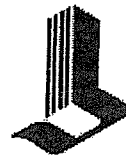


***NOTICE***  
***of the***  
***SECOND ANNUAL GENERAL***  
***MEETING***  
***of***  
***BRAVA***  
***BSC 1172***

***THURSDAY, MARCH 30, 2006***



**BAYWEST**

300 - 1770 Burrard Street  
Vancouver BC Canada V6J 3G7  
Phone (604) 257-0325  
Fax (604) 736-5044

March 9, 2006

NOTICE OF THE SECOND ANNUAL GENERAL MEETING

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TO: ALL OWNERS, STRATA PLAN BCS 1172 – BRAVA

DATE: THURSDAY, MARCH 30, 2006

TIME: 6:15 P.M. – 7:00 P.M. REGISTRATION  
7:00 P.M. CALL TO ORDER

PLACE: HOLIDAY INN – VANCOUVER DOWNTOWN  
COLUMBIA BALLROOM – 1110 HOWE STREET, VANCOUVER, BC

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Please be advised of the second Annual General Meeting of Brava. The purpose of the meeting is to consider a 2006/07 operating budget, ratify the adopted Rules, consider 2 bylaw changes, renew the management agreement, and elect a 2006/07 Strata Council.

Please review the attached information prior to the Annual General Meeting and remember to bring this package of information with you to the meeting.

To be able to proceed with the Meeting, a quorum of 1/3 of all Owners entitled to vote must be present in person or by proxy. **To be entitled to vote, all assessments of your strata lot must be up to date.** If you are uncertain of the status of your account, please call Baywest at 257-0325 between 8:30 a.m. and 5:00 p.m. Monday to Friday.

We look forward to receiving your input on **Thursday, March 30, 2006** and invite you to contact the undersigned between now and the meeting date should you require additional information.

Yours truly,

On behalf of Strata Plan BCS 1172

  
Tanya Millage  
Strata Manager  
Direct Line: 604-714-1530  
Email: [tmillage@baywest.ca](mailto:tmillage@baywest.ca)  
Encls.

STRATA PLAN BCS 1172 - BRAVA  
SECOND ANNUAL GENERAL MEETING  
MARCH 30, 2006

AGENDA

1. REGISTRATION 6:00 P.M.
2. **CALL TO ORDER 7:00 P.M.**
3. CALLING THE ROLL AND CERTIFICATION OF PROXIES
4. PROOF OF NOTICE OF MEETING
5. ADOPTION OF THE SGM MINUTES OF DECEMBER 12, 2005
6. PRESIDENT'S REPORT – JANE HIDALGO
7. INSURANCE REPORT
8. CONSIDERATION OF 2006/07 OPERATING BUDGETS
9. RATIFICATION OF ADOPTED RULES
10. CONSIDERATION OF  $\frac{3}{4}$  VOTE "A" – PET BYLAW
11. CONSIDERATION OF  $\frac{3}{4}$  VOTE "B" – INSURANCE & DAMAGE BYLAWS
12. RENEWAL OF STRATA MANAGEMENT AGREEMENT  
(as per Disclosure Statement)
13. ELECTION OF 2006/07 STRATA COUNCIL
14. GENERAL DISCUSSION AND QUESTIONS
15. ADJOURNMENT

SUMMARY OF COVERAGES			
<b>Insured:</b>	The Owners, Strata Plan BCS1172, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		<b>Payee:</b> To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.
<b>Property Manager:</b>	Baywest Management Corporation		<b>Term:</b> One Year
<b>Coverage:</b>	STRATA		<b>From:</b> February 25, 2006 <b>To:</b> February 25, 2007
<b>Policy No.</b>	<b>Coverages</b>	<b>Underwriters</b>	
BFL04BCS1172	Property	St. Paul Fire & Marine Insurance Company Zurich Insurance Company	
	Lock and Key	St. Paul Fire & Marine Insurance Company	
	Boiler and Machinery	Boiler Inspection & Insurance	
	Crime	St. Paul Fire & Marine Insurance Company	
	Commercial General Liability		
	Umbrella Liability		
	Glass		
	Directors and Officers	Great American Insurance Group	
	Pollution	XL Insurance Company, Ltd.	
	Volunteer Accident	The Citadél Assurance Company	
<b>Property Insured:</b>	1131 - 1199 Seymour Street, Vancouver, BC V6B 3M7 605 - 635 Davie Street, Vancouver, BC V6B 3M7  BRAVA		
<b>Perils Insured:</b>	All Risks as defined, subject to \$ 1,000 Deductible except \$ 25,000 Deductible for Water Damage/Sewer Back-up Damage, \$ 25,000 Deductible for Flood Damage, 10% Deductible for Earthquake Damage, \$ 250 Deductible for Lock & Keys, Stated Amount Co-insurance Clause; Guaranteed ; Replacement Cost; By-Laws Increased Amount; Data Exclusion; Terrorism Exclusion; Mould Exclusion; Losses arising out of the growing, manufacturing, processing, storing or distribution of any drug, narcotic or illegal substances or items of any kind, the possession of which constitutes a criminal offence subject to a deductible of \$50,000		
<b>Property Coverage:</b>	\$ 75,667,000 \$ 10,000	Buildings, including Earthquake Damage Coverage Lock & Keys	
<b>Boiler &amp; Machinery:</b>	\$ 75,667,000 \$ 100,000	Property Damage Extra Expense Subject to: \$1,000 deductible	
<b>Liability Coverage:</b>	\$ 5,000,000 \$ 5,000,000	Commercial General Liability, Subject to \$ 1,000 Bodily Injury/Property Damage Deductible Excess Umbrella Liability, Subject to \$ 10,000 Self Insured Retention	
<b>Crime Insurance:</b>	\$ 25,000 \$ 5,000	Employee Dishonesty Comprehensive Crime	
<b>Condominium Directors &amp; Officers Liability (Including Property Managers):</b>	\$ 2,000,000	each claim/annual omissions aggregate	
<b>Glass:</b>		Residential Blanket - Subject to \$ 100 Deductible Commercial Blanket Glass - Subject to \$ 250 Deductible	
<b>Pollution Remediation Liability:</b>	\$ 250,000	Subject to \$ 25,000 Deductible	
<b>Volunteer Accident:</b>	\$ 100,000		
<b>Conditions:</b>	This record sheet is intended for reference only. Please refer to your policy(ies) for complete details.		
BFL Canada Insurance Services Inc.			

000048  
**Balance Sheet**  
 Brava (bcs1172)  
 FEBRUARY 28, 2006 RESIDENTIAL

Account	Feb 2006	Jan 2006	Change
<b>ASSETS</b>			
<b>Current Assets</b>			
Bank	40,403.00	95,300.85	(54,897.85)
Accounts Receivable	8,043.38	27,303.90	(19,260.52)
A/R-Commercial	68.50	68.50	0.00
Prepaid Insurance	0.00	6,227.06	(6,227.06)
<b>Total Current Assets</b>	<b>\$ 48,514.88</b>	<b>\$ 128,900.31</b>	<b>\$ (80,385.43)</b>
<b>Other Assets</b>			
CRF - General Contingency	316,424.78	269,433.24	46,991.54
<b>Total Other Assets</b>	<b>\$ 316,424.78</b>	<b>\$ 269,433.24</b>	<b>\$ 46,991.54</b>
<b>Fixed Assets</b>			
Caretaker Suite	282,920.66	282,920.66	0.00
<b>Total Fixed Assets</b>	<b>\$ 282,920.66</b>	<b>\$ 282,920.66</b>	<b>\$ -</b>
<b>TOTAL ASSETS</b>	<b>\$ 647,860.32</b>	<b>\$ 681,254.21</b>	<b>\$ (33,393.89)</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Current Liabilities</b>			
Key Deposit	450.00	450.00	0.00
Security Deposit	800.00	400.00	400.00
<b>Total Current Liabilities</b>	<b>\$ 1,250.00</b>	<b>\$ 850.00</b>	<b>\$ 400.00</b>
<b>Long Term Liabilities</b>			
Mortgage Payable	194,925.00	194,925.00	0.00
2nd Mortgage Payable	87,995.66	87,995.66	0.00
<b>Total Long Term Liabilities</b>	<b>\$ 282,920.66</b>	<b>\$ 282,920.66</b>	<b>\$ -</b>
<b>Equity</b>			
Retained Earnings Current Year	47,264.88	85,507.31	(38,242.43)
<b>Total Equity</b>	<b>\$ 47,264.88</b>	<b>\$ 85,507.31</b>	<b>\$ (38,242.43)</b>
<b>CRF / Reserve</b>			
Loan from CRF	0.00	42,543.00	(42,543.00)
Contingency Reserve	316,424.78	269,433.24	46,991.54
<b>Total CRF / Reserve</b>	<b>\$ 316,424.78</b>	<b>\$ 311,976.24</b>	<b>\$ 4,448.54</b>
<b>Total LIABILITIES &amp; CAPITAL</b>	<b>\$ 647,860.32</b>	<b>\$ 681,254.21</b>	<b>\$ (33,393.89)</b>

**STATEMENT OF OPERATIONS**  
 Brava (bcs1172)  
 FOR THE 11TH MONTH ENDING FEBRUARY 28, 2006 *RESIDENTIAL*

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD BUDGET %
<b>RECEIPTS / REVENUE</b>					
5500-0000	Owners' Contributions	74,450.70	818,957.70	893,409.00	92%
5510-0000	Bylaw Penalties	0.00	300.00	0.00	0%
5520-0000	Common Room Rental	0.00	400.00	0.00	0%
5580-0000	Guest Suite	50.00	6,525.00	8,000.00	82%
5600-0000	Interest Income	258.20	2,346.53	0.00	0%
5610-0000	Keys/Remotes	480.00	15,465.00	0.00	0%
5615-0000	Access Cards	0.00	150.00	0.00	0%
5620-0000	Late Payment Interest	119.32	991.14	0.00	0%
5630-0000	Late Payment Penalty	0.00	7.58	0.00	0%
5655-0000	MoveIn/Out Fee	0.00	100.00	0.00	0%
5680-0000	Other Income	0.00	82,526.80	0.00	0%
5730-0000	Strata Unit Rental	800.00	9,600.00	9,600.00	100%
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 76,158.22</b>	<b>\$ 937,369.75</b>	<b>\$ 911,009.00</b>	<b>103%</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6030-0000	Appraisal	0.00	1,907.50	0.00	0%
6070-0000	Bank Charges	7.00	85.98	0.00	0%
6140-0000	Uninsured Damage Claims	10,436.83	16,436.83	0.00	0%
6170-0000	Insurance Premium	7,309.56	68,895.17	39,543.00	174%
6230-0000	Miscellaneous	0.00	25.00	0.00	0%
6250-0000	Office Expense	161.00	4,397.72	0.00	0%
6290-0000	Postage/Copies/Office Exp.	572.88	10,523.10	7,167.00	147%
6293-0000	Professional Service	667.95	4,566.38	10,380.00	44%
6310-0000	Telephone	304.16	2,924.27	0.00	0%
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>19,459.38</b>	<b>109,761.95</b>	<b>57,090.00</b>	<b>192%</b>
<b>EMPLOYEE EXPENSES</b>					
6410-0000	Benefits Employee / Caretaker	54.00	2,761.02	0.00	0%
6420-0000	EI/CPP Employer Share	174.78	5,092.29	0.00	0%
6450-0000	Wages Asst. Caretaker	2,500.00	32,265.88	35,000.00	92%
6460-0000	Wages Caretaker	0.00	54,824.33	50,000.00	110%
6490-0000	Workers' Compensation	0.00	726.75	0.00	0%
<b>TOTAL EMPLOYEE EXPENSES</b>		<b>2,728.78</b>	<b>95,670.27</b>	<b>85,000.00</b>	<b>113%</b>
<b>UTILITIES</b>					
6520-0000	Electricity	6,638.08	68,441.85	0.00	0%
6530-0000	Gas	15,738.11	113,247.66	122,000.00	93%
6540-0000	Water & Sewer Tax	6,931.40	23,741.49	30,000.00	79%
<b>TOTAL UTILITIES</b>		<b>29,307.59</b>	<b>205,431.00</b>	<b>152,000.00</b>	<b>135%</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7010-0000	Alarm Monitoring	0.00	930.90	0.00	0%
7110-0000	Elevator & License	4,909.75	46,890.85	45,000.00	104%
7150-0000	Enterphone	3,944.40	35,499.60	14,000.00	254%
7190-0000	Fire Protection	0.00	0.00	8,897.00	0%
7230-0000	Garbage Collection	2,582.73	26,624.88	24,000.00	111%
7310-0000	Janitorial	5,662.44	8,161.96	0.00	0%
7350-0000	Landscaping	0.00	5,956.02	112,000.00	5%
7470-0000	Mechanical	0.00	5,550.09	0.00	0%
7570-0000	Pest Control	165.85	737.19	0.00	0%
7590-0000	Property Management	5,766.75	63,434.25	69,201.00	92%

**STATEMENT OF OPERATIONS**  
 Brava (bcs1172)  
 FOR THE 11TH MONTH ENDING FEBRUARY 28, 2006 *RESIDENTIAL*

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD BUDGET %
7730-0000	Security	14,124.00	119,973.75	195,000.00	62%
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>37,155.92</b>	<b>313,759.49</b>	<b>468,098.00</b>	<b>67%</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
8060-0000	Elevator	0.00	1,917.20	0.00	0%
8092-0000	Fire Protection	0.00	3,998.77	0.00	0%
8110-0000	General Repair & Maintenance	1,774.53	9,014.13	14,829.00	61%
8130-0000	Irrigation	0.00	273.83	0.00	0%
8150-0000	Lamp Replacement	812.81	3,257.76	0.00	0%
8160-0000	Landscaping Improvement	0.00	1,524.75	0.00	0%
8170-0000	Locks/Keys	12,325.72	18,570.49	0.00	0%
8270-0000	Supplies	1,101.99	8,831.51	7,909.00	112%
8280-0000	Tools/Equipment	0.00	238.81	0.00	0%
8290-0000	Window Cleaning	0.00	0.00	18,000.00	0%
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>		<b>16,015.05</b>	<b>47,627.25</b>	<b>40,738.00</b>	<b>117%</b>
<b>RESIDENT MANAGER UNIT EXPENSES</b>					
8310-0000	1st Mortgage	1,122.62	12,452.26	15,700.00	79%
8320-0000	2nd Mortgage	2,631.41	31,576.92	23,900.00	132%
8330-0000	Maintenance Fees	263.31	2,896.41	265.00	1093%
8340-0000	Property Taxes	0.00	717.02	675.00	106%
<b>TOTAL RESIDENT MANAGER UNIT EXPENSES</b>		<b>4,017.34</b>	<b>47,642.61</b>	<b>40,540.00</b>	<b>118%</b>
<b>RECREATION FACILITIES EXPENSES</b>					
8522-0000	Fitness Centre	2,171.34	21,845.35	25,000.00	87%
8580-0000	Pool / Spa Chemicals	0.00	4,053.45	0.00	0%
8590-0000	Pool / Spa Maintenance	0.00	3,585.10	0.00	0%
8597-0000	Recreational/Pro Facility	0.00	1,730.65	0.00	0%
<b>TOTAL RECREATION FACILITIES EXPENSES</b>		<b>2,171.34</b>	<b>31,214.55</b>	<b>25,000.00</b>	<b>125%</b>
<b>RESERVE FUNDS</b>					
9010-0000	Contingency Reserve Fund	3,545.25	38,997.75	42,543.00	92%
<b>TOTAL RESERVE FUNDS</b>		<b>3,545.25</b>	<b>38,997.75</b>	<b>42,543.00</b>	<b>92%</b>
<b>TOTAL EXPENSES / RESERVES</b>		<b>114,400.65</b>	<b>890,104.87</b>	<b>911,009.00</b>	<b>98%</b>
<b>SURPLUS / (DEFICIT)</b>		<b>(38,242.43)</b>	<b>47,264.88</b>	<b>-</b>	<b>0%</b>

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**Balance Sheet**  
 Brava Commercial (bcs1172c)  
 FEBRUARY 28, 2006

Account	Feb 2006	Jan 2006	Change
<b>ASSETS</b>			
<b>Current Assets</b>			
Bank	11.47	18.84	(7.37)
<b>Total Current Assets</b>	<b>\$ 11.47</b>	<b>\$ 18.84</b>	<b>(7.37)</b>
<b>Other Assets</b>			
CRF - General Contingency	2,782.06	2,766.50	15.56
<b>Total Other Assets</b>	<b>\$ 2,782.06</b>	<b>\$ 2,766.50</b>	<b>15.56</b>
<b>TOTAL ASSETS</b>	<b>\$ 2,793.53</b>	<b>\$ 2,785.34</b>	<b>8.19</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Current Liabilities</b>			
Accrued Liabilities	68.50	68.50	0.00
<b>Total Current Liabilities</b>	<b>\$ 68.50</b>	<b>\$ 68.50</b>	<b>-</b>
<b>Equity</b>			
Retained Earnings Current Year	(57.03)	(49.66)	(7.37)
<b>Total Equity</b>	<b>\$ (57.03)</b>	<b>\$ (49.66)</b>	<b>(7.37)</b>
<b>CRF / Reserve</b>			
Contingency Reserve	2,782.06	2,766.50	15.56
<b>Total CRF / Reserve</b>	<b>\$ 2,782.06</b>	<b>\$ 2,766.50</b>	<b>15.56</b>
<b>Total LIABILITIES &amp; CAPITAL</b>	<b>\$ 2,793.53</b>	<b>\$ 2,785.34</b>	<b>8.19</b>

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**STATEMENT OF OPERATIONS**  
 Brava Commercial (bcs1172c)  
 FOR THE 11TH MONTH ENDING FEBRUARY 28, 2006

Account	Account Name	Current Actual	Year-to-Date Actual	Annual Budget	YTD - BUDGET %
<b>RECEIPTS / REVENUE</b>					
5500-0000	Owners' Contributions	159.59	1,755.49	1,915.00	92%
5600-0000	Interest Income	0.16	3.23	0.00	0%
5680-0000	Other Income	0.00	(0.29)	0.00	0%
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 159.75</b>	<b>\$ 1,758.43</b>	<b>\$ 1,915.00</b>	<b>92%</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6070-0000	Bank Charges	7.00	86.04	0.00	0%
6170-0000	Insurance Premium	68.50	753.50	457.00	165%
6290-0000	Postage/Copies/Office Exp.	17.46	107.68	83.00	130%
6293-0000	Professional Service	0.00	37.90	120.00	32%
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>92.96</b>	<b>985.12</b>	<b>660.00</b>	<b>149%</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7190-0000	Fire Protection	0.00	0.00	103.00	0%
7350-0000	Landscaping	0.00	14.58	0.00	0%
7590-0000	Property Management	66.58	732.38	799.00	92%
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>66.58</b>	<b>746.96</b>	<b>902.00</b>	<b>83%</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
8110-0000	General Repair & Maintenance	0.00	0.00	171.00	0%
8270-0000	Supplies	0.00	0.00	91.00	0%
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>		<b>0.00</b>	<b>0.00</b>	<b>262.00</b>	<b>0%</b>
<b>RESERVE FUNDS</b>					
9010-0000	Contingency Reserve Fund	7.58	83.38	91.00	92%
<b>TOTAL RESERVE FUNDS</b>		<b>7.58</b>	<b>83.38</b>	<b>91.00</b>	<b>92%</b>
<b>TOTAL EXPENSES / RESERVES</b>		<b>167.12</b>	<b>1,815.46</b>	<b>1,915.00</b>	<b>95%</b>
<b>SURPLUS / (DEFICIT)</b>		<b>(7.37)</b>	<b>(57.03)</b>	<b>-</b>	<b>#DIV/0!</b>

**BRAVA – BCS 1172  
2006/07 BUDGET NOTES**

**Line 14 – Insurance Deductible**

This item has been proposed to allow for any insurance claims that may be rendered. This amount will cover the amount of one water damage, three all risk, or several glass claims.

**Line 14 – Insurance Premium**

This item has been increased based on the current premium. An allowance has also been made for an additional 10% that the premium could be increased by due to the number of claims in this first year.

**Line 15 – Legal Fees**

This item will cover costs of legal fees should they be required.

**Line 16 – Miscellaneous**

This item covers AGM booking charges, and any incidentals.

**Line 17 – Office Expense**

This line item covers the cost of site office expenses. Enough has been included for the purchase of a new computer due to the current one having difficulties with programming the enterphone system. The concierge desk area expenses would also be covered under this expense item.

**Line 18 – Postage & Photocopying**

This item has been increased based on actual costs through the outgoing year.

**Lines 23 to 27 – Employee Expenses**

Included in this budget line, are items such as Benefits and Tax Contributions that were not present in the first budget. The changes in wages to commensurate with new staffing requirements are applicable. Lastly, a line for WCB payments that are required for staffing has been included. These items have also been included within the Commercial budget as the commercial section relies on the site staff from time to time as well.

**Line 31 – Electricity**

Since the beginning of the fiscal year, the residential section of the Strata Corporation has averaged \$5,960 per month in electric consumption.  $\$5,960 \times 12 = \$71,513$ . 10% has been added, as there will likely be further increases in the coming months. The Commercial section has not been contributing to this item, but should be sharing in the cost of the exterior and top level of parkade lighting.

**Line 33 – Water & Sewer**

Since the beginning of the fiscal year, the residential section has averaged \$1,868 per month in WS consumption.  $\$1,868 \times 12 = \$22,413$ . 10% has also been added to cover any increases that the City may institute, or for any increases in consumption.

**Line 30 – Alarm Monitoring**

This item was not budgeted for in the first budget, but is required to cover the cost of the fire alarm system being monitored. both Residential and Commercial cover these costs at the shared rate.

**Line 38 - Elevator**

This line item was under budgeted in the first year, and it has been increased accordingly. The amount includes the cost of the monthly maintenance of all 6 elevators, the quarterly maintenance of the 2 lobby lifts, and the annual Provincial licensing.

**Line 39 – Emergency Generator**

This item covers the cost of maintenance and testing on the emergency generator twice per year. The amount is based on a recent quote received from the generator manufacturer.

**Line 40 - Enterphone**

This item has been drastically increased due to under budgeting in the first year. The amount covers the lease cost of the enterphone system.

**Line 42 - Garbage**

Again, this item was under budgeted in the first year. The amount listed covers the cost of the compactor servicing, cardboard bins, and the contractor that brings the bins to the parkade entrance each week for servicing.

**Line 43 – Janitorial**

This item has been included to cover the cost of the janitorial contract. It has been based on the five day per week coverage.

**Line 44 – Landscaping**

I have drastically reduced this item to meet the maintenance contract amount. A 2% increase has been included. This item does not cover landscaping upgrades or extras. That is covered in line 59.

**Lines 45 & 46 – Additional Line Items**

These contract lines have been added to cover the expenses of quarterly mechanical maintenance, and monthly pest control.

**Line 48 - Security**

This amount has been decreased in accordance with security contract requirements. This item has also been included in the Commercial budget as they rely on the security guards for assistance, and the guards do patrol in front of the commercial area.

**Lines 52 to 56 – Additional Line Items**

These items have been included for better tracking of expenses. All of these items will likely be required through the coming year.

**Line 57 – General Repairs**

Only a slight increase has been proposed for this item due to breaking down some expenses into their own categories.

**Line 65 – Window Cleaning**

This budget has been increased slightly for residential, based on other similar sized buildings. The expense as also been included for Commercial, as there canopies and windows will likely be done at the same time.

**Lines 77 to 79 – Recreation Facilities**

This category has been introduced to cover the costs of chemicals, pool/spa repairs, and repairs in the other facilities. This will allow for tracking of how much is being spent on these areas.

**Line 85 - CRF**

The budget amounts for both sections have been based on the fact that the Developer is not required to share in the CRF contribution after the first year, and due to the fact that the Strata Corporation's CRF has now reached 25% of your operating budget. As such, the *Act* states that you may drop your contributions back to 5% of your current operating budget. While it is better to continue to build the CRF as much as possible, it was thought that that perhaps owners would appreciate less of an increase in fees.

BRAVA - RESIDENTIAL  
PROPOSED OPERATING BUDGET  
APR. 1/06 - MAR. 31/07

	A	B	C	D
1		2005/06	Projected	2006/07
2		Budget	31-Mar-06	Proposed
3				
4	<b>INCOME</b>			
5	Guest Suite Rental	8,000.00	6,950.00	4,000.00
6	Owner's Contributions	893,409.00	893,409.00	1,100,966.00
7	Strata Unit Rental	9,600.00	9,600.00	9,600.00
8	<b>TOTAL INCOME</b>	<b>911,009.00</b>	<b>909,959.00</b>	<b>1,114,566.00</b>
9				
10	<b>OPERATING EXPENSES</b>			
11	<b>Administration</b>			
12	Bank Charges	-	99.00	85.00
13	Insurance Deductible	-	6,000.00	7,500.00
14	Insurance Premium	39,543.00	73,903.00	88,685.00
15	Legal Fees (professional service)	10,380.00	9,600.00	5,000.00
16	Miscellaneous	-	450.00	450.00
17	Office Expense	-	5,500.00	5,000.00
18	Postage & Photo	7,167.00	13,165.00	13,250.00
19	Telephone/Fax	-	3,148.00	3,200.00
20	<b>Total Administration</b>	<b>57,090.00</b>	<b>111,865.00</b>	<b>123,170.00</b>
21				
22	<b>Employee Expenses</b>			
23	Benefits	-	3,108.00	5,800.00
24	EI/CPP Employer Share	-	6,616.00	8,913.00
25	Wages - Assistant Caretaker	35,000.00	30,000.00	30,265.00
26	Wages - Caretaker	50,000.00	58,984.00	39,560.00
27	WCB	-	-	750.00
28	<b>Total Employee Expenses</b>	<b>85,000.00</b>	<b>98,708.00</b>	<b>85,288.00</b>
29				
30	<b>Utilities</b>			
31	Electricity	-	71,513.00	77,800.00
32	Gas/Fuel	122,000.00	105,809.00	126,975.00
33	Water/Sewer	30,000.00	22,413.00	24,655.00
34	<b>Total Utilities</b>	<b>152,000.00</b>	<b>199,735.00</b>	<b>204,775.00</b>
35				
36	<b>Contracts</b>			
37	Alarm Monitoring	-	1,092.00	1,092.00
38	Elevator	45,000.00	65,025.00	60,677.00
39	Emergency Generator	-	-	3,150.00
40	Enterphone	14,000.00	39,444.00	47,333.00
41	Fire Protection	8,897.00	225.00	9,265.00
42	Garbage	24,000.00	27,854.00	37,302.00
43	Janitorial	-	11,320.00	67,950.00
44	Landscaping	112,000.00	7,283.00	8,031.00
45	Mechanical	-	7,340.00	7,350.00
46	Pest Control	-	491.00	1,670.00
47	Property Management	69,201.00	69,201.00	69,201.00
48	Security	195,000.00	123,606.00	160,225.00
49	<b>Total Contracts</b>	<b>468,098.00</b>	<b>352,881.00</b>	<b>473,246.00</b>
50				

BRAVA - RESIDENTIAL  
PROPOSED OPERATING BUDGET  
APR. 1/06 - MAR. 31/07

	A	B	C	D
51	<b>Repair/Maintenance</b>			
52	Carpet Cleaning	-	-	8,500.00
53	Elevator Repairs	-	2,191.00	2,500.00
54	Enterphone Repairs	-	-	2,500.00
55	Fire Protection Repairs	-	5,080.00	5,000.00
56	Garage Door	-	-	1,100.00
57	General Maint. & Repairs	14,829.00	10,000.00	15,000.00
58	Lighting	-	2,300.00	3,000.00
59	Landscaping Extras (incl. Irrigation)	-	1,500.00	7,500.00
60	Locks/Keys	-	18,000.00	2,000.00
61	Mechanical & Plumbing	-	350.00	2,500.00
62	Parkade Cleaning	-	1,695.00	1,695.00
63	Roof Anchors	-	-	1,000.00
64	Supplies	7,909.00	9,750.00	9,500.00
65	Window Cleaning	18,000.00	-	25,000.00
66	<b>Total Repair/Maintenance</b>	<b>40,738.00</b>	<b>50,866.00</b>	<b>86,795.00</b>
67				
68	<b>Resident Manager Unit Expenses</b>			
69	1st Mortgage	15,700.00	13,575.00	13,475.00
70	2nd Mortgage	23,900.00	34,208.00	31,577.00
71	Maintenance Fees	265.00	3,160.00	3,180.00
72	Property Taxes	675.00	-	1,100.00
73	<b>Total Resident Manager Unit Expenses</b>	<b>40,540.00</b>	<b>50,943.00</b>	<b>49,332.00</b>
74				
75	<b>Recreation Facilities' Expenses</b>			
76	Fitness Centre	25,000.00	24,017.00	27,020.00
77	Pool/Spa Chemicals	-	4,665.00	4,665.00
78	Pool/Spa Maintenance	-	4,683.00	4,700.00
79	Recreation Facilities (Other)	-	2,232.00	2,500.00
80	<b>Total Recreation Facilities' Expenses</b>	<b>25,000.00</b>	<b>35,597.00</b>	<b>38,885.00</b>
81				
82	<b>Total Operating Expenses</b>	<b>868,466.00</b>	<b>900,595.00</b>	<b>1,061,491.00</b>
83				
84	<b>Contingency Fund</b>			
85	Contingency Reserve Fund	42,543.00	43,232.00	53,075.00
86	<b>Total Contingency Fund</b>	<b>42,543.00</b>	<b>43,232.00</b>	<b>53,075.00</b>
87				
88	<b>TOTAL EXPENSES</b>	<b>911,009.00</b>	<b>943,827.00</b>	<b>1,114,566.00</b>
89				
90	Opening CRF Balance - Apr. 1/06 (approx)	<b>\$276,531</b>		

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

UNIT	S/L	U/E	OPERATING	CRF PORTION	TOTAL FEE
1131-TH5	237	82	\$ 281.39	\$ 14.25	\$ 295.64
1133-TH4	236	74	\$ 253.94	\$ 12.86	\$ 266.80
1135-TH3	235	74	\$ 253.94	\$ 12.86	\$ 266.80
1137-TH2	234	74	\$ 253.94	\$ 12.86	\$ 266.80
1139-TH1	233	79	\$ 271.10	\$ 13.73	\$ 284.83
A0201	1	64	\$ 219.62	\$ 11.12	\$ 230.75
A0202	2	58	\$ 199.03	\$ 10.08	\$ 209.11
A0203	3	76	\$ 260.80	\$ 13.21	\$ 274.01
A0204	4	60	\$ 205.90	\$ 10.43	\$ 216.33
A0205	5	73	\$ 250.51	\$ 12.69	\$ 263.20
A0206	6	62	\$ 212.76	\$ 10.78	\$ 223.54
A0207	7	104	\$ 356.89	\$ 18.08	\$ 374.96
A0301	8	64	\$ 219.62	\$ 11.12	\$ 230.75
A0302	9	58	\$ 199.03	\$ 10.08	\$ 209.11
A0303	10	76	\$ 260.80	\$ 13.21	\$ 274.01
A0304	11	60	\$ 205.90	\$ 10.43	\$ 216.33
A0305	12	73	\$ 250.51	\$ 12.69	\$ 263.20
A0306	13	69	\$ 236.78	\$ 11.99	\$ 248.77
A0401	14	66	\$ 226.49	\$ 11.47	\$ 237.96
A0402	15	55	\$ 188.74	\$ 9.56	\$ 198.30
A0403	16	84	\$ 288.26	\$ 14.60	\$ 302.86
A0501	17	50	\$ 171.58	\$ 8.69	\$ 180.27
A0502	18	54	\$ 185.31	\$ 9.39	\$ 194.69
A0503	19	41	\$ 140.70	\$ 7.13	\$ 147.82
A0504	20	78	\$ 267.67	\$ 13.56	\$ 281.22
A0505	21	53	\$ 181.88	\$ 9.21	\$ 191.09
A0506	22	60	\$ 205.90	\$ 10.43	\$ 216.33
A0507	23	73	\$ 250.51	\$ 12.69	\$ 263.20
A0508	24	61	\$ 209.33	\$ 10.60	\$ 219.93
A0601	25	54	\$ 185.31	\$ 9.39	\$ 194.69
A0602	26	54	\$ 185.31	\$ 9.39	\$ 194.69
A0603	27	41	\$ 140.70	\$ 7.13	\$ 147.82
A0604	28	78	\$ 267.67	\$ 13.56	\$ 281.22
A0605	29	53	\$ 181.88	\$ 9.21	\$ 191.09
A0606	30	60	\$ 205.90	\$ 10.43	\$ 216.33
A0607	31	73	\$ 250.51	\$ 12.69	\$ 263.20
A0608	32	59	\$ 202.47	\$ 10.25	\$ 212.72
A0701	33	54	\$ 185.31	\$ 9.39	\$ 194.69
A0702	34	54	\$ 185.31	\$ 9.39	\$ 194.69
A0703	35	41	\$ 140.70	\$ 7.13	\$ 147.82
A0704	36	78	\$ 267.67	\$ 13.56	\$ 281.22
A0705	37	53	\$ 181.88	\$ 9.21	\$ 191.09
A0706	38	60	\$ 205.90	\$ 10.43	\$ 216.33
A0707	39	73	\$ 250.51	\$ 12.69	\$ 263.20
A0708	40	59	\$ 202.47	\$ 10.25	\$ 212.72
A0801	41	55	\$ 188.74	\$ 9.56	\$ 198.30
A0802	42	54	\$ 185.31	\$ 9.39	\$ 194.69
A0803	43	41	\$ 140.70	\$ 7.13	\$ 147.82
A0804	44	78	\$ 267.67	\$ 13.56	\$ 281.22

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

A0805	45	53	\$ 181.88	\$ 9.21	\$ 191.09
A0806	46	60	\$ 205.90	\$ 10.43	\$ 216.33
A0807	47	73	\$ 250.51	\$ 12.69	\$ 263.20
A0808	48	59	\$ 202.47	\$ 10.25	\$ 212.72
A0901	49	54	\$ 185.31	\$ 9.39	\$ 194.69
A0902	50	54	\$ 185.31	\$ 9.39	\$ 194.69
A0903	51	41	\$ 140.70	\$ 7.13	\$ 147.82
A0904	52	78	\$ 267.67	\$ 13.56	\$ 281.22
A0905	53	53	\$ 181.88	\$ 9.21	\$ 191.09
A0906	54	60	\$ 205.90	\$ 10.43	\$ 216.33
A0907	55	73	\$ 250.51	\$ 12.69	\$ 263.20
A0908	56	59	\$ 202.47	\$ 10.25	\$ 212.72
A1001	57	54	\$ 185.31	\$ 9.39	\$ 194.69
A1002	58	54	\$ 185.31	\$ 9.39	\$ 194.69
A1003	59	41	\$ 140.70	\$ 7.13	\$ 147.82
A1004	60	78	\$ 267.67	\$ 13.56	\$ 281.22
A1005	61	53	\$ 181.88	\$ 9.21	\$ 191.09
A1006	62	60	\$ 205.90	\$ 10.43	\$ 216.33
A1007	63	73	\$ 250.51	\$ 12.69	\$ 263.20
A1008	64	59	\$ 202.47	\$ 10.25	\$ 212.72
A1101	65	54	\$ 185.31	\$ 9.39	\$ 194.69
A1102	66	54	\$ 185.31	\$ 9.39	\$ 194.69
A1103	67	41	\$ 140.70	\$ 7.13	\$ 147.82
A1104	68	78	\$ 267.67	\$ 13.56	\$ 281.22
A1105	69	53	\$ 181.88	\$ 9.21	\$ 191.09
A1106	70	60	\$ 205.90	\$ 10.43	\$ 216.33
A1107	71	73	\$ 250.51	\$ 12.69	\$ 263.20
A1108	72	59	\$ 202.47	\$ 10.25	\$ 212.72
A1201	73	54	\$ 185.31	\$ 9.39	\$ 194.69
A1202	74	54	\$ 185.31	\$ 9.39	\$ 194.69
A1203	75	41	\$ 140.70	\$ 7.13	\$ 147.82
A1204	76	78	\$ 267.67	\$ 13.56	\$ 281.22
A1205	77	53	\$ 181.88	\$ 9.21	\$ 191.09
A1206	78	60	\$ 205.90	\$ 10.43	\$ 216.33
A1207	79	73	\$ 250.51	\$ 12.69	\$ 263.20
A1208	80	59	\$ 202.47	\$ 10.25	\$ 212.72
A1401	81	54	\$ 185.31	\$ 9.39	\$ 194.69
A1402	82	54	\$ 185.31	\$ 9.39	\$ 194.69
A1403	83	41	\$ 140.70	\$ 7.13	\$ 147.82
A1404	84	78	\$ 267.67	\$ 13.56	\$ 281.22
A1405	85	53	\$ 181.88	\$ 9.21	\$ 191.09
A1406	86	60	\$ 205.90	\$ 10.43	\$ 216.33
A1407	87	73	\$ 250.51	\$ 12.69	\$ 263.20
A1408	88	59	\$ 202.47	\$ 10.25	\$ 212.72
A1501	89	54	\$ 185.31	\$ 9.39	\$ 194.69
A1502	90	54	\$ 185.31	\$ 9.39	\$ 194.69
A1503	91	41	\$ 140.70	\$ 7.13	\$ 147.82
A1504	92	78	\$ 267.67	\$ 13.56	\$ 281.22
A1505	93	53	\$ 181.88	\$ 9.21	\$ 191.09
A1506	94	60	\$ 205.90	\$ 10.43	\$ 216.33
A1507	95	73	\$ 250.51	\$ 12.69	\$ 263.20
A1508	96	59	\$ 202.47	\$ 10.25	\$ 212.72

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

A1601	97	54	\$	185.31	\$	9.39	\$	194.69
A1602	98	54	\$	185.31	\$	9.39	\$	194.69
A1603	99	41	\$	140.70	\$	7.13	\$	147.82
A1604	100	78	\$	267.67	\$	13.56	\$	281.22
A1605	101	53	\$	181.88	\$	9.21	\$	191.09
A1606	102	60	\$	205.90	\$	10.43	\$	216.33
A1607	103	73	\$	250.51	\$	12.69	\$	263.20
A1608	104	59	\$	202.47	\$	10.25	\$	212.72
A1701	105	54	\$	185.31	\$	9.39	\$	194.69
A1702	106	54	\$	185.31	\$	9.39	\$	194.69
A1703	107	41	\$	140.70	\$	7.13	\$	147.82
A1704	108	78	\$	267.67	\$	13.56	\$	281.22
A1705	109	53	\$	181.88	\$	9.21	\$	191.09
A1706	110	60	\$	205.90	\$	10.43	\$	216.33
A1707	111	73	\$	250.51	\$	12.69	\$	263.20
A1708	112	59	\$	202.47	\$	10.25	\$	212.72
A1801	113	54	\$	185.31	\$	9.39	\$	194.69
A1802	114	54	\$	185.31	\$	9.39	\$	194.69
A1803	115	41	\$	140.70	\$	7.13	\$	147.82
A1804	116	78	\$	267.67	\$	13.56	\$	281.22
A1805	117	53	\$	181.88	\$	9.21	\$	191.09
A1806	118	60	\$	205.90	\$	10.43	\$	216.33
A1807	119	73	\$	250.51	\$	12.69	\$	263.20
A1808	120	59	\$	202.47	\$	10.25	\$	212.72
A1901	121	54	\$	185.31	\$	9.39	\$	194.69
A1902	122	54	\$	185.31	\$	9.39	\$	194.69
A1903	123	41	\$	140.70	\$	7.13	\$	147.82
A1904	124	78	\$	267.67	\$	13.56	\$	281.22
A1905	125	53	\$	181.88	\$	9.21	\$	191.09
A1906	126	60	\$	205.90	\$	10.43	\$	216.33
A1907	127	73	\$	250.51	\$	12.69	\$	263.20
A1908	128	59	\$	202.47	\$	10.25	\$	212.72
A2001	129	54	\$	185.31	\$	9.39	\$	194.69
A2002	130	54	\$	185.31	\$	9.39	\$	194.69
A2003	131	41	\$	140.70	\$	7.13	\$	147.82
A2004	132	78	\$	267.67	\$	13.56	\$	281.22
A2005	133	53	\$	181.88	\$	9.21	\$	191.09
A2006	134	60	\$	205.90	\$	10.43	\$	216.33
A2007	135	73	\$	250.51	\$	12.69	\$	263.20
A2008	136	59	\$	202.47	\$	10.25	\$	212.72
A2101	137	54	\$	185.31	\$	9.39	\$	194.69
A2102	138	54	\$	185.31	\$	9.39	\$	194.69
A2103	139	41	\$	140.70	\$	7.13	\$	147.82
A2104	140	78	\$	267.67	\$	13.56	\$	281.22
A2105	141	53	\$	181.88	\$	9.21	\$	191.09
A2106	142	60	\$	205.90	\$	10.43	\$	216.33
A2107	143	73	\$	250.51	\$	12.69	\$	263.20
A2108	144	59	\$	202.47	\$	10.25	\$	212.72
A2201	145	54	\$	185.31	\$	9.39	\$	194.69
A2202	146	54	\$	185.31	\$	9.39	\$	194.69
A2203	147	41	\$	140.70	\$	7.13	\$	147.82
A2204	148	78	\$	267.67	\$	13.56	\$	281.22



**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

A2205	149	53	\$	181.88	\$	9.21	\$	191.09
A2206	150	60	\$	205.90	\$	10.43	\$	216.33
A2207	151	73	\$	250.51	\$	12.69	\$	263.20
A2208	152	59	\$	202.47	\$	10.25	\$	212.72
A2301	153	54	\$	185.31	\$	9.39	\$	194.69
A2302	154	54	\$	185.31	\$	9.39	\$	194.69
A2303	155	41	\$	140.70	\$	7.13	\$	147.82
A2304	156	78	\$	267.67	\$	13.56	\$	281.22
A2305	157	53	\$	181.88	\$	9.21	\$	191.09
A2306	158	60	\$	205.90	\$	10.43	\$	216.33
A2307	159	73	\$	250.51	\$	12.69	\$	263.20
A2308	160	59	\$	202.47	\$	10.25	\$	212.72
A2401	161	54	\$	185.31	\$	9.39	\$	194.69
A2402	162	54	\$	185.31	\$	9.39	\$	194.69
A2403	163	41	\$	140.70	\$	7.13	\$	147.82
A2404	164	78	\$	267.67	\$	13.56	\$	281.22
A2405	165	53	\$	181.88	\$	9.21	\$	191.09
A2406	166	60	\$	205.90	\$	10.43	\$	216.33
A2407	167	73	\$	250.51	\$	12.69	\$	263.20
A2408	168	59	\$	202.47	\$	10.25	\$	212.72
A2501	169	54	\$	185.31	\$	9.39	\$	194.69
A2502	170	54	\$	185.31	\$	9.39	\$	194.69
A2503	171	41	\$	140.70	\$	7.13	\$	147.82
A2504	172	78	\$	267.67	\$	13.56	\$	281.22
A2505	173	53	\$	181.88	\$	9.21	\$	191.09
A2506	174	60	\$	205.90	\$	10.43	\$	216.33
A2507	175	73	\$	250.51	\$	12.69	\$	263.20
A2508	176	59	\$	202.47	\$	10.25	\$	212.72
A2601	177	54	\$	185.31	\$	9.39	\$	194.69
A2602	178	54	\$	185.31	\$	9.39	\$	194.69
A2603	179	41	\$	140.70	\$	7.13	\$	147.82
A2604	180	78	\$	267.67	\$	13.56	\$	281.22
A2605	181	53	\$	181.88	\$	9.21	\$	191.09
A2606	182	60	\$	205.90	\$	10.43	\$	216.33
A2607	183	73	\$	250.51	\$	12.69	\$	263.20
A2608	184	59	\$	202.47	\$	10.25	\$	212.72
A2701	185	54	\$	185.31	\$	9.39	\$	194.69
A2702	186	54	\$	185.31	\$	9.39	\$	194.69
A2703	187	41	\$	140.70	\$	7.13	\$	147.82
A2704	188	78	\$	267.67	\$	13.56	\$	281.22
A2705	189	53	\$	181.88	\$	9.21	\$	191.09
A2706	190	60	\$	205.90	\$	10.43	\$	216.33
A2707	191	73	\$	250.51	\$	12.69	\$	263.20
A2708	192	59	\$	202.47	\$	10.25	\$	212.72
A2801	193	54	\$	185.31	\$	9.39	\$	194.69
A2802	194	54	\$	185.31	\$	9.39	\$	194.69
A2803	195	41	\$	140.70	\$	7.13	\$	147.82
A2804	196	78	\$	267.67	\$	13.56	\$	281.22
A2805	197	53	\$	181.88	\$	9.21	\$	191.09
A2806	198	60	\$	205.90	\$	10.43	\$	216.33
A2807	199	73	\$	250.51	\$	12.69	\$	263.20
A2808	200	59	\$	202.47	\$	10.25	\$	212.72

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

A2901	201	54	\$	185.31	\$	9.39	\$	194.69
A2902	202	54	\$	185.31	\$	9.39	\$	194.69
A2903	203	41	\$	140.70	\$	7.13	\$	147.82
A2904	204	78	\$	267.67	\$	13.56	\$	281.22
A2905	205	53	\$	181.88	\$	9.21	\$	191.09
A2906	206	60	\$	205.90	\$	10.43	\$	216.33
A2907	207	73	\$	250.51	\$	12.69	\$	263.20
A2908	208	59	\$	202.47	\$	10.25	\$	212.72
A3001	209	49	\$	168.15	\$	8.52	\$	176.67
A3002	210	49	\$	168.15	\$	8.52	\$	176.67
A3003	211	41	\$	140.70	\$	7.13	\$	147.82
A3004	212	78	\$	267.67	\$	13.56	\$	281.22
A3005	213	53	\$	181.88	\$	9.21	\$	191.09
A3006	214	60	\$	205.90	\$	10.43	\$	216.33
A3007	215	73	\$	250.51	\$	12.69	\$	263.20
A3008	216	56	\$	192.17	\$	9.73	\$	201.90
A3101	217	52	\$	178.44	\$	9.04	\$	187.48
A3102	218	49	\$	168.15	\$	8.52	\$	176.67
A3103	219	41	\$	140.70	\$	7.13	\$	147.82
A3104	220	78	\$	267.67	\$	13.56	\$	281.22
A3105	221	53	\$	181.88	\$	9.21	\$	191.09
A3106	222	60	\$	205.90	\$	10.43	\$	216.33
A3107	223	73	\$	250.51	\$	12.69	\$	263.20
A3108	224	52	\$	178.44	\$	9.04	\$	187.48
A3201	225	104	\$	356.89	\$	18.08	\$	374.96
A3202	226	120	\$	411.79	\$	20.86	\$	432.65
A3203	227	68	\$	233.35	\$	11.82	\$	245.17
A3204	228	48	\$	164.72	\$	8.34	\$	173.06
A3301	229	114	\$	391.20	\$	19.81	\$	411.02
A3302	230	91	\$	312.28	\$	15.82	\$	328.09
A3303	231	85	\$	291.69	\$	14.77	\$	306.46
A3304	232	100	\$	343.16	\$	17.38	\$	360.54
B0201	238	50	\$	171.58	\$	8.69	\$	180.27
B0202	239	53	\$	181.88	\$	9.21	\$	191.09
B0203	240	50	\$	171.58	\$	8.69	\$	180.27
B0204	241	83	\$	284.82	\$	14.43	\$	299.25
B0205	242	90	\$	308.85	\$	15.64	\$	324.49
B0301	243	49	\$	168.15	\$	8.52	\$	176.67
B0302	244	53	\$	181.88	\$	9.21	\$	191.09
B0303	245	40	\$	137.26	\$	6.95	\$	144.22
B0304	246	44	\$	150.99	\$	7.65	\$	158.64
B0305	247	44	\$	150.99	\$	7.65	\$	158.64
B0306	248	44	\$	150.99	\$	7.65	\$	158.64
B0307	249	45	\$	154.42	\$	7.82	\$	162.24
B0308	250	46	\$	157.85	\$	8.00	\$	165.85
B0309	251	83	\$	284.82	\$	14.43	\$	299.25
B0310	252	90	\$	308.85	\$	15.64	\$	324.49
B0501	253	49	\$	168.15	\$	8.52	\$	176.67
B0502	254	52	\$	178.44	\$	9.04	\$	187.48
B0503	255	48	\$	164.72	\$	8.34	\$	173.06
B0504	256	81	\$	277.96	\$	14.08	\$	292.04
B0505	257	57	\$	195.60	\$	9.91	\$	205.51

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

B0506	258	84	\$ 288.26	\$ 14.60	\$ 302.86
B0507	259	38	\$ 130.40	\$ 6.60	\$ 137.01
B0508	260	56	\$ 192.17	\$ 9.73	\$ 201.90
B0601	261	50	\$ 171.58	\$ 8.69	\$ 180.27
B0602	262	53	\$ 181.88	\$ 9.21	\$ 191.09
B0603	263	48	\$ 164.72	\$ 8.34	\$ 173.06
B0604	264	81	\$ 277.96	\$ 14.08	\$ 292.04
B0605	265	56	\$ 192.17	\$ 9.73	\$ 201.90
B0606	266	85	\$ 291.69	\$ 14.77	\$ 306.46
B0607	267	38	\$ 130.40	\$ 6.60	\$ 137.01
B0608	268	56	\$ 192.17	\$ 9.73	\$ 201.90
B0701	269	50	\$ 171.58	\$ 8.69	\$ 180.27
B0702	270	53	\$ 181.88	\$ 9.21	\$ 191.09
B0703	271	48	\$ 164.72	\$ 8.34	\$ 173.06
B0704	272	81	\$ 277.96	\$ 14.08	\$ 292.04
B0705	273	56	\$ 192.17	\$ 9.73	\$ 201.90
B0706	274	85	\$ 291.69	\$ 14.77	\$ 306.46
B0707	275	38	\$ 130.40	\$ 6.60	\$ 137.01
B0708	276	56	\$ 192.17	\$ 9.73	\$ 201.90
B0801	277	50	\$ 171.58	\$ 8.69	\$ 180.27
B0802	278	53	\$ 181.88	\$ 9.21	\$ 191.09
B0803	279	48	\$ 164.72	\$ 8.34	\$ 173.06
B0804	280	81	\$ 277.96	\$ 14.08	\$ 292.04
B0805	281	56	\$ 192.17	\$ 9.73	\$ 201.90
B0806	282	85	\$ 291.69	\$ 14.77	\$ 306.46
B0807	283	38	\$ 130.40	\$ 6.60	\$ 137.01
B0808	284	56	\$ 192.17	\$ 9.73	\$ 201.90
B0901	285	50	\$ 171.58	\$ 8.69	\$ 180.27
B0902	286	53	\$ 181.88	\$ 9.21	\$ 191.09
B0903	287	48	\$ 164.72	\$ 8.34	\$ 173.06
B0904	288	81	\$ 277.96	\$ 14.08	\$ 292.04
B0905	289	56	\$ 192.17	\$ 9.73	\$ 201.90
B0906	290	85	\$ 291.69	\$ 14.77	\$ 306.46
B0907	291	38	\$ 130.40	\$ 6.60	\$ 137.01
B0908	292	56	\$ 192.17	\$ 9.73	\$ 201.90
B1001	293	50	\$ 171.58	\$ 8.69	\$ 180.27
B1002	294	53	\$ 181.88	\$ 9.21	\$ 191.09
B1003	295	48	\$ 164.72	\$ 8.34	\$ 173.06
B1004	296	81	\$ 277.96	\$ 14.08	\$ 292.04
B1005	297	56	\$ 192.17	\$ 9.73	\$ 201.90
B1006	298	85	\$ 291.69	\$ 14.77	\$ 306.46
B1007	299	38	\$ 130.40	\$ 6.60	\$ 137.01
B1008	300	56	\$ 192.17	\$ 9.73	\$ 201.90
B1101	301	50	\$ 171.58	\$ 8.69	\$ 180.27
B1102	302	53	\$ 181.88	\$ 9.21	\$ 191.09
B1103	303	48	\$ 164.72	\$ 8.34	\$ 173.06
B1104	304	81	\$ 277.96	\$ 14.08	\$ 292.04
B1105	305	56	\$ 192.17	\$ 9.73	\$ 201.90
B1106	306	85	\$ 291.69	\$ 14.77	\$ 306.46
B1107	307	38	\$ 130.40	\$ 6.60	\$ 137.01
B1108	308	56	\$ 192.17	\$ 9.73	\$ 201.90
B1201	309	50	\$ 171.58	\$ 8.69	\$ 180.27

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

B1202	310	53	\$ 181.88	\$ 9.21	\$ 191.09
B1203	311	48	\$ 164.72	\$ 8.34	\$ 173.06
B1204	312	81	\$ 277.96	\$ 14.08	\$ 292.04
B1205	313	56	\$ 192.17	\$ 9.73	\$ 201.90
B1206	314	85	\$ 291.69	\$ 14.77	\$ 306.46
B1207	315	38	\$ 130.40	\$ 6.60	\$ 137.01
B1208	316	56	\$ 192.17	\$ 9.73	\$ 201.90
B1401	317	50	\$ 171.58	\$ 8.69	\$ 180.27
B1402	318	53	\$ 181.88	\$ 9.21	\$ 191.09
B1403	319	48	\$ 164.72	\$ 8.34	\$ 173.06
B1404	320	81	\$ 277.96	\$ 14.08	\$ 292.04
B1405	321	56	\$ 192.17	\$ 9.73	\$ 201.90
B1406	322	85	\$ 291.69	\$ 14.77	\$ 306.46
B1407	323	38	\$ 130.40	\$ 6.60	\$ 137.01
B1408	324	56	\$ 192.17	\$ 9.73	\$ 201.90
B1501	325	50	\$ 171.58	\$ 8.69	\$ 180.27
B1502	326	53	\$ 181.88	\$ 9.21	\$ 191.09
B1503	327	48	\$ 164.72	\$ 8.34	\$ 173.06
B1504	328	81	\$ 277.96	\$ 14.08	\$ 292.04
B1505	329	56	\$ 192.17	\$ 9.73	\$ 201.90
B1506	330	85	\$ 291.69	\$ 14.77	\$ 306.46
B1507	331	38	\$ 130.40	\$ 6.60	\$ 137.01
B1508	332	56	\$ 192.17	\$ 9.73	\$ 201.90
B1601	333	50	\$ 171.58	\$ 8.69	\$ 180.27
B1602	334	53	\$ 181.88	\$ 9.21	\$ 191.09
B1603	335	48	\$ 164.72	\$ 8.34	\$ 173.06
B1604	336	81	\$ 277.96	\$ 14.08	\$ 292.04
B1605	337	56	\$ 192.17	\$ 9.73	\$ 201.90
B1606	338	85	\$ 291.69	\$ 14.77	\$ 306.46
B1607	339	38	\$ 130.40	\$ 6.60	\$ 137.01
B1608	340	56	\$ 192.17	\$ 9.73	\$ 201.90
B1701	341	50	\$ 171.58	\$ 8.69	\$ 180.27
B1702	342	53	\$ 181.88	\$ 9.21	\$ 191.09
B1703	343	48	\$ 164.72	\$ 8.34	\$ 173.06
B1704	344	81	\$ 277.96	\$ 14.08	\$ 292.04
B1705	345	56	\$ 192.17	\$ 9.73	\$ 201.90
B1706	346	85	\$ 291.69	\$ 14.77	\$ 306.46
B1707	347	38	\$ 130.40	\$ 6.60	\$ 137.01
B1708	348	56	\$ 192.17	\$ 9.73	\$ 201.90
B1801	349	50	\$ 171.58	\$ 8.69	\$ 180.27
B1802	350	53	\$ 181.88	\$ 9.21	\$ 191.09
B1803	351	48	\$ 164.72	\$ 8.34	\$ 173.06
B1804	352	81	\$ 277.96	\$ 14.08	\$ 292.04
B1805	353	56	\$ 192.17	\$ 9.73	\$ 201.90
B1806	354	85	\$ 291.69	\$ 14.77	\$ 306.46
B1807	355	38	\$ 130.40	\$ 6.60	\$ 137.01
B1808	356	56	\$ 192.17	\$ 9.73	\$ 201.90
B1901	357	50	\$ 171.58	\$ 8.69	\$ 180.27
B1902	358	53	\$ 181.88	\$ 9.21	\$ 191.09
B1903	359	48	\$ 164.72	\$ 8.34	\$ 173.06
B1904	360	81	\$ 277.96	\$ 14.08	\$ 292.04
B1905	361	56	\$ 192.17	\$ 9.73	\$ 201.90

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

B1906	362	85	\$	291.69	\$	14.77	\$	306.46
B1907	363	38	\$	130.40	\$	6.60	\$	137.01
B1908	364	56	\$	192.17	\$	9.73	\$	201.90
B2001	365	50	\$	171.58	\$	8.69	\$	180.27
B2002	366	53	\$	181.88	\$	9.21	\$	191.09
B2003	367	48	\$	164.72	\$	8.34	\$	173.06
B2004	368	81	\$	277.96	\$	14.08	\$	292.04
B2005	369	56	\$	192.17	\$	9.73	\$	201.90
B2006	370	85	\$	291.69	\$	14.77	\$	306.46
B2007	371	38	\$	130.40	\$	6.60	\$	137.01
B2008	372	56	\$	192.17	\$	9.73	\$	201.90
B2101	373	50	\$	171.58	\$	8.69	\$	180.27
B2102	374	53	\$	181.88	\$	9.21	\$	191.09
B2103	375	48	\$	164.72	\$	8.34	\$	173.06
B2104	376	81	\$	277.96	\$	14.08	\$	292.04
B2105	377	56	\$	192.17	\$	9.73	\$	201.90
B2106	378	85	\$	291.69	\$	14.77	\$	306.46
B2107	379	38	\$	130.40	\$	6.60	\$	137.01
B2108	380	56	\$	192.17	\$	9.73	\$	201.90
B2201	381	50	\$	171.58	\$	8.69	\$	180.27
B2202	382	53	\$	181.88	\$	9.21	\$	191.09
B2203	383	48	\$	164.72	\$	8.34	\$	173.06
B2204	384	81	\$	277.96	\$	14.08	\$	292.04
B2205	385	56	\$	192.17	\$	9.73	\$	201.90
B2206	386	85	\$	291.69	\$	14.77	\$	306.46
B2207	387	38	\$	130.40	\$	6.60	\$	137.01
B2208	388	56	\$	192.17	\$	9.73	\$	201.90
B2301	389	50	\$	171.58	\$	8.69	\$	180.27
B2302	390	53	\$	181.88	\$	9.21	\$	191.09
B2303	391	48	\$	164.72	\$	8.34	\$	173.06
B2304	392	81	\$	277.96	\$	14.08	\$	292.04
B2305	393	56	\$	192.17	\$	9.73	\$	201.90
B2306	394	85	\$	291.69	\$	14.77	\$	306.46
B2307	395	38	\$	130.40	\$	6.60	\$	137.01
B2308	396	56	\$	192.17	\$	9.73	\$	201.90
B2401	397	50	\$	171.58	\$	8.69	\$	180.27
B2402	398	53	\$	181.88	\$	9.21	\$	191.09
B2403	399	48	\$	164.72	\$	8.34	\$	173.06
B2404	400	81	\$	277.96	\$	14.08	\$	292.04
B2405	401	56	\$	192.17	\$	9.73	\$	201.90
B2406	402	85	\$	291.69	\$	14.77	\$	306.46
B2407	403	38	\$	130.40	\$	6.60	\$	137.01
B2408	404	57	\$	195.60	\$	9.91	\$	205.51
B2501	405	50	\$	171.58	\$	8.69	\$	180.27
B2502	406	53	\$	181.88	\$	9.21	\$	191.09
B2503	407	48	\$	164.72	\$	8.34	\$	173.06
B2504	408	81	\$	277.96	\$	14.08	\$	292.04
B2505	409	56	\$	192.17	\$	9.73	\$	201.90
B2506	410	85	\$	291.69	\$	14.77	\$	306.46
B2507	411	38	\$	130.40	\$	6.60	\$	137.01
B2508	412	56	\$	192.17	\$	9.73	\$	201.90
B2601	413	90	\$	308.85	\$	15.64	\$	324.49

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED RESIDENTIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

B2602	414	105	\$ 360.32	\$ 18.25	\$ 378.57
B2603	415	97	\$ 332.87	\$ 16.86	\$ 349.73
B2604	416	85	\$ 291.69	\$ 14.77	\$ 306.46
B2701	417	96	\$ 329.43	\$ 16.69	\$ 346.12
B2702	418	118	\$ 404.93	\$ 20.51	\$ 425.44
B2703	419	102	\$ 350.02	\$ 17.73	\$ 367.75
B2704	420	92	\$ 315.71	\$ 15.99	\$ 331.70
		<b>25447</b>	<b>\$87,324.25</b>	<b>\$ 4,422.92</b>	<b>\$ 91,747.17</b>

BRAVA - COMMERCIAL  
PROPOSED OPERATING BUDGET  
APR. 1/06 - MAR. 31/07

	A	B	C	D
1		2005/06	Projected	2006/07
2		Budget	31-Mar-06	Proposed
3				
4	<b>INCOME</b>			
5	Owner's Contributions	1,915.00	1,915.00	6,864.00
6	<b>TOTAL INCOME</b>	<b>1,915.00</b>	<b>1,915.00</b>	<b>6,864.00</b>
7				
8	<b>OPERATING EXPENSES</b>			
9	<b>Administration</b>			
10	Bank Charges		93.00	85.00
11	Insurance Premium	457.00	822.00	985.00
12	Legal Fees	120.00	38.00	-
13	Miscellaneous	-		10.00
14	Postage & Photo	83.00	100.00	110.00
15	<b>Total Administration</b>	<b>660.00</b>	<b>1,053.00</b>	<b>1,190.00</b>
16				
17	<b>Employee Expenses</b>			
18	Benefits	-	-	65
19	EI/CPP Employer Share	-	-	100
20	Wages - Assistant Caretaker	-	-	340
21	Wages - Caretaker	-	-	440
22	WCB	-	-	22
23	<b>Total Employee Expenses</b>	<b>-</b>	<b>-</b>	<b>967.00</b>
24				
25	<b>Utilities</b>			
26	Electricity	-	-	865.00
27	<b>Total Utilities</b>	<b>-</b>	<b>-</b>	<b>865.00</b>
28				
29	<b>Contracts</b>			
30	Alarm Monitoring	-	-	12.00
31	Fire Protection	103.00	-	105.00
32	Landscaping	-	15.00	89.00
33	Pest Control	-	10.00	22.00
34	Property Management	799.00	799.00	799.00
35	Security	-	-	1,785.00
36	<b>Total Contracts</b>	<b>902.00</b>	<b>824.00</b>	<b>2,812.00</b>
37				
38	<b>Repair/Maintenance</b>			
39	Fire Protection Repairs	-	-	25.00
40	Garage Door	-	-	25.00
41	General Maint. & Repairs	171.00	-	250.00
42	Lighting	-	-	18.00
43	Landscaping Extras (incl. Irrigation)	-	-	60.00
44	Parkade Cleaning	-	-	20.00
45	Supplies	91.00	-	105.00
46	Window Cleaning	-	-	200.00
47	<b>Total Repair/Maintenance</b>	<b>262.00</b>	<b>-</b>	<b>703.00</b>
48				
49	<b>Total Operating Expenses</b>	<b>1,824.00</b>	<b>1,877.00</b>	<b>6,537.00</b>
50				
51	<b>Contingency Fund</b>			
52	Contingency Reserve Fund	91.00	91.00	327.00
53	<b>Total Contingency Fund</b>	<b>91.00</b>	<b>91.00</b>	<b>327.00</b>
54				
55	<b>TOTAL EXPENSES</b>	<b>1,915.00</b>	<b>1,968.00</b>	<b>6,864.00</b>
56				
57	Opening CRF Balance - Apr. 1/06 (appr	\$2,781		

**BRAVA - STRATA PLAN BSC 1172**  
**PROPOSED COMMERCIAL STRATA FEES**  
**APRIL 1, 2006 - MARCH 31, 2007**

UNIT	S/L	U/E	OPERATING	CRF PORTION	TOTAL FEE
C625-R1	421	57	\$ 103.85	\$ 5.19	\$ 109.04
C625-R2	422	94	\$ 171.26	\$ 8.57	\$ 179.83
C605-R3	423	58	\$ 105.67	\$ 5.29	\$ 110.96
C605-R4	424	90	\$ 163.97	\$ 8.20	\$ 172.17
		299	\$ 544.75	\$ 27.25	\$ 572.00



September 7, 2005

## **Brava Strata Council**

### **RULES OF STRATA CORPORATION BCS 1172 – BRAVA**

The following rules are created in accordance with Part 7 of the Strata Property Act and the Registered Bylaws of Strata Plan BCS 1172. Together with the bylaws already in effect these additional regulations apply to the Brava Complex and must be complied with at all times.

*Contravention or non-compliance with the rules may result in a fine of up to a maximum of \$200.00 for each offence, in accordance with the bylaws of the strata corporation.*

#### **GENERAL RULES**

##### **1. Moving in and out**

All moves shall be booked in advance with the Resident Manager.  
A refundable damage deposit of \$100.00 is required for each move.  
No move ins/outs on Sundays and Statutory Holidays. No moving is allowed after 8:00 p.m. on any day.

##### **2. Access cards and fobs**

Access cards or fobs, in addition to those provided upon closing, are \$50.00 per card and \$70.00 per fob. A maximum of 4 access cards or fobs are allowed per strata lot.

##### **3. Smoking and alcohol consumption**

Smoking is not allowed in any common property areas of the buildings. Alcoholic consumption is not allowed in any common property areas of the buildings except it is allowed for exclusive function in the multipurpose room and the meeting room with kitchen.

##### **4. Roller blades, roller skates, skate boards**

Roller blades, roller skates, and skate boards shall not be used in the common areas of the buildings.

##### **5. Use of notice boards (at mail boxes)**

All notices shall be typed, dated and renewed every 10 days. Notices must be printed on letter size (8 ½ " X 11") or half letter-size paper. Submit the notice to the Resident Manager or the on-duty Concierge for posting.

## **6. Speed Limit**

Residents shall not drive, or allow any other person to drive, a vehicle in excess of 10 km/h in the parkade.

## **7. Parking & Visitors Parking Permits**

Visitors Parking stalls are available on a first come first serve basis and there are no in and out provisions. Visitors Parking Permits will only be issued to the resident on behalf of their visitor. Residents must register their guest's vehicle with the Concierge on a 24 hour basis. Proof of residency is required.

The Visitors Parking Permit, obtained from the on-duty Concierge, must be displayed on the dash board of the vehicle. Vehicles parked in contravention of the visitor parking rules will be towed without warning.

Parking in other than your assigned stall or in any unauthorized location will result in your vehicle being towed without warning.

Motor bikes and scooters are not allowed to be parked in any unauthorized location. They will be towed without warning.

## **8. Garbage & cardboard waste**

Only ordinary household refuse and garbage shall be deposited in the garbage compactor located on P1. All other items should be disposed of away from the building by residents at their own expense.

All cardboard shall be deposited in the cardboard recycling bins located at P1.

## **9. Illegal activity**

Illegal activity is not permitted within the Brava complex or its grounds. All illegal activity shall be reported to the police.

## **10. Guest Suites**

There are two guest suites, located in Tower B.

**PLEASE NOTE THAT THE GUEST SUITES DO NOT HAVE SHOWER / BATHING FACILITIES.**

The use of guest suites is restricted to guests of residents only. Non-resident owners may not book guest suites.

Bookings must be made through the Property Agent. Booking of suites is permitted no more than 2 months in advance.

Rental rates are \$50.00 per suite per night with a refundable safety deposit of \$200.00. Proof of residency and picture identification is required.

Check-in time shall be between 3 pm and 5 pm and check out time shall be between 8 am and 11 am. Residents must contact the Resident Manager to arrange for check in / check out. Other times may be arranged at the Resident Manager's discretion.

The rental of a guest suite is allowed to a maximum of 7 consecutive days per strata lot, per occasion. Longer periods may be permitted, but need prior approval of the strata council.

## **11. GENERAL RULES FOR AMENITIES**

- 11.1 Amenities are for the use of residents and accompanying guests only.
- 11.2 Non-resident owners cannot book amenities for their exclusive use.
- 11.3 No commercial activity is permitted in any of the amenities.
- 11.4 No dogs are allowed in any amenities.
- 11.5 Opening Hours for Amenities are as follows:

6:00 a.m. – 11:00 p.m. seven days a week:

- Exercise Room – A 4
- Steam room – A 4
- Sauna – A 4
- Children's Play Room – B 4
- Lobby Game Rooms - (A 1 and B 1):
- Swimming Pool, hot tub, picnic area

9:00 am – 11 pm seven days a week\*:

- Multipurpose Room with Audio / TV Room – B 4
- Meeting Room with Kitchen – B 4

\*Exclusive use and extended hours may be permitted by pre-approval of the Strata Council. Rental rates for exclusive use are \$80.00 per booking for a 5 hour period, with a refundable safety deposit of \$200.00.

Booking shall be permitted no more than 2 months in advance. Proof of residency and picture identification is required.

## **RULES FOR GAME ROOM**

1. The Concierge shall be contacted for keys and equipment. Proof of residency and picture identification is required.
2. Users shall clean the room before leaving and remove garbage to the P1 garbage room.
3. Users shall lock the doors and windows and close the blinds before leaving.
4. Users shall turn off the electric fire and lights before leaving.
5. Keys shall be returned to the Concierge.
6. Smoking or alcoholic drinks are not permitted.

**RULES FOR CHILDREN'S ROOM**

1. Parents shall accompany children.
2. Parents shall clean the room before leaving.
3. Parents shall close doors, windows and blinds and turn off lights before leaving.
4. Parents shall return all toys to their proper place before leaving.
5. Consumption of food and / or alcohol is not permitted.

**RULES FOR MULTIPURPOSE ROOM & AUDIO/TV ROOM**

1. Users shall clean the room and remove garbage to the P1 garbage room.
2. Users shall close doors, windows and blinds, and turn lights off before leaving.
3. Users shall turn off the electric fire before leaving.
4. Consumption of alcohol is not permitted except for exclusive function.
5. Contact the Concierge for access to media remote controls.

**RULES FOR MEETING ROOM AND KITCHEN**

1. Users shall clean the room and remove garbage to the P1 garbage room.
2. Users shall close doors, windows and blinds, and turn lights off before leaving.
3. Users shall turn off the stove and oven before leaving.
4. Consumption of alcohol is not permitted except for exclusive function.

**SWIMMING POOL, HOT TUB, AND PICNIC AREA RULES**

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY.

*This area is a common area of the building and all rules related to common areas apply.*

1. Children shall be accompanied by adults. No lifeguard is provided.
2. Residents are responsible for the conduct and safety of their guests.
3. Users of the hot tub/pool shall take a shower before use.
4. Users of the hot tub are advised that the maximum stay should not exceed 10 minutes. Users should avoid long exposure which may result in nausea, dizziness or fainting
5. Young children and infants are not permitted in the hot tub.
6. Elderly users and users with heart disease, diabetes, high or low blood pressure and users taking medication for cardiovascular or nerve disorders should not use the hot tub without consulting their doctor.
7. Do not totally immerse your body in the hot tub. Keep long hair away from all underwater suction fittings.
8. Do not use the pool or hot tub when you are under the influence of alcohol.
9. Always enter and leave the hot tub slowly and cautiously.
10. Proper swim attire shall be worn in the hot tub / pool (no nudity, cut-off jeans or T-shirts permitted).
11. Pets are not permitted in the picnic area, on the pool deck or in the pool/hot tub.
12. Alcohol is not permitted in the picnic area.
13. Glass containers are not permitted on the pool/hot tub deck or in the pool or hot tub.
14. No beverages except water permitted on pool/hot tub deck.

**EXERCISE ROOM RULES**

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY.

1. The exercise room is for Brava residents and their guests only. All visitors shall be accompanied by a resident.
2. Smoking or alcoholic drinks are not permitted.
3. Wearing of wet swimming apparel is not permitted.
4. Persons under the age of 16 must be accompanied by an adult.
5. No pets are permitted in this area.
6. Shoes shall be worn when using the exercise equipment.
7. All equipment shall be wiped and restored to its original place after use (e.g. mats and free weights).
8. Anyone witnessing persons causing damage to this facility or equipment shall report the incident to the Concierge, a Resident Manager and/or in writing to the Strata Agent.
9. Persons noting normal wear and tear to the equipment which requires attention, shall report such items to the Resident Managers or Strata Agent immediately.
10. Headphones shall be used for listening to music.
11. Use of the exercise equipment is limited to 30 minutes per session when other users are waiting in the exercise room.

*The above rules are subject to change without notice.*

**BRAVA – BCS 1172**  
**¾ Vote "A" – Pet Bylaw**

*Be it resolved by the Owners of Strata Plan BCS 1172 – Brava, to amend the bylaws of the Strata Corporation to change bylaw 2.9 to the following:*

**2.9**

(1) An owner, tenant or occupant shall be entitled to keep two, but not more than two, domestic pets in a strata lot unless another pet is otherwise approved in writing by the strata council. Pets are defined as domesticated animals kept for pleasure rather than utility. Seeing eye dogs are exempted from this bylaw. An owner, tenant or occupant that keeps a pet must comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation with respect to the keeping of pets.

- (a) The maximum size of dogs that may be kept within a strata lot is 18 inches in height, from floor to shoulder;
- (b) Aquariums containing fish, to a maximum of 30 gallons, may be kept within a strata lot. Any resulting water damaged caused by an aquarium will be the responsibility of the strata lot owner;
- (c) Reptiles are prohibited from being kept within a strata lot.

(2) Pet owners are responsible for flea maintenance within their own unit.

(3) All pets that are permanently, or temporarily residing in a strata lot must be registered with the Strata Corporation within one week of the pet's arrival and all pets must be licensed with the City in accordance with City of Vancouver bylaw requirements.

(4) An owner of a pet shall not permit the pet to urinate or defecate on any part of the common property, and if any pet does accidentally 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. Cat litter must be disposed of within a waste container, and must not be flushed down toilets.

(5) 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.

(6) 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. Pets are not permitted on interior or exterior common property unless controlled on a leash. Any damage by pets to strata corporation property shall be the responsibility of the pet's owner and in the case of visiting pets, the responsibility of the host owner.

(7) 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.

(8) 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 permanently removed from the strata lot within thirty days of receiving such notice.

**BRAVA – BCS 1172**  
**¾ Vote "B" – Insurance & Damage Bylaws**

*Be it resolved by the Owners of Strata Plan BCS 1172 – Brava, to amend the bylaws of the Strata Corporation to change bylaw 2.10 and add 2.11 to include the following:*

**Insurance Claims**

**2.10** (1) an owner, tenant, occupier or visitor must not do, or omit to do, whether deliberately or negligently, any act which would result in costs being incurred by the Strata Corporation.

(2) In the event that loss or damage occurs that gives rise to a valid claim under the Strata Corporation's insurance policies, where such loss or damage arises as a result of a negligent or deliberate act of an owner, tenant, occupier or visitor, then such owner or tenant, or the owner of a tenant who is responsible for the occupier or visitor shall, as permitted by Section 133 of the Act, be responsible for paying to the Strata Corporation, the reasonable costs of the insurance deductible payable by the Strata Corporation.

**Damage to Property**

**2.11** (1) In the event of an emergency emanating from a strata lot whose occupant can not be contacted, access for protection of common property and safety, may be gained by force at the owner's expense.

(2) In the event that an owner or any member of their family, guests, servants, agents or tenants cause damage to common property, limited common property or common facilities, the owner or tenant shall be held responsible for such loss and promptly reimburse the Strata Corporation for full costs of repair or replacement of the damage done.

(a) exceptions to the foregoing are where loss originates from the rupture or malfunction of a permanent public supply line or sewer system, or where the damage originates from common property. These are not the responsibility of the strata lot owner as previously defined, and all these damages shall be the responsibility of the Strata Corporation.

(b) Damages to the personal property of an owner or occupant of any unit, together with any upgrading, substituting, improvements or betterments to any unit that have been made or acquired by the owner from those originally installed by the developer, shall be the responsibility of the owner.

**Strata Property Act**  
**FORM A**  
**PROXY APPOINTMENT**

Re: Strata Lot \_\_\_\_\_ of Strata Plan BCS 1172 and/or  
Civic address \_\_\_\_\_ of  
Strata Plan BCS 1172.

I/We, \_\_\_\_\_, the owner(s) of the strata  
lot described above, appoint \_\_\_\_\_  
to act as my/our proxy at the annual general meeting to be held on  
**Thursday, March 30, 2006.**

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

**NOTE: The new Strata Property Act does not permit employees of the strata corporation or property managers to hold proxies on behalf of owners.**