

1008

ANNUAL GENERAL MEETING MINUTES

THURSDAY, MARCH 30, 2006

BRAVA - STRATA PLAN BCS 1172

LOCATION:

Holiday Inn – 1110 Howe Street
Vancouver, BC
7:00 p.m.

STRATA MANAGER

Tanya Millage

BAYWEST MANAGEMENT

300 – 1770 BURRARD STREET
VANCOUVER, BC V6J 3G7

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Direct Line: 604-714-1530
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PRESENT:

88 Strata Lots Represented
55 In Person
33 By Proxy

Tanya Millage, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:45 p.m. by President, Jane Hidalgo.

(2) CALLING THE ROLL AND CERTIFICATION OF PROXIES

417 of 424 strata lots at Brava were paid up and therefore eligible to vote at the Annual General Meeting. As a quorum required representation by 1/3 of eligible strata lots, a quorum in this instance required representation by 139 strata lots. As only 72 strata lots were represented at the time of call to order, the

meeting was adjourned for 45 minutes in accordance with the Strata Corporation bylaws, and at that time the meeting was then declared competent to deal with the business at hand with the 88 strata lots then represented.

(3) PROOF OF NOTICE OF MEETING

It was moved by #1808B and seconded by #907A, that proper notice of meeting had been provided according to the requirements of the *Strata Property Act*.

EIGHTY-EIGHT (88) IN FAVOUR, NONE (0) OPPOSED, NONE (0) ABSTAINED

CARRIED

(4) ADOPTION OF SPECIAL GENERAL MEETING MINUTES

It was moved by #806B and seconded by #1515B to adopt the Special General Meeting Minutes of December 8, 2005 as distributed.

EIGHTY-EIGHT (88) IN FAVOUR, NONE (0) OPPOSED, NONE (0) ABSTAINED

CARRIED

(5) PRESIDENT'S REPORT

Council President, Jane Hidalgo began by explaining that the first year of the building was spent on organizing Council and prioritizing start up issues. It was advised that the first year was a learning environment for Council and that the second year would allow for Council to be more proactive.

Ms. Hidalgo then highlighted the major issues that Council attended to over the past year:

- Council implemented Rules for the building and dealt with parking issues;
- Due to budget constraints and insurance claims, many residents' suggested items were not undertaken;

- Security was an ongoing issue and Council obtained a report on upgrades for areas of the building. Many of these have been undertaken;
- Maintenance contracts were put into place;
- The RAV proposal was negotiated and approved by owners at an SGM;
- Regrettably there were many liens placed on strata lots due to a large accounts receivable;
- Deficiency lists were produced and discussions with the Developer have been ongoing on many large issues;
- A large volume of correspondence containing suggestions and complaints were received from owners;
- The Resident Manager couple was replaced, and increased janitorial and security were put into place;
- The insurance policy was renewed;
- Parkade power washing was recently undertaken.

(6) INSURANCE REPORT

Each owner was provided with a copy of the insurance Cover Note for the building as part of the Notice of Annual General Meeting package. The cover note set out the coverage and deductibles the Strata Corporation currently holds on the property.

The Strata Manager opened the floor for insurance related questions and responded to the same.

Owners are reminded that all owners must purchase contents and/or homeowner's insurance for any in-suite upgrades they make, and for their personal effects. The Strata Corporation's insurance does not cover these. Owners are also encouraged to ensure that their tenant's place contents insurance on their personal effects.

(7) CONSIDERATION OF 2006/07 OPERATING BUDGETS

It was moved by #1808B and seconded by #2302A to adopt the 2006/07 residential budget as presented.

As there were no further questions or comments on the proposed budget, a vote was called to adopt the residential budget as presented.

EIGHTY-FIVE (85) IN FAVOUR, NONE (0) OPPOSED, ONE (1) ABSTAINED **CARRIED**

It was then moved and seconded by the proxy holder of the commercial units, to adopt the commercial budget as presented.

TWO (2) IN FAVOUR, NONE (0) OPPOSED, NONE (0) ABSTAINED **CARRIED**

The new budget takes effect April 1, 2006. Please find attached a listing of maintenance fees for each strata lot. Owners previously making payment by way of an automatic withdrawal from their bank accounts need not take any action, as the management company will adjust their maintenance fees to the new schedule. Owners making payment by way of post-dated cheques are encouraged to send a new series of 12 cheques to the management company. Cheques should be dated for the 1st of each month and made payable to BCS 1172. Owners with questions regarding the payment of maintenance fees are invited to contact Tanya Millage at 714-1530.

*Due to the AGM being held so close to the end of the month, it is advised that auto withdrawal payments for April 1 will be the old amount. Therefore, a "make-up" amount to the increased strata fees for April will be withdrawn on May 1 together with the revised strata fee.

(8) RATIFICATION OF ADOPTED RULES (RESIDENTIAL)

It was moved by #3303A and seconded by #806B to ratify the adopted Rules of the Strata Corporation as provided.

It was moved by #3203A and seconded by #806B to amend #1 of the General Rules, by increasing the moving damage deposit to \$200 and instituting a move in fee of \$100.

EIGHTY-FOUR (84) IN FAVOUR, ONE (1) OPPOSED, ONE (1) ABSTAINED CARRIED

It was moved by #3303A and seconded by #806B to amend #4 of the Exercise Room Rules, by replacing the wording with "no children under the age of 14 are permitted in the room, with the exception of infants in strollers."

EIGHTY-TWO (82) IN FAVOUR, THREE (3) OPPOSED, ONE (1) ABSTAINED CARRIED

It was then moved by #2302A and seconded by #1902B to amend #1 of Swimming Pool, Hot Tub & Picnic Area Rules, by adding the words, "(under the age of 18)".

EIGHTY-FIVE (85) IN FAVOUR, NONE (0) OPPOSED, ONE (1) ABSTAINED CARRIED

As there was no further discussion or amendments on this item, a vote was called to ratify the Adopted Rules as amended.

EIGHTY-FOUR (84), NONE (0) OPPOSED, TWO (2) ABSTAINED CARRIED

Owners will find a copy of the newly amended Rules attached to these minutes.

(9) CONSIDERATION OF ¾ VOTE "A" – PET BYLAW

It was moved by #2801A and seconded by #605B to adopt ¾ Vote "A" – Pet Bylaw as presented.

It was then moved by #2306B and seconded by #203A to amend the ¾ vote "A" by deleting subsection 2.9(1)(a), that pertains to size restriction.

SEVENTY-NINE (79) IN FAVOUR, SEVEN (7) OPPOSED, TWO (2) ABSTAINED CARRIED

As there was no further discussion or amendments on the item, a vote was called to adopt ¾ Vote "A" – Pet Bylaw as amended.

EIGHTY-ONE (81) IN FAVOUR, FIVE (5) OPPOSED, TWO (2) ABSTAINED CARRIED

Owners will find attached, a copy of the adopted bylaw for their files.

(10) CONSIDERATION OF ¾ "B" – INSURANCE & DAMAGE BYLAWS

It was moved by #3203A and seconded by #302A to adopt ¾ Vote "B" – Insurance & Damage Bylaws as presented.

As there was no further discussion on the item, a vote was called to adopt ¾ Vote "B" as presented.

EIGHTY-FOUR (84) IN FAVOUR, ONE (1) OPPOSED, THREE (3) ABSTAINED CARRIED

Owners will find attached, a copy of these adopted bylaws for their files.

(11) RENEWAL OF STRATA MANAGEMENT AGREEMENT

Tanya Millage explained that the *Strata Property Act* requires that the owners vote to renew the Strata Management agreement at the second Annual General Meeting. It was then moved by #3108A

and seconded by #1505B to renew the Strata Management agreement with Baywest Management, as proposed.

Following questions, a vote was called to approve renewal of the Strata Management Agreement as presented.

EIGHTY-FOUR (84) IN FAVOUR, ONE (1) OPPOSED, THREE (3) ABSTAINED

CARRIED

(12) ELECTION OF 2006/07 STRATA COUNCIL

As per the *Bylaws*, a maximum of seven Strata Council members could be elected. As the commercial section must be represented on the Strata Council, the owner of the commercial units takes one seat. The Property Manager recommended having 3 owners elected from each tower to provide a fair presentation on the Strata Council. The ownership accepted the proposal by a show of hands.

Given the foregoing, the Property Manager opened the floor for nominations or volunteers for the Council positions. The following owners volunteered or were nominated and agreed to stand for office:

Jane Hidalgo #2302A
Kevin Redl #2402A
Mike Emri #3203A
Dr. Lan Quan # C 605 / 635

Dan Payne #806B
Kalan Milley #TH103 (B)
Shameine Ali #1606B
Yin Ying Lee #1903B

The Property Manager called for additional nominations or volunteers from the floor. As none were received, the above noted owners were requested to introduce themselves to the ownership prior to an election being held. As the number of owners from Tower A totalled three, owners were requested to put three names from tower B on the ballots. The ballots were tallied and the following owners were elected as the 2006/07 Strata Council:

Jane Hidalgo #2302A
Kevin Redl #2402A
Mike Emri #3203A

Dan Payne #806B
Kalan Milley #TH103 (B)
Ying Ying Lee #1903 B

Dr. Lan Quan # C 605 / 635

Following the Annual General Meeting, the new Strata Council met briefly and agreed to hold their first Council Meeting on Wednesday, April 12 at 6:30 p.m.

(13) GENERAL DISCUSSION AND QUESTIONS

Due to the late hour, formal general discussion and questions were not undertaken. However, the following issues arose during discussion on agenda items:

Sprinkler Head Guards – all owners are encouraged to sign up for the installation of guards on their bathroom sprinkler heads. This will greatly assist in the prevention of accidental or negligent hitting of the heads. As the insurance deductible for water claims is now \$25,000, owners will likely wish to take this measure. Owners may sign up for this installation that costs approximately \$75, by contacting Tanya Millage at 604-714-1530.

New Resident Manager – Owners are advised that the new Resident Manager has commenced employment on April 1. Council wishes to welcome Randie Jantzen to Brava.

(14) ADJOURNMENT

There being no further business, the meeting adjourned at 9:30 p.m.

Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

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

	A	B
1		2006/07
2		Approved
3		
4	INCOME	
5	Guest Suite Rental	4,000.00
6	Owner's Contributions	1,100,966.00
7	Strata Unit Rental	9,600.00
8	TOTAL INCOME	1,114,566.00
9		
10	OPERATING EXPENSES	
11	Administration	
12	Bank Charges	85.00
13	Insurance Deductible	7,500.00
14	Insurance Premium	88,685.00
15	Legal Fees (professional service)	5,000.00
16	Miscellaneous	450.00
17	Office Expense	5,000.00
18	Postage & Photo	13,250.00
19	Telephone/Fax	3,200.00
20	Total Administration	123,170.00
21		
22	Employee Expenses	
23	Benefits	5,800.00
24	EI/CPP Employer Share	8,913.00
25	Wages - Assistant Caretaker	30,265.00
26	Wages - Caretaker	39,560.00
27	WCB	750.00
28	Total Employee Expenses	85,288.00
29		
30	Utilities	
31	Electricity	67,800.00
32	Gas/Fuel	116,975.00
33	Water/Sewer	20,000.00
34	Total Utilities	204,775.00
35		
36	Contracts	
37	Alarm Monitoring	1,092.00
38	Elevator	60,677.00
39	Emergency Generator	3,150.00
40	Enterphone	47,333.00
41	Fire Protection	9,265.00
42	Garbage	37,302.00
43	Janitorial	67,950.00
44	Landscaping	8,031.00
45	Mechanical	7,350.00
46	Pest Control	1,670.00
47	Property Management	69,201.00
48	Security	160,225.00
49	Total Contracts	473,246.00
50		

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

	A	B
51	Repair/Maintenance	
52	Carpet Cleaning	8,500.00
53	Elevator Repairs	2,500.00
54	Enterphone Repairs	2,500.00
55	Fire Protection Repairs	5,000.00
56	Garage Door	1,100.00
57	General Maint. & Repairs	15,000.00
58	Lighting	3,000.00
59	Landscaping Extras (incl. Irrigation)	7,500.00
60	Locks/Keys	2,000.00
61	Mechanical & Plumbing	2,500.00
62	Parkade Cleaning	1,695.00
63	Roof Anchors	1,000.00
64	Supplies	9,500.00
65	Window Cleaning	25,000.00
66	Total Repair/Maintenance	86,795.00
67		
68	Resident Manager Unit Expenses	
69	1st Mortgage	13,475.00
70	2nd Mortgage	31,577.00
71	Maintenance Fees	3,180.00
72	Property Taxes	1,100.00
73	Total Resident Manager Unit Expenses	49,332.00
74		
75	Recreation Facilities' Expenses	
76	Fitness Centre	27,020.00
77	Pool/Spa Chemicals	4,665.00
78	Pool/Spa Maintenance	4,700.00
79	Recreation Facilities (Other)	2,500.00
80	Total Recreation Facilities' Expenses	38,885.00
81		
82	Total Operating Expenses	1,061,491.00
83		
84	Contingency Fund	
85	Contingency Reserve Fund	53,075.00
86	Total Contingency Fund	53,075.00
87		
88	TOTAL EXPENSES	1,114,566.00

BRAVA - STRATA PLAN BSC 1172
APPROVED 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
APPROVED 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
APPROVED 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
APPROVED 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
APPROVED 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
APPROVED 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
APPROVED 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
APPROVED 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
APPROVED 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
		25447	\$87,324.25	\$ 4,422.92	\$ 91,747.17

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

A		B
1		2006/07
2		Approved
3		
4	INCOME	
5	Owner's Contributions	6,864.00
6	TOTAL INCOME	6,864.00
7		
8	OPERATING EXPENSES	
9	Administration	
10	Bank Charges	85.00
11	Insurance Premium	985.00
12	Miscellaneous	10.00
13	Postage & Photo	110.00
14	Total Administration	1,190.00
15		
16	Employee Expenses	
17	Benefits	65
18	EI/CPP Employer Share	100
19	Wages - Assistant Caretaker	340
20	Wages - Caretaker	440
21	WCB	22
22	Total Employee Expenses	967.00
23		
24	Utilities	
25	Electricity	865.00
26	Total Utilities	865.00
27		
28	Contracts	
29	Alarm Monitoring	12.00
30	Fire Protection	105.00
31	Landscaping	89.00
32	Pest Control	22.00
33	Property Management	799.00
34	Security	1,785.00
35	Total Contracts	2,812.00
36		
37	Repair/Maintenance	
38	Fire Protection Repairs	25.00
39	Garage Door	25.00
40	General Maint. & Repairs	250.00
41	Lighting	18.00
42	Landscaping Extras (incl. Irrigation)	60.00
43	Parkade Cleaning	20.00
44	Supplies	105.00
45	Window Cleaning	200.00
46	Total Repair/Maintenance	703.00
47		
48	Total Operating Expenses	6,537.00
49		
50	Contingency Fund	
51	Contingency Reserve Fund	327.00
52	Total Contingency Fund	327.00
53		
54	TOTAL EXPENSES	6,864.00

BRAVA - STRATA PLAN BSC 1172
APPROVED 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

Ratified by Owners on March 30, 2006

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 \$200.00 is required for each move.
A \$100.00 move-in fee is applied upon each change in occupancy.
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 pets 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 (under the age of 18) 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. no children under the age of 14 are permitted in the room, with the exception of infants in strollers.
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
Pet Bylaw

It is resolved by the Owners of Strata Plan BCS 1172 – Brava, that Section 2.9 of the Strata Corporation Bylaws, are changed 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) 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;
- (b) 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
Insurance & Damage Bylaws

It is resolved by the Owners of Strata Plan BCS 1172 – Brava, that Section 2.10 of the Strata Corporation bylaws be changed, and Section 2.11 be added, as follows:

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.

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