

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	INCOME			
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	TOTAL INCOME	911,009.00	909,959.00	1,114,566.00
9				
10	OPERATING EXPENSES			
11	Administration			
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	Total Administration	57,090.00	111,865.00	123,170.00
21				
22	Employee Expenses			
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	Total Employee Expenses	85,000.00	98,708.00	85,288.00
29				
30	Utilities			
31	Electricity	-	71,513.00	67,800.00
32	Gas/Fuel	122,000.00	105,809.00	116,975.00
33	Water/Sewer	30,000.00	22,413.00	20,000.00
34	Total Utilities	152,000.00	199,735.00	204,775.00
35				
36	Contracts			
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	Total Contracts	468,098.00	352,881.00	473,246.00
50				

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	A	B	C	D
51	Repair/Maintenance			
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	Total Repair/Maintenance	40,738.00	50,866.00	86,795.00
67				
68	Resident Manager Unit Expenses			
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	Total Resident Manager Unit Expenses	40,540.00	50,943.00	49,332.00
74				
75	Recreation Facilities' Expenses			
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	Total Recreation Facilities' Expenses	25,000.00	35,597.00	38,885.00
81				
82	Total Operating Expenses	868,466.00	900,595.00	1,061,491.00
83				
84	Contingency Fund			
85	Contingency Reserve Fund	42,543.00	43,232.00	53,075.00
86	Total Contingency Fund	42,543.00	43,232.00	53,075.00
87				
88	TOTAL EXPENSES	911,009.00	943,827.00	1,114,566.00
89				
90	Opening CRF Balance - Apr. 1/06 (approx)	\$276,531		

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.

EXHIBIT F

**Strata Property Act
Form J
RENTAL DISCLOSURE STATEMENT
(Section 139)**

Re: City of Vancouver
Parcel Identifier: 017-427-339
Lot B
Block 93
District Lot 541
Plan LMP1050

- The development described above includes 420 residential strata lots.
- The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period Expires [month day, year]
Nil	N/A

- In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 420 residential strata lots, as described below, until the date set out opposite each strata lot's description.

Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period Expires [month day, year]
Strata Lots 1 – 420	Rental period indefinite

- There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: October 29, 2002.

Owner Developer

THE BRAVA DEVELOPMENT PARTNERSHIP
by its partners **AMACON DEVELOPMENT**
(SEYMOUR) CORP. and **ONNI**
DEVELOPMENT (DAVIE) CORP.

AMACON DEVELOPMENT (SEYMOUR)
CORP.

ONNI DEVELOPMENT (DAVIE) CORP.

By: _____
Authorized Signatory

By: _____
Authorized Signatory

8001172

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

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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
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10	OPERATING EXPENSES	
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36	Contracts	
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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