. CONTACT: (Name, address, phone number)
Stephen A. Tidder, Notary Public

#201 - 2107 West 40th Avenue
 Vancouver BC V6M 1W4
 Document Fees: \$23.90

File Matter: 120727PUR-BCS2691
 Phone: 604-263-2522
 Trevor Tidder, Auth. Agent

Deduct LTSA Fees? Yes

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:
 Designated Limited Common Property LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
 [PID] [LEGAL DESCRIPTION]
NO PID NMBR DISTRICT LOT 192 STRATA PLAN BCS2691

Related Plan Number: **BCS2691**

1/2 VOTE - DESIGNATION OF LIMITED COMMON PROPERTY


WHEREAS the Owners, Strata Plan BCS 2691 (the "Strata Corporation") wishes to designate common property as limited common property for the exclusive use of Strata Lots 4, 12, 14, 15, 25, 27, 28, 30 and 31:

AND WHEREAS s. 74 of the *Strata Property Act* permits the Strata Corporation to designate common property as limited common property, if a resolution is approved by a 1/2 vote of the owners at a general meeting;


BE IT RESOLVED by a 1/2 vote of THE OWNERS, STRATA PLAN BCS 2691 (the "Strata Corporation") as follows:

- (a) the area of common property, outlined in bold on the Strata Plan for the Strata Corporation and attached here as Schedule "A", be designated as limited common property for Strata Lots 4, 12, 14, 15, 25, 27, 28, 30 and 31 (collectively, the "Strata Lots"); and
- (b) the explanatory plan attached here as Schedule "B" be filed in the Land Title Office, together with this resolution, to show the area of common property designated as limited common property for each of the Strata Lots.

End of Resolution:



Name:
Council Member

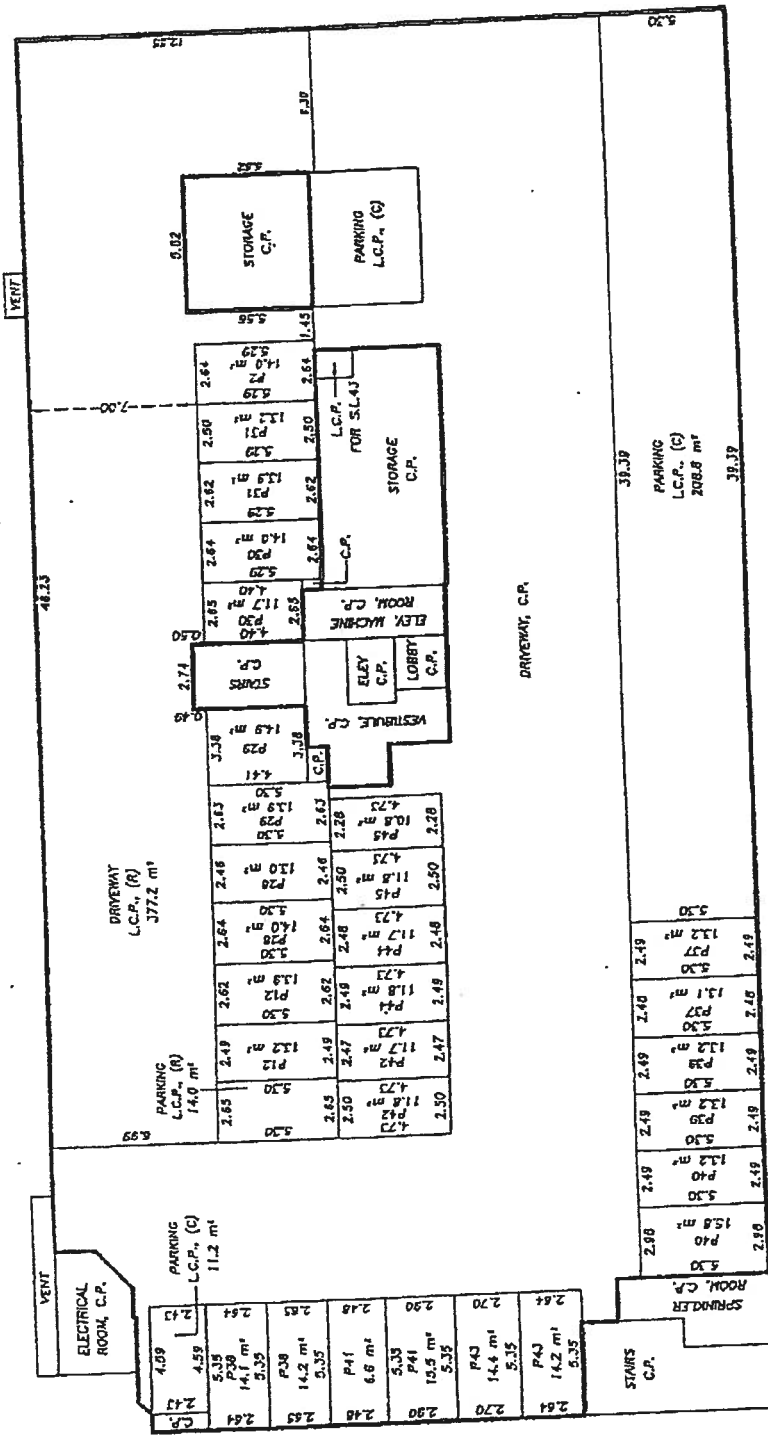


Name:
Council Member

STRATA PLAN BCS2691

SCHEDULE "A"

UNDERGROUND PARKING P1



SCALE: 1:200
 0 5 10 15
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8033 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Job No. J301
 Drawn By: KA

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

January 30th, 2008.

DWG No. 3301-EXP-6

STRATA PLAN BCS2691

Deposited in the Land Title Office
of New Westminster, B.C. this _____ day
of _____, 20____.

Deputy Registrar

Ref: _____



EXPLANATORY PLAN AMENDING STRATA PLAN BCS2691 DISTRICT LOT 192 GROUP 1 NEW WESTMINSTER DISTRICT

TO REMOVE COMMON PROPERTY AND TO RE-DESIGNATE LIMITED COMMON PROPERTY

FOR THE BENEFIT OF STRATA LOTS 4, 12, 14, 15, 25, 27, 28, 30 AND 31

PURSUANT TO SECTION 257 STRATA PROPERTY ACT

B.C.G.S. 92G.025

#2665 WEST BROADWAY,

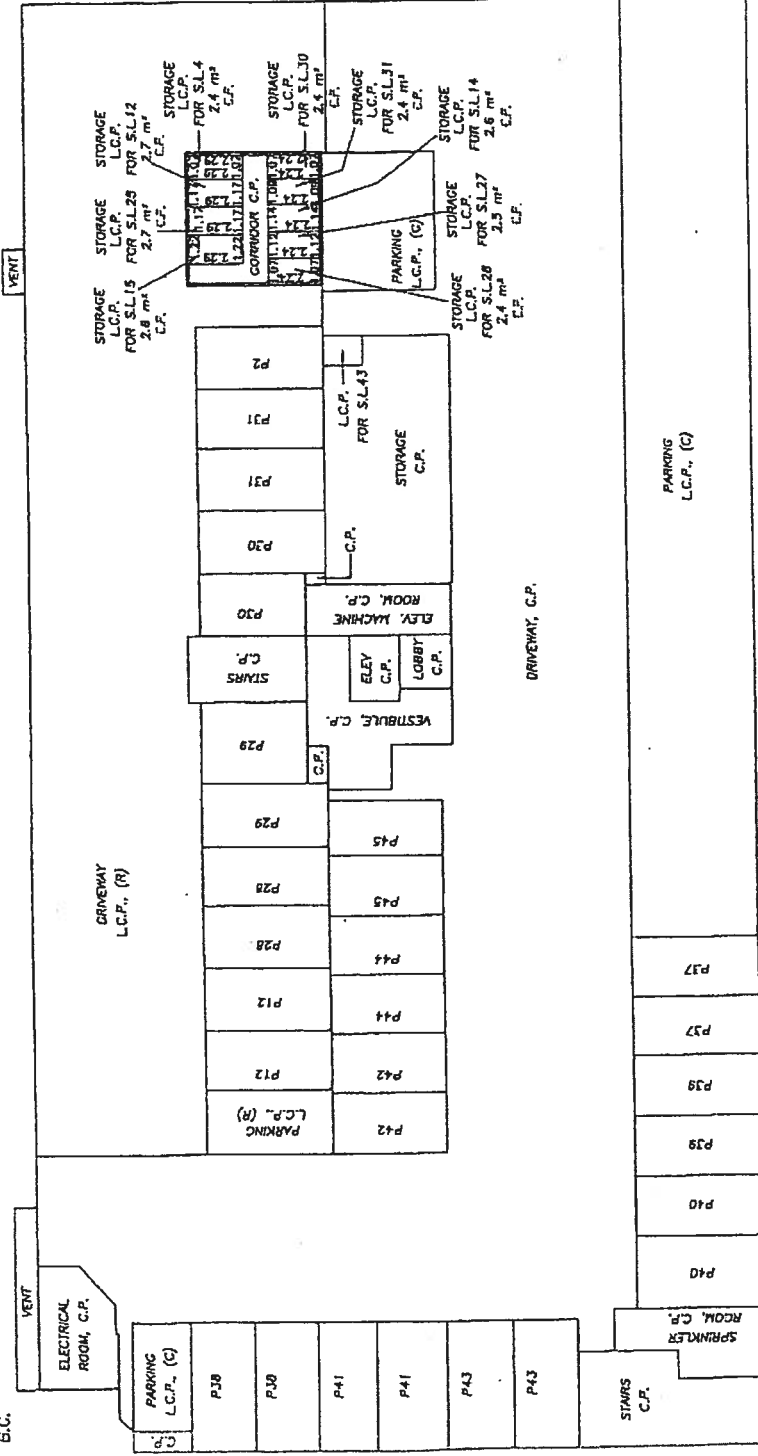
VANCOUVER, B.C.

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

UNDERGROUND PARKING P1



J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Job No. 3301
Drawn By: MY

LEGEND:
L.C.P. denotes limited common property
C.P. denotes common property
S.L. denotes strata lot
(R) denotes limited common property for use of S.L.1 to S.L.36

P indicates parking, limited common property for use of strata lot number noted
(C) denotes limited common property for use of S.L.37 to S.L.45

This plan lies within the Greater Vancouver Regional District.

DWG No. 3301-EXP-8

Certified correct according to
Land Title Office records and
Electronic Checklist #130686 filed
this 5th day of December, 2011.

JOHNSON C. TAM, B.C.L.S.