



Agents for the Owners

8th Floor – 1125 Howe Street
Vancouver, British Columbia V6Z 2K8
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May 1, 2025

Owners of “Katsura & Sequoia at Hamptons Park”

Strata Plan BCS1060

9133 Hemlock Drive
6233 Katsura Street
Richmond, BC

Dear Owner(s):

Re: Annual General Meeting for Strata Corporation BCS1060, “Katsura & Sequoia at Hamptons Park”

On behalf of the owners at “Katsura & Sequoia” and as your managing agent, we are pleased to enclose the formal notice of the **Annual General Meeting** for Strata Plan BCS1060, Meeting Agenda, the 2024 Annual General Meeting Minutes, Resolutions for consideration, Insurance, Proposed 2025/2026 Budget, Schedule of Strata Fees, and Proxy Form.

TAKE NOTICE that the Annual General Meeting of Strata Corporation BCS1060 will be held:

Date and Time: Wednesday, May 21st, 2025, at 5:30 p.m.

Location: 5th Floor Amenity Room & Courtyard

Please note that registration starts at 5:15 p.m. and we respectfully request your early attendance so that the meeting may commence on time. If you are unable to attend the meeting, the enclosed proxy form can be filled out and submitted for an alternate representative to attend and vote on your behalf.

Please ensure all strata fees are paid up to date prior to the meeting. If you wish to check your account status, please contact Accounts Receivable at (604) 674-4628 or ar@ranchogroup.com. Only exact cash or certified cheques will be accepted at the meeting.

We request that you review the attached information and bring this package with you to the meeting. Should you have any questions, please contact the undersigned. We look forward to meeting with you on the evening of Wednesday, May 21st, 2025, at 5:30 p.m.

Yours truly,

RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Agents for the Owners

Per:

A handwritten signature in black ink, appearing to read 'Jeremy Lim', is written over a horizontal line.

Jeremy Lim
Senior Strata Agent
Direct Line: (604) 331-4236
Email: jlim@ranchogroup.com
Encl.

JL/jl

**THE OWNERS OF STRATA PLAN BCS1060
KATSURA & SEQUOIA AT HAMPTONS PARK
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, B.C.**

NOTICE OF THE ANNUAL GENERAL MEETING

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF STRATA PLAN BCS1060 WILL BE HELD ON WEDNESDAY, MAY 21ST, 2025 AT 5:30 P.M. AT THE 5TH FLOOR AMENITY ROOM & COURTYARD AND THE AGENDA WILL BE AS FOLLOWS:

1. Call to order.
2. Calling the Roll, Certifying Proxies and issuing a Voting Card for each Strata Lot represented at the meeting.
3. Determine Quorum
4. Elect a Person to Chair the Meeting, if necessary
5. Filing proof of Notice of Meeting
6. Approval of Agenda
7. Motion to approve the 2024 Annual General Meeting Minutes, as distributed (p. 2-8)
8. Deal with Unfinished Business
9. Receive Reports of Strata Council Activity
10. Ratification of Rules (p. 9-19)
11. Report on Insurance (p. 20-26)
12. Motion to approve the Financial Statements for the year ending March 31, 2025 (p. 27-31)
13. Motion to approve the Proposed 2025/2026 Operating Budget (p. 32-37)
14. $\frac{3}{4}$ Vote Resolutions
 - a) $\frac{3}{4}$ Vote Resolution "A" – CRF Withdrawal – Operating Deficit (p. 38)
 - b) $\frac{3}{4}$ Vote Resolution "B" – Ratify Emergency CRF Expenditures – Spa & Hot Tub Boiler Replacement (p. 39)
 - c) $\frac{3}{4}$ Vote Resolution "C" – Special Levy & CRF Withdrawal – Parkade Membrane Repairs (p. 40-46)
 - d) $\frac{3}{4}$ Vote Resolution "D" – CRF Withdrawal – Townhouse Shower Cartridge Replacements (p. 47)
 - e) $\frac{3}{4}$ Vote Resolution "E" – CRF Withdrawal – Paver Repairs (p. 48)
 - f) $\frac{3}{4}$ Vote Resolution "F" – CRF Withdrawal & CRF Loan – Gym Equipment (p. 49-51)
 - g) $\frac{3}{4}$ Vote Resolution "G" – CRF Withdrawal – Rental Suite Upgrades (p. 52)
 - h) $\frac{3}{4}$ Vote Resolution "H" – CRF Withdrawal – Dual Gate & Access Control (p. 53)
 - i) $\frac{3}{4}$ Vote Resolution "I" – Repeal and Replace Bylaws (p. 54-81)
15. The election of the Strata Council Members for 2025/2026
16. Any other matter that may be properly brought before the meeting
17. Termination

DATED AT VANCOUVER, B.C. the 1st day of May 2025.

STRATA PLAN BCS1060

IF YOU CANNOT ATTEND, THE ENCLOSED LETTER CONTAINS A PROXY FORM PERMITTING YOU TO APPOINT THE AGENT OF YOUR CHOICE. ANY PERSON IS ELIGIBLE TO BE APPOINTED AS YOUR AGENT INCLUDING ANOTHER OWNER. PLEASE MAIL THE PROXY TO RANCHO'S OFFICE AT 8TH FLOOR - 1125 HOWE STREET, VANCOUVER, B.C., FAX TO (604) 684-1956, OR EMAIL A PHOTO/SCAN TO JEREMY LIM AT JLIM@RANCHOGROUP.COM OR BRING IT TO THE MEETING.

**“HAMPTON’S PARK AT KATSURA & SEQUOIA”
STRATA CORPORATION BCS 1060
6233 KATSURA STREET,
RICHMOND, BC**

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN BCS1060, “HAMPTON’S PARK AT KATSURA & SEQUOIA”, HELD IN THE 5TH FLOOR AMENITY ROOM LOCATED AT 6233 KATSURA STREET, RICHMOND, BC, ON WEDNESDAY, MAY 29, 2024, AT 5:30 P.M.

IN ATTENDANCE

Fifty-six (56) Owners were represented in person or by proxy at the Annual General Meeting.

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Jeremy Lim, Senior Strata Agent
Patrick Tan, Strata Agent

1. CALL TO ORDER

The General Membership was notified at 5:30 p.m. that there was no quorum present. Therefore, in accordance with the Strata Corporation’s bylaws (Section 29.1), the meeting was adjourned and reconvened at 6:00 p.m. The relevant bylaw reads:

Annual and Special General Meetings

29. *Quorum of meeting*

29.1 If within 1/2 hour from the time appointed for an annual or special general meeting, a quorum is not present the eligible voters, present in person or by proxy, constitute a quorum.

The Meeting was officially called to order at 6:00 p.m. and it was agreed that Mr. Jeremy Lim, Senior Strata Agent, would chair the remainder of the meeting.

2. CALLING OF THE ROLL AND CERTIFICATION OF PROXY

It was confirmed at the beginning of the Meeting that there was a total of fifty-six (56) Strata Lots represented at the Meeting (either in person or by proxy).

3. PROOF OF NOTICE

In accordance with the provisions of the *Strata Property Act*, Owners were required to be notified at least twenty (20) days in advance of holding an Annual General Meeting, which includes delivery time for the notice of the meeting. The notice of the Annual General Meeting was mailed out to all Owners on May 9, 2024, which meets the requirements set out in the *Strata Property Act*.

4. **APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

The General Membership was informed that a copy of the June 14, 2023, Annual General Meeting minutes were enclosed with the notice for Owner's review. There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED** to approve the meeting minutes of the Annual General Meeting of June 14, 2023, as presented (56 in favour, 0 opposed, 0 abstained).

5. **COUNCIL PRESIDENT'S REPORT**

There was no Council President's report discussed at tonight's meeting.

6. **REPORT ON INSURANCE COVERAGE**

The Owners were also reminded that the Strata Corporation's insurance policy does not provide for individual contents, including in-suite betterments and improvements coverage. Owners must carry their own homeowner's package for insurance, for such coverage including any improvements and liabilities. Investor Owners should also have insurance in the event that a loss occurs and the unit is not habitable. This would cover the Owners loss of revenue, i.e. rent. Furthermore, the Strata Corporation's insurance policy only provides coverage for original fixtures within the Strata lots, i.e. original carpets, original cabinets, etc., that were installed by the Developer.

There being no questions, it was then **MOVED, SECONDED** and **CARRIED** to approve the insurance report as presented (56 in favour, 0 opposed, 0 abstained).

7. **MOTION TO APPROVE THE 2032/2024 YEAR-END FINANCIAL STATEMENTS**

Mr. Lukas Wilson, the Treasurer, reviewed the year-end financial statements for the period ending March 31, 2024. The Owners were informed that the Strata Corporation ended the year with an operating surplus of \$80,027.01 and the value of the Contingency Reserve Fund (CRF) as of March 31, 2024, is \$394,898.72. The Treasurer reviewed each maintenance line item in detail explaining the overage to the Owners present, including new additional ledger items for further transparency.

After review of the financial statements it was **MOVED, SECONDED** and **CARRIED** to approve the March 31, 2024, year-end financial statements as presented (56 in favour, 0 opposed, 0 abstained).

8. **PROPOSED 2024/2025 OPERATING BUDGET**

Owners were advised that the proposed operating budget for 2024/2025 calls for a 1.7% overall increase in strata fees. The Treasurer then reviewed the budget and answered questions from the Owners present.

After a brief Q&A period, it was **MOVED, SECONDED** and **CARRIED** to approve the budget as presented (56 in favour, 0 opposed, 0 abstained).

9. **VOTE RESOLUTIONS**

a) **Resolution “A” – CRF Contribution – 2023/2024 Operating Surplus**

WHEREAS:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, has ended the 2023/2024 fiscal period with an operating surplus of \$80,027.01.*
2. *In accordance with the Strata Property Act, the surplus must be dealt with at the end of the Strata Corporation’s fiscal period.*
3. *The Strata Council proposes that a portion (\$40,027.01) of the surplus be transferred to the Contingency Reserve Fund (CRF) and the balance (\$40,000) to the 2024/2025 operating budget.*

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, approve the transfer a portion of the 2023/2024 operating surplus of \$40,027.01 to the Contingency Reserve Fund.*

The ¾ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED** (56 in favour, 0 opposed, 0 abstained).

b) **Resolution “B” – Special Levy – Boiler & Storage Tanks Replacement:**

WHEREAS:

1. *The Strata Council approved to remove monies from the Contingency Reserve Fund (CRF) on an emergency basis in the amount of \$244,244.70 including applicable taxes in the 2023/2024 fiscal period to replace the boiler and storage tanks in both buildings.*
2. *The Strata Corporation received rebates from FortisBC with the amount of \$23,400.00 and was deposited to the Contingency Reserve Fund (CRF).*
3. *The Strata Council proposes to replenish the Contingency Reserve Fund with the amount of \$220,844.70 by way of special levy due in two (2) installments on or before July 1, 2024, and October 1, 2024.*

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, hereby approve a special levy in the amount of **\$220,844.70** to replenish the Contingency Reserve Fund for the boiler & tank replacement with a special levy to be calculated based on the unit entitlement. The due date of the special levy to be paid in two (2) installments on or before **July 1, 2024, and October 1, 2024.***

9. **VOTE RESOLUTIONS - CONT'D**

b) **Resolution “B” – Special Levy – Boiler & Storage Tanks Replacement – Cont’d:**

2. *The special levies will be payable by the Owners on record on the date of passing. Payments must be received no later than the specified dates as per the special levy schedule attached.*

The $\frac{3}{4}$ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED** (55 in favour, 1 opposed, 0 abstained).

c) **Resolution “C” – CRF Withdrawal – Mortgage Pay-Out:**

WHEREAS:

1. *The Strata Council recommends paying out and closing the mortgage within the 2024-2025 fiscal period at the Strata Council’s discretion.*
2. *The amount for the mortgage payout is approximately \$90,000.*
3. *The Strata Council proposes to fund the payout from the Contingency Reserve Fund (CRF) in the 2024-2025 fiscal year.*

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, approve the withdrawal of up to \$90,000, including taxes, from the CRF in the 2024/2025 fiscal period to pay out for the mortgage at the Strata Council’s discretion.*

The $\frac{3}{4}$ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED** (55 in favour, 1 opposed, 0 abstained).

d) **Resolution “D” – Guest Suite Renovation:**

WHEREAS:

1. *The Strata Council recommends renovating the guest suite to modern contemporary fixtures in order to collect maximum monthly rent of approximately \$2,500 per month.*
2. *The cost for the renovation is approximately \$140,000 including taxes, which includes a complete overhaul of the unit (new floors, kitchen, appliances, electrical work for washer/dryer unit, lighting, etc.).*
3. *The Strata Council proposes to fund the above work from the Contingency Reserve Fund (CRF) in the 2024-2025 fiscal year.*

9. **VOTE RESOLUTIONS - CONT'D**

d) **Resolution “D” – Guest Suite Renovation – Cont’d:**

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, approve the withdrawal of up to \$140,000, including taxes, from the CRF in the 2024/2025 fiscal period to pay for guest suite renovation.*

The ¾ Vote Resolution as presented was **DEFEATED** (40 in favour, 16 opposed, 0 abstained).

10. **NEW BUSINESS / ANY OTHER MATTERS**

a) **EV Charging:**

An Owner inquired about EV Charging infrastructure in the building. This item was presented and defeated at the 2023 Annual General Meeting (AGM). This item will be discussed and re-evaluated by the Strata Council at the next Meeting.

b) **Community Planters:**

An Owner inquired about installing community planters in the common areas. This item will be discussed by the Strata Council at the next Meeting.

c) **Attempted Break-Ins:**

An Owner raised concerns regarding recent break-ins in the neighbouring buildings. The Strata Council informed the Ownership that there were no successful break-ins in the building’s strong security. Council will also look in to fortifying the front gates of the townhouses. A notice will be posted inform the Owners of the intruders along with security reminders.

11. **ELECTION OF STRATA COUNCIL MEMBERS FOR 2024/2025 FISCAL PERIOD**

The Owners thanked the outgoing Strata Council Members for their contributions and efforts throughout the past year with a round of applause. It was then **MOVED, SECONDED** and **CARRIED** to elect the Strata Council members by way of volunteer. It was then **MOVED, SECONDED** and **CARRIED** to close the floor for all nominations.

It was noted that seven (7) Strata Council positions were available. There was a total of seven (7) Owners that volunteered for Council:

- Kam Lau – Strata Lot 25
- Alim Sunderji – Strata Lot 40
- Lukas Wilson – Strata Lot 215
- Jiuzheng Shen – Strata Lot 37
- Mary Cheung – Strata Lot 158
- Shi Fen Su – Strata Lot 148
- Yiu Shing Leung – Strata Lot 36

11. **ELECTION OF STRATA COUNCIL MEMBERS FOR 2024/2025 FISCAL PERIOD – CONT'D**

The following seven (7) Owners were elected to serve on the Strata Council by way of a majority vote:

*Kam Lau
Alim Sunderji
Lukas Wilson
Jiuzheng Shen
Mary Cheung
Shi Fen Su
Yiu Shing Leung*

It was **MOVED, SECONDED**, and **CARRIED** to declare the above Owners duly elected.

12. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting** is TBD.

13. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED**, and **CARRIED** to terminate the Annual General Meeting at 7:50 p.m.

Respectfully Submitted,



Jeremy Lim, Senior Strata Agent
Rancho Management Services (B.C.) Ltd.
8th Floor - 1125 Hornby Street, Vancouver, BC, V6Z 2K8
Phone: 604-684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4236
E-mail: jlim@ranchogroup.com

Minutes are prepared by the Strata Agent and are approved for distribution by the Strata Council.

myRanchoStrata

Rancho offers a convenient way for Owners to access Strata-related documents through myRanchoStrata.

myRanchoStrata gives Owners 24/7 access to the following:

- | | | | |
|---|-------------------------|---|------------------------------------|
| * | Meeting minutes | * | Insurance coverage |
| * | AGM notices | * | Depreciation & Engineering reports |
| * | Building memos | * | Important announcements |
| * | Event calendars | * | Bylaws & rules |
| * | Account balance history | * | Other strata related documents |

Owners can also now update their mailing address, primary/secondary phone numbers, email address and banking information for existing pre-authorized debit users. More exciting changes to come!

To sign up for more information about myRanchoStrata, Owners must visit <https://www.ranchovan.com/ownerRegistration.cfm>.

KATSURA AND SEQUOIA AT HAMPTONS PARK

STRATA PLAN BCS 1060

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I.A. THE HEALTH CLUB RULES

I.A.1. Introduction

- I.A.1. A. The Fifth-Floor amenities building, which is referred to as the Health Club, is for the enjoyment of all Residents of Katsura and Sequoia. A Resident is described as someone who dwells in a Strata Lot within Strata Plan BSC 1060. With the right to use the Health Club comes the responsibility to maintain it so that all Residents can enjoy it.
- I.A.1. B. Rules are established to derive the greatest benefit to the greatest number of responsible Residents.
- I.A.1. C. The Health Club is comprised of three major sections: The Pool area, the Fitness Room and the Lounge Room. Extensions of the Lounge are the Barbecue, its surrounding area and the Courtyard.
- I.A.1. D. There are rules that are common to all three sections (and concomitant subsections). There are also rules that are specific to each individual area.
- I.A.1. E. Access to and egress from the 5th floor Amenities building (The Health Club) will be through the Remote-Control Fob-access main lobby doors only.

I.A. 2. Rules Common to All Fifth Floor Amenities Including the Courtyard Area.

- I.A.2. A. The Adult Resident is responsible for their own behaviour and that of their Guests. The Adult Resident must be present at all times when their Guests are present.
- I.A.2. B. An Adult Resident is a Strata Plan BCS 1060 dweller that is at least 19 years old.
- I.A.2. C. Strata Council, any Resident and/or the Resident Manager have the right to request photo and address identification of any person(s) using the Health Club at any time in order to verify residency and age requirements.
- I.A.2. D. Strata Council and/or the Resident Manager reserve the right to evict, fine and/or withdraw use privileges of any Resident or Guest who uses the Health Club and the Courtyard in breach of the rules.
- I.A.2. E. Pets are not permitted anywhere in the Health Club or in the surrounding Courtyard except within the Limited Common Property patios assigned to those of the Upper Townhouses.
- I.A.2. F. The Adult Resident must report any rule or bylaw violations committed by another resident or guest to the Resident Manager.
- I.A.2. G. Hours of operation of The Health Club:
- | | | |
|-----------|------------------|-------|
| Open: | 6:00 AM | Daily |
| Close: | 10:00 PM | Daily |
| Cleaning: | 1:00 PM - 2:00PM | Daily |
- I.A.2. H. Users must vacate the Health Club by 10:00 PM. They must plan their showers, dressing, etc. accordingly.

DISCLAIMER:

Strata Plan BSC 1060, its council, management and or their heirs are not responsible and do not accept any responsibilities for injuries, damages of any nature and/or loss of life of any person entering and/or using the Health Club facilities.

I.B. THE SPA RULES

- I.B.1. The swimming pool, whirlpool, sauna, steam room and change rooms (collectively referred to as the Spa) are for the exclusive use of Residents and their Guests only.
- I.B.2. The Adult Resident is responsible for their own behaviour and that of their Guests. The Adult Resident must be present at all times when their Guests are present.
- I.B.3. Strata Council, Residents and/or the Resident Manager have the right to request photo and address identification of any person(s) using the Spa at any time in order to verify residency and age requirements.
- I.B.4. Strata Council and /or the Resident Manager reserve the right to evict, fine and/or withdraw user privileges of any Resident or Guest who uses the Spa in breach of the rules.
- I.B.5. Guests will not exceed three (3) per Strata Lot and must be accompanied by an Adult Resident using the Spa.
- I.B.6. The Spa will be open except for periodic closure due to maintenance or by order of the Strata Council. The hours of operation are 6:00 AM to 10:00 PM daily. All users must vacate promptly by 10:00 PM. Users must plan their showers, dressing, etc. accordingly.
- I.B.7. Glassware, other breakable items, drinking beverages other than plastic or stainless-steel bottled water and consumption of food are prohibited in the Spa.
- I.B.8. No running in the spa area, diving or jumping into the pool, boisterous behaviour, rough play nor offensive activities is permitted.
- I.B.9. No inflatable items, water accessories or toys of any type are permitted except artificial swimming aids, i.e. lifejackets, kickboards, etc.
- I.B.10. The life buoy, ropes and other Spa equipment are to be used only for lifesaving purposes.
- I.B.11. No person under the age of 16 years old is permitted in the Spa unless accompanied by an Adult Resident.
- I.B.12. Any person with communicable skin disease, open wounds, inflamed eyes, cough, cold, nasal or ear discharge, or any communicable disease, is not permitted use the Spa.
- I.B.13. Spitting, littering or other such behaviour is not permitted anywhere on the premises.
- I.B.14. Every individual must shower prior to entering the pool, whirlpool, sauna, and Steam room. The shower must be taken in the Spa change rooms.
- I.B.15. All long hair must be tied back when using the pool and/or whirlpool. Alternatively, wearing a swimming cap is acceptable.
- I.B.16. Wearing of outdoor clothing & outdoor footwear in the pool area is not permitted. Bathers must dress and undress in the change rooms and leave their clothing and bags inside the change room lockers provided.
- I.B.17. All Electronics are not permitted to be used in the swimming pool, whirlpool, steam room or sauna room. All cell phones must be kept in your bags in the change rooms and to be used only in the event of an emergency.
- I.B.18. Babies and small children in diapers are not permitted to use the swimming pool or whirl pool.

- I.B.19. Babies, small children, persons with heart problems, or those experiencing faintness or dizziness shall not use the sauna room, steam room and or whirlpool.
- I.B.20. Residents and Guests must tidy up after themselves after using the change rooms to ensure cleanliness and neatness for other users.
- a. Remove all personal belongings.
 - b. Put all garbage and debris into waste containers.
 - c. Remove locks from lockers.
- I.B.21. Persons must bring proper towels to dry themselves properly before leaving the Spa area.
- I.B.22. Hours of Operation:
- | | | |
|--------|----------|-------|
| Open: | 6:00 AM | Daily |
| Close: | 10:00 PM | Daily |

DISCLAIMER:

Strata Plan BSC 1060, its council, management and or their heirs are not responsible and do not accept any responsibilities for injuries, damages of any nature and/or loss of life of any person entering and/or using the Health Club facilities or other common areas.

I.C. EXERCISE ROOM RULES

- I.C.1. To prevent injury to the user and/or damage to the equipment, posted instructions for equipment use must be followed. Damage to equipment results in costs affecting everyone.
- I.C.2. An Adult Resident may bring a maximum of Two (2) Guests at any time to use the Exercise Room.
- a. The Adult Resident must be present at all times if their Guests are using the Exercise Room.
 - b. The Adult Resident is responsible for the conduct of their Guests and their treatment of the Exercise Room.
- I.C.3. Persons under 15 years old must be accompanied by an Adult Resident when using the Exercise Room.
- I.C.4. Children under 11 are not permitted in the Exercise Room.
- I.C.5. Alcohol, food or drink, other than plastic or stainless-steel bottled water, is not permitted in the Exercise Room.
- a. Personal exercise or fitness equipment may not be brought into the Exercise Room. Residents and guests may use only the Exercise equipment provided by the Strata Corporation.
- I.C.6. Only personal audio and video devices with headphones are allowed.
- I.C.7. Proper fitness attire must be worn at all times.
- a. No bathing suits.
 - b. Proper exercise shoes must be worn. No open toe shoes.
 - c. No bare feet.
- I.C.8. Weights must not be dropped on the floor or slammed down on the equipment.
- I.C.9. Exercise machines must not be moved.
- I.C.10. Use of each machine is limited to 45 minutes out of consideration of those waiting.

- I.C.11. Following the use of Exercise Room equipment, Residents are required to:
- Turn off all equipment;
 - Wipe down equipment with disinfectant and paper towels provided;
 - Return all weights to the weight racks.
 - Return all matts and balls to their location.
 - Turn off lights when before leaving.
- I.C.12. No perfumes or other heavy fragrance are to be used or worn.
- I.C.13. Hours of use:
- | | | |
|--------|----------|-------|
| Open: | 6:00 AM | Daily |
| Close: | 10:00 PM | Daily |
- I.C.14. All users must vacate the Heath Club by 10:00 PM. Users must plan their time accordingly for showers, dressing, etc.
- I.C.15. Strata Council, Residents and/or the Resident Manager reserve the right to request photo and address identification of parties using the Exercise Room, at any time, to verify residency and age requirements.
- I.C.16. Strata Council and/or the Resident Manager reserve the right to withdraw user privileges of any Resident and/or Guest who uses the Exercise Room in breach of the rules.

DISCLAIMER:

Strata Plan BSC 1060, its council, management and or their heirs are not responsible and do not accept any responsibilities for injuries, damages of any nature and/or loss of life of any person entering and/or using the Health Club facilities.

I.D. LOUNGE RULES

- I.D.1. The Lounge is for the exclusive use of the Residents and their Guests.
- I.D.2. Strata Council, Residents and/or the Resident Manager reserve the right to request photo and address identification of parties using the Lounge, at any time, to verify residency and age requirements.
- I.D.3. All Residents must be respectful when using the lounge furniture and may not lie down or put their feet or shoes on the furniture. Residents must maintain a proper demeanor conducive to the lounge room environment.
- I.D.4. An Adult Resident may bring a maximum of three (3) Guests at any time to use the Lounge Room except when booking private party reservations or requests for exclusive use of the Lounge for four (4) persons or more (ref. I.D.8)
- a. The Resident must be present at all times if Guests of the Resident are using the Lounge.
 - b. The Resident is responsible for the conduct of their Guests and for the Guests treatment of the Lounge.
- I.D.5. Persons under 15 years old must be accompanied by an Adult Resident when using the Lounge.
- I.D.6. Hours of use for the Lounge
- | | | |
|--------|----------|-------|
| Open: | 6:00 AM | Daily |
| Close: | 10:00 PM | Daily |
- I.D.7. After using the Lounge and before leaving, all Residents are required to ensure that:
- a. All lights and faucet are turned off; and all furniture is returned to its original place.
 - b. All garbage and decorations to be removed from the lounge room and disposed of in the garbage room.
 - c. For all events and party booking, all garbage, cans and bottles must be taken down and disposed of in the garbage room.
 - d. The pool cues are racked, the balls re-racked, the felt on the pool table brushed, and the caulk return to its location.
- I.D.8. Private party reservations or requests for the exclusive use of the Lounge with four (4) or more people must be made in advance by contacting the Resident Manager.
- I.D.9. A non-refundable \$100-dollar rental fee payable in cash, e-transfer or by cheque to Strata Plan BCS 1060 must accompany each reservation.
- a. Rental fees are \$100.00 per event.
 - b. The maximum time reservation is 4 hours per event.
 - c. In addition, any additional cleaning requirements or damage to property will be billed directly to the owner's strata lot account.
 - d. Use of the Barbecue is not included in the Lounge reservation.
- I.D.10. The Resident Manager and/or Strata Council reserve the right to evict, fine, and/or withdraw user privileges of any Resident or Guest who uses or rents the Lounge in breach of the above rules.

DISCLAIMER:

Strata Plan BCS 1060, its council, management and/or their heirs are not responsible and do not accept any responsibilities for injuries, damages of any nature and/or loss of life of any person entering and/or using the Health Club facilities.

I. E. BARBECUE RULES

- I.E.1. Due to the extensive maintenance required to care for the Barbecue and the surrounding area, the Barbecue is intended for regular use only under the following provisions:
- Residents will take due care and diligence to avoid splashing and/or spilling of grease and other residues.
 - Residents will use brush provided to clean away debris build up after barbecuing and before leaving premises.
 - Residents will remove all garbage, plastic, bags, debris and dispose of in the building's garbage room.
 - Residents will clean all patio table tops and return the chairs to their place.
 - The Barbecue is first come first serve and cannot be reserved privately.
- I.E.2. Hours of use for the Barbecue:
- 6:00 AM to 10:00 pm Daily.
- I.E.3. The Resident Manager and/or Strata Council reserve the right to evict, fine and/or withdraw user privileges of any Resident or Guest who uses the Barbecue in breach of the rules.

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II. SECURITY RULES - PARKADE

To assist in security, all Residents must obey the following procedures:

- II. A.
1. Activate your remote-control fob when entering or exiting the visitor gate.
 2. When entering the visitor gate, wait for the gate to close at least half way to prevent the vehicle behind you from entering without activating their remote-control fob.
The vehicle entering behind must wait for the gate to close at least half way before activating their remote-control fob to allow the vehicle in front to see the gate closing.
 3. When exiting the visitor gate, residents do not need to wait for the gate to close when other vehicles are behind them. If there are no vehicles behind you when exiting the gate please wait for the gate to close at least half way before driving away.
 4. These rules do not apply to the inside residential gate. Residents are not required to stop at the residential gate.
 5. Residents must use caution at all times when entering or exiting the visitor gate and watch for pedestrians. Pedestrians have the right of way at all times.
- II. B. Do not leave your remote-control fob or any valuables in your vehicle.
- II. C. Do not allow access to anyone you do not know who buzzes your suite for entry.
- II. D. Report any suspicious activity to the Resident Manager and make note of the date, time, vehicle description, plate number, or subject description. All reports will be made by phone or email.

III. SECURITY RULES – BUILDING

- III. A. Do not let strangers into the building. This includes anyone you do not know who buzzes your suite requesting entry.
- III. B. Remote Control Fobs
1. Each strata lot is entitled to have up to a maximum of four (4) activated remote-control fobs.
 2. All remote-control fobs are the property of the strata corporation.
 3. If a security device is lost or stolen, it is an owner's responsibility to report this to the Resident Manager without delay for security reasons.
 4. Remote-control fob fee is \$100.00 dollars.

IV. VISITOR PARKING RULES

- IV. A. Residents are not permitted to park in visitor parking stalls. A resident must park their vehicle in their own assigned reserved parking stall.
- IV. B. Visitors must have an official Strata Plan BCS 1060 visitor parking pass clearly displayed on their dashboard
- IV. C. A visitor parking pass must be obtained from the resident and must be clearly displayed on their guest's vehicles dashboard within 15 minutes of parking in a visitor parking stall.
- IV. D. No more than two (2) consecutive days are permitted in visitor parking.
- IV. E. Vehicles must be parked with-in the yellow lines of the parking stall.
- IV. F. Visitors are permitted to park for more than a total of seven (7) days in a calendar month.
- IV. G. Visitors must abide by the parkade rules. The sponsoring resident will be responsible and liable for any fines or charges incurred by their visitor in contravention of the rules.
- IV. H. Any vehicle in violation of the visitor parking rules is subject to being towed away at the vehicle owner expense.
- IV. I. Visitor parking pass fee is \$20.00 dollars

IV2. RESIDENTIAL PARKING RULES

- IV2. A. Residents are to park in their assigned reserved parking stalls only.
- IV2. B. Residents must park their vehicle with-in the yellow lines of their parking stall.
- IV2. C. Residents are not permitted to have any recreational vehicles or trailers in their parking stall.
- IV2. D. Residents are permitted to have one motorcycle, electric bike, or bicycle in their parking stall in addition to their vehicle as long as their vehicle dose not impede the main driveway.
- IV2. E. Residents are not permitted to park their vehicles in their parking stall which blocks or impedes another resident from accessing their vehicle.
- IV2. F. Residents are not permitted to perform any type of vehicle repairs on their vehicle anywhere in the parkade including their parking stall.
- IV2. G. Residents are not permitted to wash their vehicle anywhere in the parkade including their parking stall.

- IV2. H. Residents are permitted to clean and vacuum their vehicle in their parking stall. All garbage and debris must be removed and placed in the building garbage room.
- IV2. I. Residents are not permitted to allow their vehicle to leak any type of oil, coolant, break fluid, or hazardous chemicals in their parking stall.
- IV2. J. Residents are not permitted to use their vehicles for storing personal belongings including boxes, clothing, and any storage items.
- IV2. K. Residents are not permitted to charge any electric device, bicycle, scooter in the parkade or on property.

IV3. NOISE COMPLIANCE RULES

- IV3. A. Residents are requested to reduce the noise impact on hard surface flooring by;
- (a) Installing soft pads under furniture legs.
 - (b) Installing carpets or rugs in high traffic areas.
 - (c) Wearing soft heel slippers or shoes.
- IV3. B. Residents are not permitted to cause excessive noise and must adhere to the quiet hours of the building from 10:00pm - 8:30am.
- IV3. C. Residents are not permitted to have gatherings, parties, or multiple guests over outside of the quiet hours.
- IV3. D. Residents are not permitted to create excessive noise to infringe upon a neighboring unit by not;
- (a) Performing any construction, building related crafts, or repairs.
 - (b) Running the washing machine or dryer.
 - (c) Perform house cleaning or vacuuming.
 - (d) Using musical instruments.
 - (e) Using exercise equipment, cycling machines, treadmills, inline skates, skate boards, basket balls, skip ropes, or any other device that transfers noise.
 - (f) Slam the unit door, or interior doors. Close the doors slowly.
 - (g) Yelling, shouting, or other types of excessive noise.
 - (h) Allowing children ruff play, bang toys, or creating excessive noise.

VI. GUEST SUITE RULES AND REGULATIONS

- VI. A. The guest suite is for the use of the residents and their guests only.
- VI. B. The fee for the Katsura guest suite is \$60 dollars per night in cash or e-transfer only. A non-refundable \$130.00 dollar in cash or e-transfer only deep cleaning fee is also due upon booking for deep-cleaning services to be provided by a licensed contractor.
- VI. C. Check-in time is 11:00 AM. Check-out time is 3:00 PM. Residents renting the guest suite are responsible to lock the guest suite door and to put the keys and visitor parking pass into the guest suite drop slot located on the suite door upon checking out.
- VI. D. All linens, towels, bed sheets, pillows etc. must be provided by the resident for their guests.
- VI. E. Before checking out of the guest suite, the sponsoring resident should ensure that:
 - (a) all personal items are removed.
 - (b) the fridge, night tables and cupboards including all garbage are emptied and removed.
 - (c) All damages or issues are to be reported to the Resident Manager.
- VI. F. All Guests of Residents are subject to the Rules and Bylaws of Strata Plan BCS 1060 at Hamptons Park.
- VI. G. Arrangement for a guest suite rental must be made during regular business hours with the Resident Manager either by phone or email. Once payment has been received the guest suite cannot be cancelled for any reason.
- VI. H. A resident may rent the guest suite for a maximum of seven (7) days per month. The Resident Manager may request a longer duration period on behalf of a resident's request with the approval of the Strata Council.
- VI. I. Any damages or required excessive cleaning to the guest suite over and above the cleaning fee will be charged back to the sponsoring residents account.
- VI. J. All showers must be taken with the bathroom door closed and the exhaust fan running to prevent the fire alarm from sounding.
- VI. K. All counter top appliances must not be used at the same time as the microwave. This will trip the breaker for the kitchen and must be reset by the Resident Manager during regular business hours.
- VI. L. No Pets or animals of any kind are permitted inside the guest suite.
- VI. M. No smoking, vaping of any kind permitted in the guest suite or on property.
- VI. N. The BCS 1060 Strata Corporation accepts no responsibility for the actions of the guests of the sponsoring resident.

VII. MISCELLANEOUS RULES AND REGULATIONS

- A. Residents and/or their Guests must use only propane or electric barbecues on balconies or patios. Charcoal barbecues and smokers are not permitted. Barbecues are not permitted to be used on any common property except the one provided by the strata and designated for the health club barbeque area.
- B. A Resident must not allow a strata lot to become unsanitary or untidy. Rubbish, dust, garbage, boxes, packing cases and other similar refuse must not be thrown, piled or stored in the strata lot or on common property. Any expenses incurred by the Strata corporation to remove such refuse will be charged to the strata lot owners account.
- C. Residents and/or their Guests must always follow and abide by any notices or instruction posted by the management.
- D. Residents must dispose of all garbage and recycling in the garbage rooms in the appropriate manner and provided bins. Residents must ensure that all cardboard is flattened. Residents must ensure that all lids on the bins are closed after each use.
- E. Residents must pick-up all food and drink deliveries to the building lobbies no later than two (2) two hours after the delivery.
- E. Residents are not permitted to wash any items inside the garbage room areas including plastics, barbeques, bikes, storage bins etcetera.
- F. Residents are not permitted to install any decorative items including religious items on the outside of their suite door frames, doors, windows or any other limited common or common property.

DISCLAIMER:

Strata Plan BSC 1060, its council, management and/or their heirs are not responsible and do not accept any responsibilities for injuries, damages of any nature and/or loss of life of any person entering and/or using the guest suite, parkade facilities or other common property.

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Policy No. CBCS1060

Summary of Coverage

Named Insured: The Owners of Strata Plan BCS 1060 Katsura & Sequoia
 Additional Insured(s): Rancho Management Services (BC) Ltd.
 Mailing Address: c/o Rancho Management Services (B.C.) Ltd., 8th Floor - 1125 Howe Street, Vancouver, BC V6Z 2K8
 Location Address(es): 6233 Katsura Street, Richmond, BC V6Y 4K1 & 9133 Hemlock Drive, Richmond, BC V6Y 4J9
 Policy Period: **March 31, 2025 to March 31, 2026** 12:01 a.m. Standard Time
 Loss Payable to: The Insured or Order in Accordance with the Strata Property Act

Insuring Agreements	Deductibles	Amount of Insurance
PROPERTY COVERAGES		
All Property, All Risk	\$25,000	\$120,498,260
Stated Amount Co Insurance, Replacement Cost	Included	Included
Building \$120,470,900	\$25,000	Included
Rental Income - Profits Form - 18 Month Period of Indemnity \$27,360	\$25,000	Included
Excess Unit Owner Displacement Coverage - Aggregate Limit		\$1,000,000
A. Additional Living Expense Limit per Unit - \$50,000		Included
Uninsured Unit Owner Retention - \$10,000		
B. Contingent Mass Evacuation Limit per Unit - \$5,000		Included
Water Damage	\$50,000	Included
Back up of Sewers, Sumps, Septic Tanks or Drains	\$50,000	Included
Earthquake Damage	20%	Included
Minimum Deductible:	\$250,000	
Aggregate Limit		\$120,498,260
Flood Damage	\$250,000	Included
Aggregate Limit		\$120,498,260
Key and Lock Replacement	Nil	\$25,000
BLANKET EXTERIOR GLASS	Residential \$500 Canopies \$1,000	Blanket Blanket
COMMERCIAL GENERAL LIABILITY		
A - Bodily or Mental Injury and Property Damage Liability - <i>Each Occurrence</i>	\$5,000	\$30,000,000
Products & Completed Operations - <i>Aggregate</i>	\$5,000	\$30,000,000
B - Personal and Advertising Liability - <i>Any one person or organization</i>		\$30,000,000
C - Tenant's Property Damage Liability - <i>any one premises</i>	\$5,000	\$500,000
D - Voluntary Medical Payments - any one person		\$25,000
Employer's Liability		
Non-Owned Automobile - SPF #6		
Third Party Liability		\$5,000,000
SEF 94 Legal Liability for Damage to Hired Automobiles	\$500	\$50,000
Contractual Liability Endorsement		
Excluding Long Term Leased Vehicle Endorsement		
Employee Benefits Errors and Omissions Liability		\$1,000,000
Pollution Liability - 120 Hour Extension Endorsement		\$100,000
Liability Conditions		
CONDO DIRECTORS & OFFICERS LIABILITY		
Primary Policy	Nil	\$20,000,000

Insuring Agreements	Deductibles	Amount of Insurance
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY		
Limit of Liability – Each Incident, Coverages A-G	\$25,000 Retention,	\$1,000,000
Limit of Liability – Each Incident, Coverage I	5 day waiting period	\$250,000
Aggregate Limit		\$5,000,000
Crisis Management Expense Endorsement		\$50,000
<i>The inclusion of more than one insured strata or condominium corporation under the HUB CondoSure program in the discovery of a pollution event or in the making of a claim regarding the same pollution event shall not increase the Limits of Liability set forth in Item 3 of the Declarations.</i>		
VOLUNTEER ACCIDENT INSURANCE COVERAGE		
Personal Accident Limit - Maximum Benefit - Lesser of \$1,000,000 or 5x Annual Salary		\$1,000,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
(Maximum Benefit - 60 years of age or older - Lesser of \$750,000 or 5x Annual Salary)		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty / Excess	\$100	\$1,000,000
Broad Form Money & Securities / Excess	\$100	\$60,000
Program Aggregate Limit		\$10,000,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost	\$5,000	\$120,498,260
II Consequential Damage, 90% Co-Insurance	\$5,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$250,000
IV Ordinary Payroll – 90 Days	24 Hour Waiting Period	\$100,000
TERRORISM		
	\$500	\$500,000
CYBER SUITE COVERAGE		
	\$1,000	\$50,000
Privacy Expenses		
A. Data Compromise Response Expenses		
Forensic IT Review		
Legal Review		
Public Relations - sublimit flat \$5,000		
Regulatory Fines & Penalties		
PCI Fines & Penalties		
Named Malware - sublimit flat 50,000		
G. Identity Recovery Annual Aggregate per Identity Recovery Insured – flat \$25,000		
Lost Wages & Child & Elder Care Expenses – sublimit per occurrence – flat \$5,000		
Mental Health Counseling – submit per occurrence – flat \$1,000		
Miscellaneous Unnamed Costs – submit per occurrence – flat \$1,000		
H. Misdirected Payment Fraud – sublimit flat \$25,000		
ARAG LEGAL EXPENSE INSURANCE COVERAGE		
ARAG business for Condominiums Legal Protection Insurance Policy	Nil	
Per Claim Limit		\$200,000
Program Aggregate		\$1,000,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents.

Other Services and Service Providers

PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

Legal advice and exclusive benefits. See Contract for details.

\$500,000 / Legal Proceeding

\$1,500,000 Aggregate

Fee: 100% Retained

Retained

March 30, 2025 - E&OE

Schedule Of Participating Insurers For Owners of Strata Plan BCS 1060 Katsura & Sequoia

Policy # CBCS1060

Term: March 31, 2025 to March 31, 2026 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	All Property	20.	\$24,099,652
Certain Lloyd's Underwriters under contract B1000P061232025, as arranged by Meridian Risk Solutions Limited	All Property	10.	\$12,049,826
Temple Insurance Company	All Property	5.	\$6,024,913
The Wawanesa Mutual Insurance Company	All Property	20.	\$24,099,652
Red River Mutual Insurance Company	All Property	5.	\$6,024,913
Trisura Guarantee Insurance Company	All Property	23.	\$27,714,600
HDI Global Specialty SE, as arranged by Cansure	All Property	.5	\$602,491
Arch Canada Ltd as arranged by Cansure	All Property	3.5	\$4,217,439
Gore Mutual Insurance Company, as arranged by i3 Underwriting Services	All Property	2.5	\$3,012,457
HDI Global Specialty SE, as arranged by Meridian Risk Solutions Limited	All Property	7.5	\$9,037,370
Certain Lloyds Underwriters under Contract No. PG821/24 B0572NA24PG10, as arranged by Premier Canada Assurance Managers Ltd.	All Property	1.8	\$2,168,969
The Sovereign General Insurance Company as arranged by Premier Canada Assurance Managers Ltd.	All Property	1.2	\$1,445,979

Schedule Of Participating Insurers For Owners of Strata Plan BCS 1060 Katsura & Sequoia

Policy # CBCS1060

Term: March 31, 2025 to March 31, 2026 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada Certain Lloyds Underwriters under contract B1306C001302406C, as arranged by Ambris LLP Certain Lloyds Underwriters under contract B1306C002052403, as arranged by Ambris LLP	Commercial General Liability	100	\$30,000,000
Victor Insurance Group	Directors & Officers Liability	100	\$2,000,000
Intact Insurance Company	Excess Directors & Officers Liability	100	\$18,000,000
Aviva Insurance Company of Canada	Employee Dishonesty – Form A	100	\$30,000
Aviva Insurance Company of Canada	Broad Form Money & Securities	100	\$30,000
Chubb Insurance Company of Canada	Excess Employee Dishonesty - Insuring Clause 1 (A, D, E, F, G, H)	100	\$1,000,000 *less the retention
	Program Aggregate		\$10,000,000
Chubb Insurance Company of Canada	Excess Robbery - Insuring Clause 1 (B, C)	100	\$30,000
Aviva Insurance Company of Canada	Glass	100	Blanket
Zurich Insurance Company Ltd.	Environmental Liability Policy Pollution Legal Liability	100	\$1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	\$120,498,260
Certain Lloyd's Underwriters under contract B1000P048142024, as arranged by Meridian Risk Solutions	Volunteer Accident Insurance Coverage	100	\$1,000,000 or 5x Annual Salary
Aviva Insurance Company of Canada	Cyber Suite Coverage	100	\$50,000
Certain Lloyd's Underwriters under Contract No. B1000P057782024, as arranged by Meridian Risk Solutions Limited	Terrorism	100	\$500,000
ARAG Legal Protection Insurance	ARAG Legal Protection	100	\$200,000/Claim \$1,000,000 Aggregate
Total Policy Premium			\$271,538
Total Legal Expense			\$1,000
Minimum Retained Fee: \$1,000			
Policy Fee			\$175
Non-refundable			
TOTAL PAYABLE			\$272,713

Insured's Copy



ARE YOU PROPERLY COVERED?

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy).

As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.

The following is a list of insurance providers. Please feel free to contact them for quotes:

BFL Canada	604-669-9600	jocampo@bflcanada.ca
Acera	604-294-3301	Gordon.Li@acera.ca
HUB International	604-269-1827	mayank.anand@hubinternational.com
Johnston Meier Insurance Agencies Group	604-736-4574	Evelyn.Chin@jmins.com westbroadway@jmins.com
TXL Insurance Agency	604-875-6122	info@txl-insurance.com
The Cooperators	1-800-265-2662	client_service_support@cooperators.ca
Alpine Insurance	604-533-0654	bhupi@alpineins.ca
Jack Chow Insurance	604-669-7777	sylvia@jackchow.com
Square One Insurance	1-855-331-6933	customer.support@squareoneinsurance.com
Westview	604-988-8399	laila@insurebc.ca
BCAA	1-888-268-2222	https://www.bcaa.com/contact-us

THE IMPORTANCE OF UNIT OWNER'S PERSONAL INSURANCE

Most strata unit owners dutifully attend the Strata Corporation's Annual General Meeting, doing their best to contribute to the community a Strata Corporation constitutes. When, owners are provided with the strata's insurance report, some mistakenly believe the corporation's insurance policy will protect their personal assets in the event of a loss; such is not the case.

Unit owners, whether living in the unit or as an investor, should always make sure their personal assets and liabilities are adequately protected by their own personal insurance policy.

A typical unit owner's policy provides a variety of coverage;

- **Personal property:** in general term, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc. Most policies will also cover the personal property while it is temporarily off premises, on vacation for example.
- **Additional Living Expenses:** this coverage helps unit owners and their families deal with the extra expenses which can often result if the home is made unfit for occupancy due to an insured loss or damage. Whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to the tenant moving out.
- **Betterment & Improvements:** many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which are specifically excluded from coverage under all strata corporations' insurance policies.
- **Strata Deductible Assessment:** more and more strata corporations have by-laws in place to facilitate charging back the strata deductible to the unit owner responsible for a loss or damage. Unit owners or their tenants need not be liable for this significant assessment to be made, in many cases the mere fact the damage originates in the unit is sufficient to make the assessment valid. Strata deductibles can be as low as \$1,000 and as high as \$500,000. Unit owners' personal policies cover risk to a specific limit; owners need to make sure they are fully insured.
- **Personal Liability:** at home or pretty much anywhere in the world, unit owners' policies also provide comprehensive protection for claims against them for property damage and bodily injury.

Why get personal insurance? Because not getting it is much too risky and expensive!

NOTE: each unit owner has specific insurance requirements which should be discussed with an insurance broker to ensure the right protection is in place for the right price.

THE IMPORTANCE OF TENANT'S PERSONAL INSURANCE

Most tenants take great pride in their home and very good care of their property, working with the landlord to make sure the building is safe and secure for all residents and guests. Tenants can rest easy, confident that the building owners have obtained insurance coverage on the building and its equipment to help repair and restore the premises in case of a fire, water damage or other insured damage.

But what about the tenant's personal assets, improvements to the property, extra expenses and personal liability? All these must be protected by each tenant's personal insurance policy.

A typical tenant's policy provides a variety of coverage:

- **Personal Property:** in general terms, this coverage includes all the content items a tenant bring into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc. A typical policy will include Replacement Cost coverage and most policies will also cover the personal property while it is temporarily off premises, on vacation for example.
- **Additional Living Expenses:** this coverage helps tenants and their families deal with the extra expenses which can often result if the one is made unfit for water damage due to no fault of their own, tenants may have to move out while their unit is being repaired and ready for occupancy by the landlord's insurer.
- **Betterments & Improvements:** many tenants spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The tenant's personal insurance policy provides coverage for these items, up to full replacement cost in most cases.
- **Personal Liability:** at home or pretty much anywhere in the world, tenants' policies also provide comprehensive protection for claims against them, notably for property damage and bodily injury. This vital coverage also helps a tenant pay for damage he/she may accidentally cause to the landlord's building and other tenant's property. A small kitchen fire can often result in smoke and soot damage that a landlord and neighbors will claim back from a liable tenant.
- **Tenant's Legal Liability:** this coverage helps pay for damage caused by accident to the rental unit occupied by the tenant.

Why get personal insurance? Because not getting it is much too risky and expensive!

NOTE: Each tenant has specific insurance requirements which should be discussed with an insurance broker to ensure the right protection is in place for the right price.

STRATA PLAN BCS1060

FINANCIAL STATEMENTS

For the Twelve Month Period Ending March 31, 2025

(Unaudited)

CAUTION TO READER (Owner, Realtor, etc):

This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the Strata Council are cautioned that this statement may not necessarily be appropriate for their use.

PREPARED WITHOUT AUDIT.

Description	Year to Date
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ASSETS

CURRENT ASSETS

1400 Operating Bank Account	35,436.24
1401.11 GIC Investment #1	65,028.08
1401.12 GIC Investment #2	96,036.82
1401.13 GIC Investment #3	96,036.82
1401.14 GIC Investment #4	96,810.12
1401.22 Investment Savings Account #1	1,373.11
1402 Contingency Reserve Bank Account	292,727.43
1405 Petty Cash	1,000.00
1410 Accounts Receivable	81,434.90
1470 Prepaid Sewer & Water	3,476.55
TOTAL CURRENT ASSETS	769,360.07

LONG TERM ASSETS

2025 Condo Suite	100,000.00
2026 Guest Suite	150,000.00
2027 Manager's Suite	212,500.00

TOTAL LONG TERM ASSETS	462,500.00
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TOTAL ASSETS	1,231,860.07
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LIABILITIES & MEMBERSHIP FUNDS

LIABILITIES

CURRENT LIABILITIES

3810 Accounts Payable Control	54,350.07
3811 Accrued Liabilities	73,247.94
3850 Unearned Revenue	6,225.95

TOTAL CURRENT LIABILITIES	133,823.96
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TOTAL LIABILITIES	133,823.96
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MEMBERSHIP FUNDS

5100 Equity In Capital Asset 1	312,500.00
5100.1 Equity in Capital Asset 2	150,000.00
Contingency Reserve Fund	647,884.19
5999 Current Surplus (Deficit)	(12,348.08)

TOTAL MEMBERSHIP FUNDS	1,098,036.11
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TOTAL LIABILITIES & MEMBERSHIP FUNDS	1,231,860.07
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Description	Year to Date
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CONTINGENCY RESERVE FUND	
5600 CRF - Opening Balance	603,063.53
5610 CRF - Current Yr Contribution	161,999.19
5620 CRF - Current Yr Withdrawal	(140,489.01)
5630 CRF - Current Yr Interest	23,310.48

TOTAL CONTINGENCY RESERVE FUND	647,884.19

SPECIAL LEVY FUND	
5641 Special Levy Fund - Current Yr Con	110,422.39
5642 Special Levy Fund - Current Yr Wit	(111,758.53)
5643 Special Levy Fund - Current Yr Int	1,336.14

TOTAL SPECIAL LEVY FUND	0.00

Curr Mth Budget	Curr Mth Actual	Curr Mth Variance	Description	YTD Budget	YTD Actual	YTD Variance	Annual Budget
REVENUE							
120,386	120,386	0	6100 Strata Fees	1,444,633	1,444,635	2	1,444,633
1,000	0	-1,000	6210 Rental Revenue	12,000	3,112	-8,888	12,000
600	600	0	6210.1 Rental Revenue - Resident Manag	7,200	9,600	2,400	7,200
83	265	182	6250 Parking Revenue	1,000	4,465	3,465	1,000
0	50	50	6255 Late Payment/Bylaw Fines	0	3,850	3,850	0
0	800	800	6267 Move In/Out Fees	0	9,200	9,200	0
0	0	0	6268 Miscellaneous Income	0	265	265	0
3,333	0	-3,333	6270 Prior Year Surplus	40,000	40,000	0	40,000
0	300	300	6273 Access Cards/Transmitters	0	2,121	2,121	0
0	27	27	6275 Interest Income	0	689	689	0
0	0	0	6276 Amenity Room Income	0	200	200	0
0	0	0	6278 Guest Suite Rental	0	1,580	1,580	0
125,403	122,428	-2,975	TOTAL REVENUE	1,504,833	1,519,717	14,884	1,504,833
OPERATING EXPENSES							
6,950	11,713	4,763	Recreation Centre	83,400	96,506	13,106	83,400
7,763	7,030	-732	Contractor/Payroll	93,150	91,035	-2,115	93,150
28,000	28,464	464	7500 Insurance	336,000	335,136	-864	336,000
4,000	0	-4,000	Grounds Maintenance	48,000	43,061	-4,939	48,000
2,083	6,363	4,280	7660 Painting Expense	25,000	31,698	6,698	25,000
42,602	62,263	19,661	Maintenance	511,225	533,586	22,361	511,225
6,167	6,086	-81	7810 Management Fees	74,000	72,633	-1,367	74,000
917	1,178	262	7820 Administration	11,000	13,672	2,672	11,000
250	0	-250	7830 Legal Fees	3,000	651	-2,349	3,000
2,005	659	-1,347	Strata's Suite	24,063	22,817	-1,246	24,063
872	791	-81	Guest Suite	10,465	10,019	-446	10,465
100	11	-89	7890 Sundry Expense	1,200	-666	-1,866	1,200
12,750	15,928	3,178	Utilities	153,000	150,587	-2,414	153,000
114,459	140,484	26,026	TOTAL OPERATING EXPENSES	1,373,503	1,400,735	27,232	1,373,503
10,944	10,944	0	7860 Contingency Reserve Fund Transfer	131,330	131,330	0	131,330
125,403	151,429	26,026	TOTAL EXPENSES AND TRANSFERS	1,504,833	1,532,065	27,232	1,504,833
0	-29,001	-29,001	SURPLUS (DEFICIT)	0	-12,348	-12,348	0

Curr Mth Budget	Curr Mth Actual	Curr Mth Variance	Description	YTD Budget	YTD Actual	YTD Variance	Annual Budget
1,667	3,465	1,798	MAINTENANCE 7740 Carpet Cleaning & Repairs	20,000	22,260	2,260	20,000
1,667	3,465	1,798	TOTAL MAINTENANCE	20,000	22,260	2,260	20,000

GL	REVENUE	2024-2025 BUDGET	2024-2025 ACTUAL	2025-2026 PROPOSED
6210	RENTAL REVENUE (102-9133)	\$ 12,000	\$ 3,112	\$ 6,000
6210	STRATA SUITE RENTAL (101-6233)	\$ 7,200	\$ 9,600	\$ 7,200
6250	PARKING PASS/RENTAL	\$ 1,000	\$ 4,465	\$ 4,500
6255	BYLAW/FINES	\$ -	\$ 3,850	\$ -
6267	MOVE IN/OUT FEES	\$ -	\$ 9,200	\$ -
6268	MISC. INCOME	\$ -	\$ 265	\$ -
6273	ACCESS CARDS/TRANSMITTERS	\$ -	\$ 2,121	\$ -
6275	INTEREST INCOME	\$ -	\$ 689	\$ -
6276	AMENITY ROOM RENTAL	\$ -	\$ 200	\$ -
6278	NIGHTLY GUEST SUITE (102-6233)	\$ -	\$ 1,580	\$ -
1400	PRIOR YEAR OP SURPLUS	\$ 40,000	\$ (12,348)	\$ -
	TOTAL REVENUE [B]	\$ 60,200	\$ 22,734	\$ 17,700
GL	EXPENSE	2024-2025 BUDGET	2024-2025 ACTUAL	2025-2026 PROPOSED
7300	POOL CONTRACT	\$ 7,200	\$ 9,300	\$ 7,200
7310	POOL & HOT TUB R&M	\$ 12,000	\$ 9,137	\$ 12,000
7311	POOL TILE & GROUT CLEANING	\$ 30,000	\$ 26,565	\$ 30,000
7321	POOL CHEMICALS & SUPPLIES	\$ 8,000	\$ 4,200	\$ 8,000
7340	REC CENTER R&M	\$ 25,000	\$ 42,172	\$ 25,000
7343	FITNESS EQUIP R&M	\$ 1,200	\$ 5,132	\$ 23,000
7420	RESIDENT MANAGER	\$ 84,750	\$ 89,179	\$ 85,000
7420	RESIDENT MANAGER - RELIEF	\$ 8,400	\$ 1,856	\$ 10,000
7500	INSURANCE	\$ 336,000	\$ 335,136	\$ 272,000
7653	LANDSCAPING CONTRACT	\$ 48,000	\$ 43,061	\$ 49,200
7660	PAINTING	\$ 25,000	\$ 31,698	\$ 25,000
7711	GENERAL R&M	\$ 61,000	\$ 91,278	\$ 80,000
7715	POWERWASHING	\$ 14,000	\$ -	\$ 12,000
7718	WINDOW CLEANING	\$ 13,000	\$ 13,713	\$ 20,000
7719	LANDSCAPING	\$ 20,000	\$ 18,593	\$ 20,000
7719	IRRIGATION	\$ 10,000	\$ 3,572	\$ 8,000
7720	SNOW REMOVAL	\$ 14,000	\$ 7,928	\$ 13,000
7721	PEST CONTROL	\$ 3,000	\$ 1,775	\$ 2,400
7723	ROOF R&M	\$ 25,000	\$ 8,106	\$ 25,000
7729	EMERGENCY GENERATOR	\$ 8,000	\$ 5,673	\$ 8,000
7730	PARKADE R&M	\$ 7,600	\$ 13,090	\$ 10,000
7736	DRYER VENT CLEANING	\$ 6,000	\$ -	\$ 8,700
7740	CARPET CLEANING (APT ONLY)	\$ 20,000	\$ 18,795	\$ 20,000
7751	HVAC R&M	\$ 87,000	\$ 97,998	\$ 89,000
7755	ELEVATOR	\$ 35,000	\$ 34,787	\$ 36,000
7757	HVAC CONTRACT	\$ 15,000	\$ 17,805	\$ 16,000
7770	FIRE EQUIPMENT R&M	\$ 13,000	\$ 24,888	\$ 24,000
7774	SECURITY SYSTEM COSTS	\$ 2,500	\$ 9,775	\$ 5,000
7776	SUPPLIES - JANITORIAL	\$ 13,000	\$ 13,446	\$ 13,000
7785	COMMON AREA CLEANING	\$ 101,000	\$ 108,906	\$ 110,000
7788	WASTE REMOVAL	\$ 18,000	\$ 18,332	\$ 18,500
7810	MANAGEMENT FEE	\$ 74,000	\$ 66,547	\$ 74,000
7820	ADMINISTRATION	\$ 11,000	\$ 13,672	\$ 13,000
7830	LEGAL	\$ 3,000	\$ 651	\$ 3,000
7864	WATER TREATMENT	\$ 25,125	\$ 25,106	\$ 25,125
7881	MORTGAGE (101&102-6233)	\$ 14,958	\$ 13,712	\$ -
7882	[39] STRATA FEE (102-6233)	\$ 3,061	\$ 3,061	\$ 3,146
7882	[77] STRATA FEE (101-6233)	\$ 6,044	\$ 6,044	\$ 6,211
7884	MORTGAGE (102-9133)	\$ 6,016	\$ 6,016	\$ -
7885	[51] STRATA FEE (102-9133)	\$ 4,449	\$ 4,449	\$ 4,618
7890	SUNDRY EXPENSE	\$ 1,200	\$ 1,200	\$ 1,200
7915	HYDRO UTILITIES	\$ 60,000	\$ 59,973	\$ 60,000
7917	GAS UTILITIES	\$ 90,000	\$ 86,259	\$ 90,000
7920	SEWER & WATER UTILITIES	\$ 3,000	\$ 4,355	\$ 5,000
	TOTAL EXPENSE [C]	\$ 1,373,504	\$ 1,396,941	\$ 1,370,300
	TOTAL OPERATING [D]	\$ 1,313,304	\$ 1,374,207	\$ 1,352,600
7860	CRF CONTRIBUTION [E]	\$ 131,330	\$ 131,330	\$ 135,260
	TOTAL FEES	\$ 1,444,635	\$ 1,505,537	\$ 1,487,860
	STRATA FEE CHANGE			2.99%
GL	PROPOSED CRF WITHDRAWALS			
5620	CRF OP DEFICIT TRANSFER		MAY 2025	\$ 13,000.00
5620	HOT WATER REPAIRS		MAY 2025	\$ 25,000.00
5620	PAVER LEVELING		MAY 2025	\$ 25,000.00
5620	GYM EQUIPMENT 50K + 100K LOAN 5YR 0%		MAY 2025	\$ 150,000.00
5620	RENTAL UNIT WASHER/DRYER		MAY 2025	\$ 18,000.00
5620	SPLIT GATE UPGRADE		MAY 2025	\$ 33,000.00
5620	PARKADE MEMBRANE CRF PORTION		AUG 2026	\$ 125,000.00
GL	PROPOSED SL COLLECTION			
6110	PARKADE MEMBRANE SL PORTION		AUG/NOV 2025	\$ 250,000.00

Strata Corporation: BCS1060

Pursuant to Regulation 6.6 of Section 103 of the Strata Property Act of British Columbia, the following information is provided in support of the annual budget for the above noted strata corporation. Pursuant to Regulation 6.7, the financial statement of the Strata Corporation is attached hereto.

Fiscal Year Start: April 1st, 2025 Fiscal Year End: March 31st, 2026

	Operating Fund	Contingency Reserve Fund
(a) Opening Balance	<u>\$35,436.24</u>	<u>\$647,884.19</u>
(b) Estimated Income Excluding Strata Fees (details attached):	<u>\$17,700.00</u>	<u>\$20,408.35</u>
(c) Estimated Expenses (details attached):	<u>\$1,370,300.00</u>	<u>\$310,348.00</u>
(d) Contributions to Operating Fund:	<u>\$1,352,600.00</u>	N/A
(e) Contributions to Contingency Reserve Fund:	N/A	<u>\$135,260.00</u>
(f) Each Strata Lot's Monthly contribution to the Operating Fund:	SEE ATTACHED	N/A
(g) Each Strata Lot's Monthly contribution to the Contingency Reserve Fund:	N/A	SEE ATTACHED
(h) Estimated Balance at End of Fiscal Year:	<u>\$35,436.24</u>	N/A
(i) Estimated Balance at End of Fiscal Year: (CRF)	N/A	<u>\$493,204.54</u>

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
APARTMENT AT KATSURA									
8	101-6233 Katsura St.	77	\$ 7.95	\$ -	\$ 7.95	\$ 401.49	\$ 40.75	\$ 442.24	\$ 450.18
9	102-6233 Katsura St.	39	\$ 4.03	\$ -	\$ 4.03	\$ 203.35	\$ 20.64	\$ 223.99	\$ 228.02
10	103-6233 Katsura St.	98	\$ 10.11	\$ -	\$ 10.11	\$ 510.98	\$ 51.87	\$ 562.85	\$ 572.96
11	105-6233 Katsura St.	72	\$ 7.43	\$ -	\$ 7.43	\$ 375.42	\$ 38.10	\$ 413.52	\$ 420.95
17	201-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 406.70	\$ 41.28	\$ 447.98	\$ 456.03
18	202-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
19	203-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
20	205-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 406.70	\$ 41.28	\$ 447.98	\$ 456.03
29	301-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 406.70	\$ 41.28	\$ 447.98	\$ 456.03
30	302-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
31	303-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
32	305-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
33	306-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 406.70	\$ 41.28	\$ 447.98	\$ 456.03
39	501-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 406.70	\$ 41.28	\$ 447.98	\$ 456.03
40	502-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
41	503-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
42	505-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
43	506-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 406.70	\$ 41.28	\$ 447.98	\$ 456.03
44	507-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
45	601-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
46	602-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
47	603-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
48	605-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
49	606-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
50	607-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
51	608-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
52	609-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
53	701-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
54	702-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
55	703-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
56	705-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
57	706-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
58	707-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
59	708-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
60	709-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
61	801-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
62	802-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
63	803-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
64	805-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
65	806-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
66	807-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
67	808-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
68	809-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
69	901-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
70	902-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
71	903-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
72	905-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
73	906-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
74	907-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
75	908-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
76	909-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
77	1001-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
78	1002-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
79	1003-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
80	1005-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
81	1006-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
82	1007-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
83	1008-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
84	1009-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
85	1101-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
86	1102-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
87	1103-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
88	1105-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
89	1106-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
90	1107-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
91	1108-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
92	1109-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
93	1201-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
94	1202-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
95	1203-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
96	1205-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
97	1206-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
98	1207-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
99	1208-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
100	1209-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
101	1301-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
102	1302-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
103	1303-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
104	1305-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
105	1306-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
106	1307-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
107	1308-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
108	1309-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
109	1501-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
110	1502-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
111	1503-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
112	1505-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
113	1506-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
114	1507-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
115	1508-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
116	1509-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
117	1601-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
118	1602-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
119	1603-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
120	1605-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
121	1606-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
122	1607-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
123	1608-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
124	1609-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
125	1701-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
126	1702-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
127	1703-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
128	1705-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
129	1706-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 422.34	\$ 42.87	\$ 465.21	\$ 473.57
130	1707-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 323.27	\$ 32.81	\$ 356.09	\$ 362.49
131	1708-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 411.91	\$ 41.81	\$ 453.72	\$ 461.88
132	1709-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 328.49	\$ 33.34	\$ 361.83	\$ 368.33
133	1801-6233 Katsura St.	112	\$ 11.56	\$ -	\$ 11.56	\$ 583.98	\$ 59.27	\$ 643.25	\$ 654.81
134	1802-6233 Katsura St.	110	\$ 11.35	\$ -	\$ 11.35	\$ 573.55	\$ 58.22	\$ 631.77	\$ 643.12
135	1803-6233 Katsura St.	110	\$ 11.35	\$ -	\$ 11.35	\$ 573.55	\$ 58.22	\$ 631.77	\$ 643.12
136	1805-6233 Katsura St.	113	\$ 11.66	\$ -	\$ 11.66	\$ 589.19	\$ 59.80	\$ 649.00	\$ 660.66
		8114							
APARTMENT AT SEQUOIA									
144	103-9133 Hemlock Dr.	87	\$ 8.98	\$ -	\$ 8.98	\$ 453.63	\$ 46.04	\$ 499.67	\$ 508.65
145	101-9133 Hemlock Dr.	94	\$ 9.70	\$ -	\$ 9.70	\$ 490.13	\$ 49.75	\$ 539.87	\$ 549.58
146	102-9133 Hemlock Dr.	51	\$ 5.26	\$ -	\$ 5.26	\$ 265.92	\$ 26.99	\$ 292.91	\$ 298.17
150	203-9133 Hemlock Dr.	98	\$ 10.11	\$ -	\$ 10.11	\$ 510.98	\$ 51.87	\$ 562.85	\$ 572.96
151	201-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
152	202-9133 Hemlock Dr.	90	\$ 9.29	\$ -	\$ 9.29	\$ 469.27	\$ 47.63	\$ 516.90	\$ 526.19
160	305-9133 Hemlock Dr.	98	\$ 10.11	\$ -	\$ 10.11	\$ 510.98	\$ 51.87	\$ 562.85	\$ 572.96
161	301-9133 Hemlock Dr.	94	\$ 9.70	\$ -	\$ 9.70	\$ 490.13	\$ 49.75	\$ 539.87	\$ 549.58
162	302-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
163	303-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
167	506-9133 Hemlock Dr.	98	\$ 10.11	\$ -	\$ 10.11	\$ 510.98	\$ 51.87	\$ 562.85	\$ 572.96
168	501-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
169	502-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
170	503-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
171	505-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
172	601-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
173	602-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
174	603-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
175	605-9133 Hemlock Dr.	87	\$ 8.98	\$ -	\$ 8.98	\$ 453.63	\$ 46.04	\$ 499.67	\$ 508.65
176	606-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
177	607-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
178	608-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
179	701-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
180	702-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
181	703-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
182	705-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 448.41	\$ 45.51	\$ 493.93	\$ 502.80
183	706-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
184	707-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
185	708-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
186	801-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
187	802-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
188	803-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
189	805-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 448.41	\$ 45.51	\$ 493.93	\$ 502.80
190	806-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
191	807-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
192	808-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
193	901-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
194	902-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
195	903-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
196	905-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 448.41	\$ 45.51	\$ 493.93	\$ 502.80
197	906-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
198	907-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
199	908-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
200	1001-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
201	1002-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
202	1003-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
203	1005-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 448.41	\$ 45.51	\$ 493.93	\$ 502.80
204	1006-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
205	1007-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
206	1008-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
207	1101-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
208	1102-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
209	1103-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
210	1105-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 448.41	\$ 45.51	\$ 493.93	\$ 502.80
211	1106-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
212	1107-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
213	1108-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
214	1201-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
215	1202-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
216	1203-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
217	1205-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 448.41	\$ 45.51	\$ 493.93	\$ 502.80
218	1206-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
219	1207-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
220	1208-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
221	1301-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
222	1302-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
223	1303-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
224	1305-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 448.41	\$ 45.51	\$ 493.93	\$ 502.80
225	1306-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
226	1307-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
227	1308-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
228	1501-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
229	1502-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
230	1503-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
231	1505-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 448.41	\$ 45.51	\$ 493.93	\$ 502.80
232	1506-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
233	1507-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
234	1508-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
235	1601-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
236	1602-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
237	1603-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
238	1605-9133 Hemlock Dr.	87	\$ 8.98	\$ -	\$ 8.98	\$ 453.63	\$ 46.04	\$ 499.67	\$ 508.65
239	1606-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34
240	1607-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
241	1608-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
242	1701-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73
243	1702-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95
244	1703-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES	
245	1705-9133 Hemlock Dr.	87	\$ 8.98	\$ -	\$ 8.98	\$ 453.63	\$ 46.04	\$ 499.67	\$ 508.65	
246	1706-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 464.06	\$ 47.10	\$ 511.16	\$ 520.34	
247	1707-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 307.63	\$ 31.22	\$ 338.86	\$ 344.95	
248	1708-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 484.91	\$ 49.22	\$ 534.13	\$ 543.73	
249	1801-9133 Hemlock Dr.	130	\$ 13.42	\$ -	\$ 13.42	\$ 677.83	\$ 68.80	\$ 746.63	\$ 760.05	
250	1802-9133 Hemlock Dr.	116	\$ 11.97	\$ -	\$ 11.97	\$ 604.84	\$ 61.39	\$ 666.23	\$ 678.20	
251	1803-9133 Hemlock Dr.	119	\$ 12.28	\$ -	\$ 12.28	\$ 620.48	\$ 62.98	\$ 683.46	\$ 695.74	
252	1805-9133 Hemlock Dr.	137	\$ 14.14	\$ -	\$ 14.14	\$ 714.33	\$ 72.51	\$ 786.84	\$ 800.98	
		8034								
	Total UE Aparments	16148								
Townhouses at Katsura										
1	1-6233 Katsura St.	118			\$ -	\$ 615.26	\$ 62.45	\$ 677.71	\$ 677.71	
2	2-6233 Katsura St.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
3	3-6233 Katsura St.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
4	4-6233 Katsura St.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
5	5-6233 Katsura St.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
6	6-6233 Katsura St.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
7	7-6233 Katsura St.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
12	8-6233 Katsura St.	134			\$ -	\$ 698.69	\$ 70.92	\$ 769.61	\$ 769.61	
13	9-6233 Katsura St.	134			\$ -	\$ 698.69	\$ 70.92	\$ 769.61	\$ 769.61	
14	10-6233 Katsura St.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
15	11-6233 Katsura St.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
16	12-6233 Katsura St.	127			\$ -	\$ 662.19	\$ 67.21	\$ 729.40	\$ 729.40	
21	13-6233 Katsura St.	111			\$ -	\$ 578.77	\$ 58.75	\$ 637.51	\$ 637.51	
22	14-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
23	15-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
24	16-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
25	17-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
26	18-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
27	19-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
28	20-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
34	21-6233 Katsura St.	119			\$ -	\$ 620.48	\$ 62.98	\$ 683.46	\$ 683.46	
35	22-6233 Katsura St.	119			\$ -	\$ 620.48	\$ 62.98	\$ 683.46	\$ 683.46	
36	23-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
37	24-6233 Katsura St.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
38	25-6233 Katsura St.	120			\$ -	\$ 625.69	\$ 63.51	\$ 689.20	\$ 689.20	
		2892								
Townhouses at SEQUOIA										
137	1-9133 Hemlock Dr.	118			\$ -	\$ 615.26	\$ 62.45	\$ 677.71	\$ 677.71	
138	2-9133 Hemlock Dr.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
139	3-9133 Hemlock Dr.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
140	4-9133 Hemlock Dr.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
141	5-9133 Hemlock Dr.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
142	6-9133 Hemlock Dr.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
143	7-9133 Hemlock Dr.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
147	8-9133 Hemlock Dr.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
148	9-9133 Hemlock Dr.	115			\$ -	\$ 599.62	\$ 60.86	\$ 660.48	\$ 660.48	
149	10-9133 Hemlock Dr.	118			\$ -	\$ 615.26	\$ 62.45	\$ 677.71	\$ 677.71	
153	11-9133 Hemlock Dr.	111			\$ -	\$ 578.77	\$ 58.75	\$ 637.51	\$ 637.51	
154	12-9133 Hemlock Dr.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
155	13-9133 Hemlock Dr.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
156	14-9133 Hemlock Dr.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
157	15-9133 Hemlock Dr.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
158	16-9133 Hemlock Dr.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
159	17-9133 Hemlock Dr.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
164	18-9133 Hemlock Dr.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
165	19-9133 Hemlock Dr.	110			\$ -	\$ 573.55	\$ 58.22	\$ 631.77	\$ 631.77	
166	20-9133 Hemlock Dr.	111			\$ -	\$ 578.77	\$ 58.75	\$ 637.51	\$ 637.51	
2258										
			21298	\$ 1,666.67	\$ -	\$ 1,666.67	\$ 111,050.00	\$ 11,271.67	\$ 122,321.67	\$ 123,988.33

**STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC**

**Annual General Meeting
May 21, 2025**

**Resolution “A”
(3/4 Vote Resolution)
*CRF Withdrawal – Operating Deficit***

WHEREAS:

1. The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, have ended the 2024/2025 fiscal period with an operating deficit of \$12,348.
2. In accordance with the *Strata Property Act*, the deficit must be eliminated.
3. The Strata Council proposes eliminating the operating deficit by transferring funds from the Contingency Reserve Fund (CRF).

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, approve withdrawing up to \$12,348 from the Contingency Reserve Fund to eliminate the 2024/2025 operating deficit.

End of Resolution “A”

STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC

Annual General Meeting
May 21, 2025

Resolution “B”
(3/4 Vote Resolution)

Ratify Emergency CRF Expenditures - \$35,000 for Spa & Hot Tub Boiler Replacement

WHEREAS:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, authorize a withdrawal of up to \$35,000.00 from the Contingency Reserve Fund (CRF) to pay for the following: Spa & Hot Tub Boiler Replacement.
2. That the expenditure of funds on the following repairs was undertaken in the 2024/2025 fiscal year and is hereby approved:

• Spa & Hot Tub Boiler Replacement	\$35,000.00
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Total up to:	\$35,000.00
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BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, approve the withdrawal(s) of **\$35,000.00** from the Contingency Reserve Fund (CRF) to pay for the work outlined above.

End of Resolution “B”

STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC

Annual General Meeting
May 21, 2025

Resolution “C”
(3/4 Vote Resolution)
CRF Withdrawal – Parkade Membrane Repairs

WHEREAS:

1. The parkade membrane due to wear and tear is showing signs of failure. This failure allows moisture to penetrate into the concrete floor which will damage the metal rebar in the concrete. To maintain the integrity of the rebar in the concrete parkade floor, the membrane must be replaced. This item is also listed in the Strata Corporation’s depreciation report.
2. The Strata Council strongly recommends replacing the entire parkade membrane and repairing the drainage before the damage worsens and the costs significantly increase. Each year the parkade membrane repairs are deferred will increase material and labor costs.
3. The scope of work will include removal of the failed traffic deck membrane, concrete repairs, crack repairs on all horizontal and vertical joints. The deck will be shot blasted to prepare for bonding. The surface will be cleaned before the membrane application.
4. The exposed concrete will be coated with Sikalastic M270. The surface will then be coated with Sikalastic P255. Once cured, it will be coated with TC275 backrolled with silica sand. 18 mils for parking stalls, 25 mils for driving aisles and 30 mils for ramps. Parking lines and numbers are included in the quote.
5. The scope of work outlined above is \$327,800 plus GST. The Strata Council is also going to include a small contingency for any unforeseen work, towing of vehicles, and a donation to the nearby church, if they allow the Strata to utilize their parking lot.
6. The total cost, including GST, and the contingencies outlined above is \$375,000.
7. The Strata Council proposes to fund the work **1/3 (\$125,000)** from the Contingency Reserve Fund (CRF) and **2/3 (\$250,000)** from a Special Levy.

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, approve the withdrawal(s) of **\$125,000** from the Contingency Reserve Fund (CRF) to pay for the work outlined above in the 2026/27 fiscal period.
2. THAT the Owners, Strata Plan BCS1060, “Katsura & Sequoia”, approve a special levy divided by unit entitlement in the amount of **\$250,000** to pay for the cost of the work outlined above.

**STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC**

**Annual General Meeting
May 21, 2025**

**Resolution “C” – Cont’d
(3/4 Vote Resolution)**
CRF Withdrawal – Parkade Membrane Repairs

3. THAT the special levy will be payable by Owners on record on the date of passing. Payments must be made on or before **August 1, 2025**, and **November 1, 2025**.
4. THAT the attached special levy schedule will be assessed via unit entitlement by 252 Strata Lots (see attached).

End of Resolution “C”

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 SPECIAL LEVY SCHEDULE
Resolution "C" = Parkade Membrane Repairs - \$250,000.00

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE AUGUST 1, 2025	AMOUNT DUE NOVEMBER 1, 2025
APARTMENT AT KATSURA				
8	101-6233 Katsura St.	77	\$ 451.92	\$ 451.92
9	102-6233 Katsura St.	39	\$ 228.89	\$ 228.89
10	103-6233 Katsura St.	98	\$ 575.17	\$ 575.17
11	105-6233 Katsura St.	72	\$ 422.57	\$ 422.57
17	201-6233 Katsura St.	78	\$ 457.79	\$ 457.79
18	202-6233 Katsura St.	81	\$ 475.40	\$ 475.40
19	203-6233 Katsura St.	62	\$ 363.88	\$ 363.88
20	205-6233 Katsura St.	78	\$ 457.79	\$ 457.79
29	301-6233 Katsura St.	78	\$ 457.79	\$ 457.79
30	302-6233 Katsura St.	63	\$ 369.75	\$ 369.75
31	303-6233 Katsura St.	81	\$ 475.40	\$ 475.40
32	305-6233 Katsura St.	62	\$ 363.88	\$ 363.88
33	306-6233 Katsura St.	78	\$ 457.79	\$ 457.79
39	501-6233 Katsura St.	78	\$ 457.79	\$ 457.79
40	502-6233 Katsura St.	63	\$ 369.75	\$ 369.75
41	503-6233 Katsura St.	81	\$ 475.40	\$ 475.40
42	505-6233 Katsura St.	62	\$ 363.88	\$ 363.88
43	506-6233 Katsura St.	78	\$ 457.79	\$ 457.79
44	507-6233 Katsura St.	79	\$ 463.66	\$ 463.66
45	601-6233 Katsura St.	81	\$ 475.40	\$ 475.40
46	602-6233 Katsura St.	62	\$ 363.88	\$ 363.88
47	603-6233 Katsura St.	81	\$ 475.40	\$ 475.40
48	605-6233 Katsura St.	62	\$ 363.88	\$ 363.88
49	606-6233 Katsura St.	81	\$ 475.40	\$ 475.40
50	607-6233 Katsura St.	62	\$ 363.88	\$ 363.88
51	608-6233 Katsura St.	79	\$ 463.66	\$ 463.66
52	609-6233 Katsura St.	63	\$ 369.75	\$ 369.75
53	701-6233 Katsura St.	81	\$ 475.40	\$ 475.40
54	702-6233 Katsura St.	62	\$ 363.88	\$ 363.88
55	703-6233 Katsura St.	81	\$ 475.40	\$ 475.40
56	705-6233 Katsura St.	62	\$ 363.88	\$ 363.88
57	706-6233 Katsura St.	81	\$ 475.40	\$ 475.40
58	707-6233 Katsura St.	62	\$ 363.88	\$ 363.88
59	708-6233 Katsura St.	79	\$ 463.66	\$ 463.66
60	709-6233 Katsura St.	63	\$ 369.75	\$ 369.75
61	801-6233 Katsura St.	81	\$ 475.40	\$ 475.40
62	802-6233 Katsura St.	62	\$ 363.88	\$ 363.88
63	803-6233 Katsura St.	81	\$ 475.40	\$ 475.40
64	805-6233 Katsura St.	62	\$ 363.88	\$ 363.88
65	806-6233 Katsura St.	81	\$ 475.40	\$ 475.40
66	807-6233 Katsura St.	62	\$ 363.88	\$ 363.88
67	808-6233 Katsura St.	79	\$ 463.66	\$ 463.66
68	809-6233 Katsura St.	63	\$ 369.75	\$ 369.75
69	901-6233 Katsura St.	81	\$ 475.40	\$ 475.40
70	902-6233 Katsura St.	62	\$ 363.88	\$ 363.88
71	903-6233 Katsura St.	81	\$ 475.40	\$ 475.40
72	905-6233 Katsura St.	62	\$ 363.88	\$ 363.88
73	906-6233 Katsura St.	81	\$ 475.40	\$ 475.40
74	907-6233 Katsura St.	62	\$ 363.88	\$ 363.88
75	908-6233 Katsura St.	79	\$ 463.66	\$ 463.66
76	909-6233 Katsura St.	63	\$ 369.75	\$ 369.75
77	1001-6233 Katsura St.	81	\$ 475.40	\$ 475.40
78	1002-6233 Katsura St.	62	\$ 363.88	\$ 363.88

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 SPECIAL LEVY SCHEDULE
Resolution "C" = Parkade Membrane Repairs - \$250,000.00

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE AUGUST 1, 2025	AMOUNT DUE NOVEMBER 1, 2025
79	1003-6233 Katsura St.	81	\$ 475.40	\$ 475.40
80	1005-6233 Katsura St.	62	\$ 363.88	\$ 363.88
81	1006-6233 Katsura St.	81	\$ 475.40	\$ 475.40
82	1007-6233 Katsura St.	62	\$ 363.88	\$ 363.88
83	1008-6233 Katsura St.	79	\$ 463.66	\$ 463.66
84	1009-6233 Katsura St.	63	\$ 369.75	\$ 369.75
85	1101-6233 Katsura St.	81	\$ 475.40	\$ 475.40
86	1102-6233 Katsura St.	62	\$ 363.88	\$ 363.88
87	1103-6233 Katsura St.	81	\$ 475.40	\$ 475.40
88	1105-6233 Katsura St.	62	\$ 363.88	\$ 363.88
89	1106-6233 Katsura St.	81	\$ 475.40	\$ 475.40
90	1107-6233 Katsura St.	62	\$ 363.88	\$ 363.88
91	1108-6233 Katsura St.	79	\$ 463.66	\$ 463.66
92	1109-6233 Katsura St.	63	\$ 369.75	\$ 369.75
93	1201-6233 Katsura St.	81	\$ 475.40	\$ 475.40
94	1202-6233 Katsura St.	62	\$ 363.88	\$ 363.88
95	1203-6233 Katsura St.	81	\$ 475.40	\$ 475.40
96	1205-6233 Katsura St.	62	\$ 363.88	\$ 363.88
97	1206-6233 Katsura St.	81	\$ 475.40	\$ 475.40
98	1207-6233 Katsura St.	62	\$ 363.88	\$ 363.88
99	1208-6233 Katsura St.	79	\$ 463.66	\$ 463.66
100	1209-6233 Katsura St.	63	\$ 369.75	\$ 369.75
101	1301-6233 Katsura St.	81	\$ 475.40	\$ 475.40
102	1302-6233 Katsura St.	62	\$ 363.88	\$ 363.88
103	1303-6233 Katsura St.	81	\$ 475.40	\$ 475.40
104	1305-6233 Katsura St.	62	\$ 363.88	\$ 363.88
105	1306-6233 Katsura St.	81	\$ 475.40	\$ 475.40
106	1307-6233 Katsura St.	62	\$ 363.88	\$ 363.88
107	1308-6233 Katsura St.	79	\$ 463.66	\$ 463.66
108	1309-6233 Katsura St.	63	\$ 369.75	\$ 369.75
109	1501-6233 Katsura St.	81	\$ 475.40	\$ 475.40
110	1502-6233 Katsura St.	62	\$ 363.88	\$ 363.88
111	1503-6233 Katsura St.	81	\$ 475.40	\$ 475.40
112	1505-6233 Katsura St.	62	\$ 363.88	\$ 363.88
113	1506-6233 Katsura St.	81	\$ 475.40	\$ 475.40
114	1507-6233 Katsura St.	62	\$ 363.88	\$ 363.88
115	1508-6233 Katsura St.	79	\$ 463.66	\$ 463.66
116	1509-6233 Katsura St.	63	\$ 369.75	\$ 369.75
117	1601-6233 Katsura St.	81	\$ 475.40	\$ 475.40
118	1602-6233 Katsura St.	62	\$ 363.88	\$ 363.88
119	1603-6233 Katsura St.	81	\$ 475.40	\$ 475.40
120	1605-6233 Katsura St.	62	\$ 363.88	\$ 363.88
121	1606-6233 Katsura St.	81	\$ 475.40	\$ 475.40
122	1607-6233 Katsura St.	62	\$ 363.88	\$ 363.88
123	1608-6233 Katsura St.	79	\$ 463.66	\$ 463.66
124	1609-6233 Katsura St.	63	\$ 369.75	\$ 369.75
125	1701-6233 Katsura St.	81	\$ 475.40	\$ 475.40
126	1702-6233 Katsura St.	62	\$ 363.88	\$ 363.88
127	1703-6233 Katsura St.	81	\$ 475.40	\$ 475.40
128	1705-6233 Katsura St.	62	\$ 363.88	\$ 363.88
129	1706-6233 Katsura St.	81	\$ 475.40	\$ 475.40
130	1707-6233 Katsura St.	62	\$ 363.88	\$ 363.88
131	1708-6233 Katsura St.	79	\$ 463.66	\$ 463.66
132	1709-6233 Katsura St.	63	\$ 369.75	\$ 369.75

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 SPECIAL LEVY SCHEDULE
Resolution "C" = Parkade Membrane Repairs - \$250,000.00

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE AUGUST 1, 2025	AMOUNT DUE NOVEMBER 1, 2025
133	1801-6233 Katsura St.	112	\$ 657.34	\$ 657.34
134	1802-6233 Katsura St.	110	\$ 645.60	\$ 645.60
135	1803-6233 Katsura St.	110	\$ 645.60	\$ 645.60
136	1805-6233 Katsura St.	113	\$ 663.21	\$ 663.21
		8114		
APARTMENT AT SEQUOIA				
144	103-9133 Hemlock Dr.	87	\$ 510.61	\$ 510.61
145	101-9133 Hemlock Dr.	94	\$ 551.69	\$ 551.69
146	102-9133 Hemlock Dr.	51	\$ 299.32	\$ 299.32
150	203-9133 Hemlock Dr.	98	\$ 575.17	\$ 575.17
151	201-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
152	202-9133 Hemlock Dr.	90	\$ 528.22	\$ 528.22
160	305-9133 Hemlock Dr.	98	\$ 575.17	\$ 575.17
161	301-9133 Hemlock Dr.	94	\$ 551.69	\$ 551.69
162	302-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
163	303-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
167	506-9133 Hemlock Dr.	98	\$ 575.17	\$ 575.17
168	501-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
169	502-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
170	503-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
171	505-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
172	601-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
173	602-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
174	603-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
175	605-9133 Hemlock Dr.	87	\$ 510.61	\$ 510.61
176	606-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
177	607-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
178	608-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
179	701-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
180	702-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
181	703-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
182	705-9133 Hemlock Dr.	86	\$ 504.74	\$ 504.74
183	706-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
184	707-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
185	708-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
186	801-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
187	802-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
188	803-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
189	805-9133 Hemlock Dr.	86	\$ 504.74	\$ 504.74
190	806-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
191	807-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
192	808-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
193	901-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
194	902-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
195	903-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
196	905-9133 Hemlock Dr.	86	\$ 504.74	\$ 504.74
197	906-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
198	907-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
199	908-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
200	1001-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
201	1002-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
202	1003-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
203	1005-9133 Hemlock Dr.	86	\$ 504.74	\$ 504.74
204	1006-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 SPECIAL LEVY SCHEDULE
Resolution "C" = Parkade Membrane Repairs - \$250,000.00

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE AUGUST 1, 2025	AMOUNT DUE NOVEMBER 1, 2025
205	1007-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
206	1008-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
207	1101-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
208	1102-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
209	1103-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
210	1105-9133 Hemlock Dr.	86	\$ 504.74	\$ 504.74
211	1106-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
212	1107-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
213	1108-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
214	1201-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
215	1202-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
216	1203-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
217	1205-9133 Hemlock Dr.	86	\$ 504.74	\$ 504.74
218	1206-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
219	1207-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
220	1208-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
221	1301-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
222	1302-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
223	1303-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
224	1305-9133 Hemlock Dr.	86	\$ 504.74	\$ 504.74
225	1306-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
226	1307-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
227	1308-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
228	1501-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
229	1502-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
230	1503-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
231	1505-9133 Hemlock Dr.	86	\$ 504.74	\$ 504.74
232	1506-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
233	1507-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
234	1508-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
235	1601-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
236	1602-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
237	1603-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
238	1605-9133 Hemlock Dr.	87	\$ 510.61	\$ 510.61
239	1606-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
240	1607-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
241	1608-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
242	1701-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
243	1702-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
244	1703-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
245	1705-9133 Hemlock Dr.	87	\$ 510.61	\$ 510.61
246	1706-9133 Hemlock Dr.	89	\$ 522.35	\$ 522.35
247	1707-9133 Hemlock Dr.	59	\$ 346.28	\$ 346.28
248	1708-9133 Hemlock Dr.	93	\$ 545.83	\$ 545.83
249	1801-9133 Hemlock Dr.	130	\$ 762.98	\$ 762.98
250	1802-9133 Hemlock Dr.	116	\$ 680.82	\$ 680.82
251	1803-9133 Hemlock Dr.	119	\$ 698.42	\$ 698.42
252	1805-9133 Hemlock Dr.	137	\$ 804.07	\$ 804.07
		8034		
	Total UE Aparments	16148		

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
PROPOSED 2025-2026 SPECIAL LEVY SCHEDULE
Resolution "C" = Parkade Membrane Repairs - \$250,000.00

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE AUGUST 1, 2025	AMOUNT DUE NOVEMBER 1, 2025
Townhouses at Katsura				
1	1-6233 Katsura St.	118	\$ 692.55	\$ 692.55
2	2-6233 Katsura St.	115	\$ 674.95	\$ 674.95
3	3-6233 Katsura St.	115	\$ 674.95	\$ 674.95
4	4-6233 Katsura St.	115	\$ 674.95	\$ 674.95
5	5-6233 Katsura St.	115	\$ 674.95	\$ 674.95
6	6-6233 Katsura St.	115	\$ 674.95	\$ 674.95
7	7-6233 Katsura St.	115	\$ 674.95	\$ 674.95
12	8-6233 Katsura St.	134	\$ 786.46	\$ 786.46
13	9-6233 Katsura St.	134	\$ 786.46	\$ 786.46
14	10-6233 Katsura St.	115	\$ 674.95	\$ 674.95
15	11-6233 Katsura St.	115	\$ 674.95	\$ 674.95
16	12-6233 Katsura St.	127	\$ 745.38	\$ 745.38
21	13-6233 Katsura St.	111	\$ 651.47	\$ 651.47
22	14-6233 Katsura St.	110	\$ 645.60	\$ 645.60
23	15-6233 Katsura St.	110	\$ 645.60	\$ 645.60
24	16-6233 Katsura St.	110	\$ 645.60	\$ 645.60
25	17-6233 Katsura St.	110	\$ 645.60	\$ 645.60
26	18-6233 Katsura St.	110	\$ 645.60	\$ 645.60
27	19-6233 Katsura St.	110	\$ 645.60	\$ 645.60
28	20-6233 Katsura St.	110	\$ 645.60	\$ 645.60
34	21-6233 Katsura St.	119	\$ 698.42	\$ 698.42
35	22-6233 Katsura St.	119	\$ 698.42	\$ 698.42
36	23-6233 Katsura St.	110	\$ 645.60	\$ 645.60
37	24-6233 Katsura St.	110	\$ 645.60	\$ 645.60
38	25-6233 Katsura St.	120	\$ 704.29	\$ 704.29
		2892		
Townhouses at SEQUOIA				
137	1-9133 Hemlock Dr.	118	\$ 692.55	\$ 692.55
138	2-9133 Hemlock Dr.	115	\$ 674.95	\$ 674.95
139	3-9133 Hemlock Dr.	115	\$ 674.95	\$ 674.95
140	4-9133 Hemlock Dr.	115	\$ 674.95	\$ 674.95
141	5-9133 Hemlock Dr.	115	\$ 674.95	\$ 674.95
142	6-9133 Hemlock Dr.	115	\$ 674.95	\$ 674.95
143	7-9133 Hemlock Dr.	115	\$ 674.95	\$ 674.95
147	8-9133 Hemlock Dr.	115	\$ 674.95	\$ 674.95
148	9-9133 Hemlock Dr.	115	\$ 674.95	\$ 674.95
149	10-9133 Hemlock Dr.	118	\$ 692.55	\$ 692.55
153	11-9133 Hemlock Dr.	111	\$ 651.47	\$ 651.47
154	12-9133 Hemlock Dr.	110	\$ 645.60	\$ 645.60
155	13-9133 Hemlock Dr.	110	\$ 645.60	\$ 645.60
156	14-9133 Hemlock Dr.	110	\$ 645.60	\$ 645.60
157	15-9133 Hemlock Dr.	110	\$ 645.60	\$ 645.60
158	16-9133 Hemlock Dr.	110	\$ 645.60	\$ 645.60
159	17-9133 Hemlock Dr.	110	\$ 645.60	\$ 645.60
164	18-9133 Hemlock Dr.	110	\$ 645.60	\$ 645.60
165	19-9133 Hemlock Dr.	110	\$ 645.60	\$ 645.60
166	20-9133 Hemlock Dr.	111	\$ 651.47	\$ 651.47
		2258		
			21298	\$ 125,000.00
			\$	\$ 125,000.00

**STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC**

**Annual General Meeting
May 21, 2025**

**Resolution “D”
(3/4 Vote Resolution)**

CRF Withdrawal – Townhouse Shower Cartridge Replacements

WHEREAS:

1. The Strata’s mechanical contractor identified an issue with the townhouse shower cartridges affecting their hot water supply.
2. In order to rectify the hot water supply issue, the Strata’s mechanical contractor recommends to replace the shower cartridges in all forty-five (45) townhomes.
3. The scope of work includes isolating the water supply to the showers. Supply and install three (3) shower cartridges in each of the forty-five (45) townhomes, restore water to the showers, test the cartridges to ensure proper operation.
4. The cost for the work outlined above is \$23,687 + GST.
5. The Strata Council recommends funding this work from the Contingency Reserve Fund (CRF).

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, approve the withdrawal(s) of up to **\$25,000** from the Contingency Reserve Fund (CRF) to pay for the work outlined above.

End of Resolution “D”

**STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC**

**Annual General Meeting
May 21, 2025**

**Resolution “E”
(3/4 Vote Resolution)
*CRF Withdrawal – Paver Repairs***

WHEREAS:

1. The Strata has identified several areas that require pavers to be leveled as it is a tripping hazard and a liability to the Strata Corporation.
2. The work includes leveling over 400 pavers and removing/trimming the roots underneath them.
3. Areas identified and listed include but are not limited to main entrances, entrance to the parkade, roof top patios, other common and limited common property areas.
4. The cost of the work outlined above is \$16,875 + GST.
5. The Strata Council recommends funding this work from the Contingency Reserve Fund (CRF).

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, approve the withdrawal(s) of up to **\$18,000** from the Contingency Reserve Fund (CRF) to pay for the work outlined above.

End of Resolution “E”

STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC

Annual General Meeting
May 21, 2025

Resolution “F”
(3/4 Vote Resolution)
CRF Withdrawal & CRF Loan – Gym Equipment

WHEREAS:

1. The Strata Council has conducted a thorough review of the existing original gym equipment and discussed feedback from Owners to renew the fitness facility with new gym equipment.
2. The Strata has been notified that the parts for the existing gym equipment is obsolete. Often there are multiple pieces of equipment that are out of order waiting for parts to be sourced.
3. The Strata has solicited multiple competitive quotes for new gym equipment and is proposing to Owners to replace the gym equipment with:
 - 3 new treadmills with LED consoles
 - 1 adaptive motion trainer with LED console
 - 2 elliptical with LED console
 - 2 upright bicycles with LED consoles
 - 1 stair climber with LED console
 - 1 rower with standard legs
 - 1 dual pulley function trainer
 - 1 leg press/calf raise
 - 2 seven (7) position flat incline/decline benches
 - 1 gym ball storage rack
 - 3 gym balls
 - 1 bosu balance trainer
 - Gym mats
4. The equipment above will be delivered and installed, and the old equipment will be removed. A copy of the new gym layout is attached; **Addendum A**.
5. The cost to replace the gym equipment outlined above is **\$149,335.03 including GST**. The Strata Council reviewed options to lease the equipment, however the interest charges of approximately 20% is not warranted. Ongoing maintenance costs to the existing gym equipment is causing a financial loss to the Strata Corporation.
6. The Strata proposes funding the replacement of the gym equipment from the Contingency Reserve Fund (CRF) in the amount of **\$150,000** including GST in the payment schedule noted below.

**STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC**

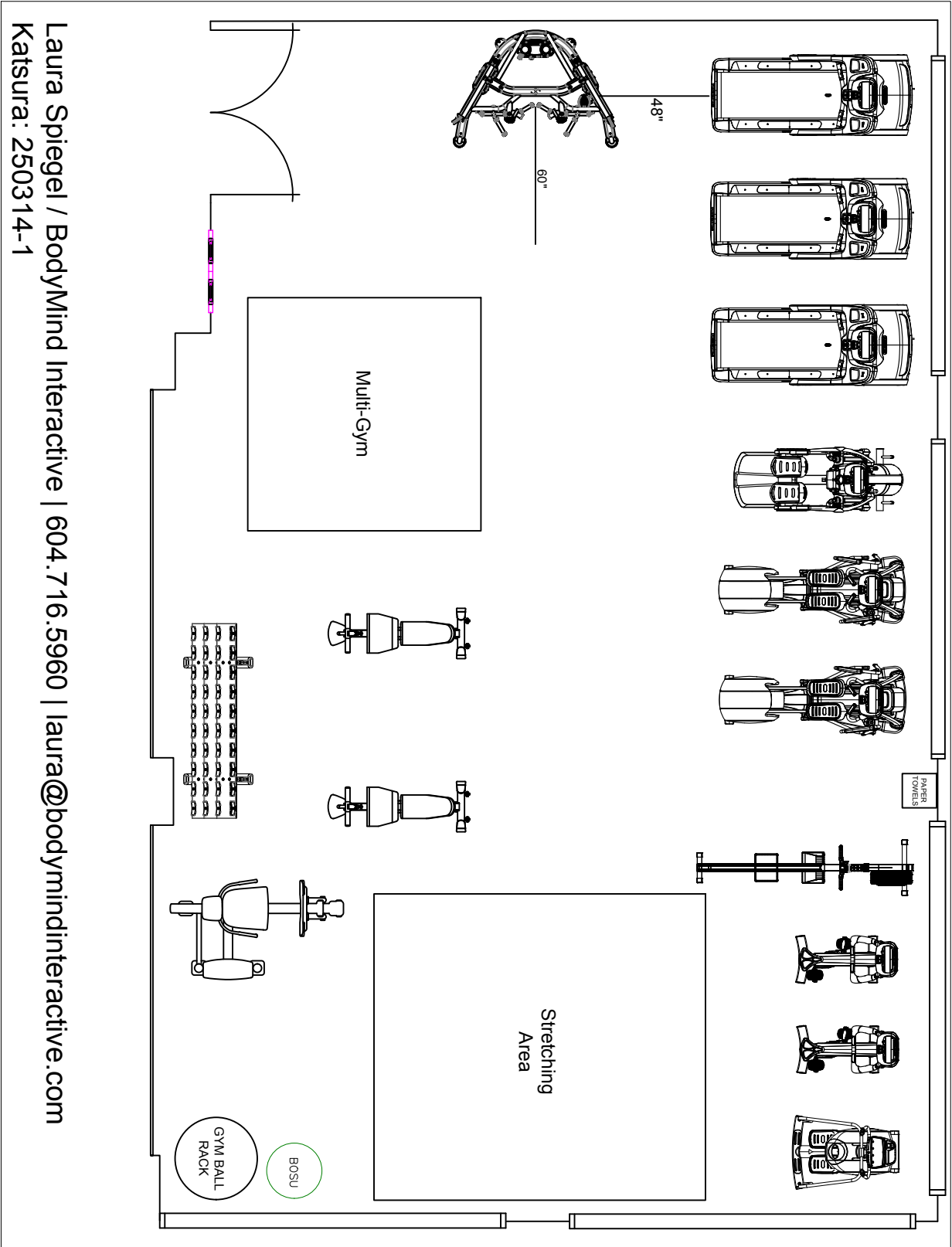
**Annual General Meeting
May 21, 2025**

**Resolution “F” – Cont’d
(3/4 Vote Resolution)**
CRF Withdrawal & CRF Loan – Gym Equipment

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, approve the withdrawal(s) of up to **\$150,000** from the Contingency Reserve Fund (CRF) to pay for the work outlined above.
2. The payment will be made by the following payment plan:
 1. \$50,000 from the CRF in the 2025/2026 fiscal period.
 2. \$100,000 CRF Loan repayable in the operating budget over a 5-year period.

End of Resolution “F”



Laura Spiegel / BodyMind Interactive | 604.716.5960 | laura@bodymindinteractive.com
Katsura: 250314-1

**STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC**

**Annual General Meeting
May 21, 2025**

**Resolution “G”
(3/4 Vote Resolution)**
CRF Withdrawal – Rental Suite – Washer/Dryer Combo Unit

WHEREAS:

1. The Strata Council listed the Strata’s rental suite and it had no traction. The Council received feedback that prospective renters require a washer/dryer unit in-suite.
2. The Strata Council solicited a quote to demolish and redesign the unit to include a washer dryer/unit.
3. The scope of work includes demo, disposal of an existing cabinet and countertop, installation of a new cabinet and countertop and installation of a dishwasher and washer/dryer unit.
4. The cost of the work outlined above, including a new dishwasher and washer/dryer unit is **\$18,000** including GST.
5. The Strata Council proposes to fund the work outlined above from the Contingency Reserve Fund (CRF).

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, approve the withdrawal(s) of up to **\$18,000** from the Contingency Reserve Fund (CRF) to pay for the work outlined above.

End of Resolution “G”

**STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC**

**Annual General Meeting
May 21, 2025**

**Resolution “H”
(3/4 Vote Resolution)
*CRF Withdrawal – Dual Gate Installation***

WHEREAS:

1. To enhance building security, the Strata Council proposes converting the main entrance garage gate to a dual gate system, one for entry and one for exit.
2. The scope of work will include 2x 10’-1 x 7’ three-piece gate, with a middle divider, reuse of the existing operator and installation of a new operator for the exit gate.
3. The exit gate will have a motion sensor installed. The scope will include a adjustable car sensor that will only open the overhead exit gate when a car or motorcycle is detected.
4. The total cost for the dual gate installation and motion sensor is \$30,195.03 + GST.
5. The Strata Council proposes to fund the work from the Contingency Reserve Fund (CRF).

BE IT THEREFORE RESOLVED, BY ¾ VOTE RESOLUTION:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, approve to the withdrawal(s) of **\$32,000.00** including GST from the Contingency Reserve Fund (CRF) to pay for the work outlined above.

End of Resolution “H”

**STRATA CORPORATION BCS1060
“KATSURA & SEQUOIA AT HAMPTONS PARK”
9133 HEMLOCK DRIVE
6233 KATSURA STREET
RICHMOND, BC**

**Annual General Meeting
May 21, 2025**

Resolution “I”
Repeal & Replace Bylaws

WHEREAS:

1. Pursuant to s. 128 of the Strata Property Act, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may amend its bylaws;
2. Pursuant to s. 119(2) of the Act states that the bylaws of a strata corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, the common property and common assets of the strata corporation and for the administration of the strata corporation;

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. The Owners of Strata Plan BCS1060, “Katsura & Sequoia”, that all of the existing registered bylaws of the Strata Corporation be repealed and replaced with the bylaws attached hereto as Schedule “B”.

End of Resolution “I”

KATSURA AND SEQUOIA AT HAMPTONS PARK

STRATA PLAN BCS 1060

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PREAMBLE

These bylaws bind the strata corporation and the Owners, tenants and occupants to the same extent as if the bylaws have been signed by the strata corporation and each Owner, tenant and occupant and contained covenants on the part of the strata corporation with each Owner, tenant and occupant and on the part of each Owner, tenant and occupant with every other Owner, tenant and occupant and with the strata corporation to observe and perform their provisions.

Unless otherwise stated, all terms have the meanings prescribed in the Strata Property Act, S.B.C 1998 (the "Act"). For the purposes of these bylaws, "residents" means collectively, Owners, tenants and occupants and "a resident" means collectively, an Owner, a tenant and an occupant. The Schedule of Standard Bylaws to the Act does not apply to the strata corporation.

DUTIES OF OWNERS, TENANTS, OCCUPANTS AND VISITORS

1. Compliance with Bylaws and Rules, and Insurance.

- 1.1 All residents and visitors must comply strictly with the bylaws and rules of the strata corporation adopted from time to time.

2. Payment of Strata Fees and Special Levies

- 2.1 An Owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- 2.2 An Owner must provide the strata corporation, as required by the property management company, with either a fully completed pre-authorized debit (PAD) form or twelve (12) consecutive monthly post-dated cheques covering the entire fiscal year, or the remaining months thereof.
- 2.3 The strata corporation including members of strata council will not accept strata fees via the "council mailbox".
- 2.4 Where an Owner fails to pay strata fees in accordance with bylaws, outstanding strata fees will be subject to:
 - (a) an interest charge of 10% per annum, compounded annually.
- 2.5 A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy. Where an owner fails to pay a special levy on the due date, the outstanding special levy contributions will be subject to:
 - (a) an interest charge of 10% per annum, compounded annually.
- 2.6 The strata corporation may proceed under the Small Claims Act or the Civil Resolution Tribunal Act without further authorization by the owners, to recover from an owner, by action in debt in the Civil Resolution Tribunal or Small Claims Court, money owing to the strata corporation, including money owing as administration fees, bank charges, fines, penalties, interest or the costs, including legal costs, of remedying a contravention of the bylaws or rules and to recover money which the strata corporation is required to expend that is the responsibility of an owner under these bylaws.

INSURANCE & INDEMNITY

3. Insurance & Indemnity

- 3.1 The Strata Corporation shall maintain insurance for buildings, common facilities and any insurable improvements owned by the Strata Corporation only to the extent required by the Strata Property Act.
- 3.2 Owners shall obtain and maintain insurance for loss or damage to their strata lots against fire and other perils in excess of the insurance obtained by the Strata Corporation.
- 3.3 Owners shall obtain and maintain insurance for damage to any improvements within their strata lots.
- 3.4 Owners and tenants are required to maintain homeowner/tenant insurance for their strata lot.
- 3.5 An owner, tenant, occupant or visitor must not allow damage other than reasonable wear and tear to the common property, limited common property, common assets, or those parts of any strata lot which the Strata Corporation must repair and maintain under the Bylaws or insure under section 149 of the Act.
- 3.6 If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, common facilities or common assets, the owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property, common facilities or common assets to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy or, if a claim against the strata corporation's insurance policy is not made, for all expenses incurred by the strata corporation up to the amount of the strata corporation's insurance deductible. Without limiting the meaning of the word "responsible", an owner is deemed to be responsible for loss or damage caused by the owner or by any of the tenants, occupants, visitors, agents, contractors or employees of the strata lot, family members or invitees for which they, or their strata lot is responsible.
- 3.7 For the purposes of these bylaws, any insurance deductible paid or payable by the Strata Corporation will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the responsible owner.
- 3.8 For the purposes of these bylaws, any uninsured repair costs incurred by the Strata Corporation to mitigate against further damage, whether within a strata lot or to common property, limited common property or to common assets, or incurred to remedy or repair damage that is not insured and that is the responsibility of the owner, will be charged to the responsible owner.
- 3.9 Where an owner or occupant has upgraded an original fixture and the upgraded fixture suffers damage, the cost to repair or replace the upgraded fixture must be paid by the owner or occupant responsible for the damage and not by the strata corporation.
- 3.10 For the purposes of these bylaws an owner shall be deemed to be responsible for:
 - (a) Legal costs incurred in relation to defending any claim against the strata corporation and/or prosecuting any claim made against the owner, including enforcement of these bylaws and pursuing legal action to collect an insurance deductible or uninsured costs for which the owner is responsible;
 - (b) Administrative and investigation costs;
 - (c) Professional/consulting services; and
 - (d) Emergency restoration and remediation costs associated with taking steps or doing work, on an emergency or urgent basis, to mitigate damages to a strata lot, limited common property or common property or common assets, that are not otherwise paid as part of an insurance claim

- 3.11 In addition to the obligations and liabilities imposed by the bylaws herein, an owner is strictly liable to the Strata Corporation and to other owners and occupants for any damage to common property, limited common property, common assets or to any strata lot and/or injury or death where the cause of such loss or damage originated within the owner's strata lot or limited common property designated for the exclusive use of such owner's strata lot, including but not limited to, anything arising from any of the following:
- (a)
 - (i) dishwasher;
 - (ii) refrigerator with or without ice/water dispensing capabilities;
 - (iii) garburator;
 - (iv) hot water tank;
 - (v) washing machine;
 - (vi) radiant heating system, including boiler;
 - (vii) toilets, sinks, bathtubs and showers;
 - (viii) plumbing pipes, fixtures and hoses that are not common property;
 - (ix) fireplaces;
 - (x) anything introduced into the strata lot by the owner.
 - (b) any alterations or additions to the strata lot, the limited common property or the common property made by the owner, the owner's tenants, or by prior owner(s) of the strata lot;
 - (c) the freezing and bursting of pipes in the owner's strata lot or located on limited common property adjacent to the strata lot that arises from a failure to adjust the heating of the strata lot appropriately for the weather;
 - (d) any areas of limited common property that an owner is required to maintain and repair including but not limited to damage arising from a blocked drain on the deck, balcony or patio designated as limited common property for the owner's strata lot;
 - (e) any pets residing in or visiting at the owner's strata lot; and
 - (f) any children, visitors, guests or family members residing in or visiting at the owner's strata lot.
- 3.12 An owner is strictly liable to the Strata Corporation for any damage caused by the owner or the owner's tenants, occupants, visitors, agents, contractors or employees of the strata lot or of the owner, including the cost of repair or replacement if required, to fences, gates, doors, windows, carpeting, elevators, sprinkler systems, common property hallways, storage lockers, parking stalls or to any common property, limited common property, common assets not specifically referenced herein
- 3.13 An owner is strictly liable to the Strata Corporation for trade or service call outs, including return trade or service call outs, for investigations, repairs, maintenance, services or costs that are the responsibility of the owner related but not limited to:
- (a) unauthorized affixing of planters, canopies or awnings to common property;
 - (b) the cost of re-keying due to lost keys;
 - (c) the costs of emergency access/entry into the owner's strata lot, including forced entry by first responders and for common property repairs required due to such emergency access/entry or forced entry;

- (d) the costs charged to the strata corporation for return visits charged by tradespersons for strata lot access when previous access was not granted or provided including but not limited to access for fire inspection, dryer vent cleaning and horizontal drain cleaning;
- (e) the costs to clean up garbage or recycling not properly disposed of in the garbage/recycling room;
- (f) damages to landscaping;
- (g) the costs to clean up pet waste;
- (h) damage caused to common property by vehicles, bicycles, scooters, wheel chairs, and skateboards; and
- (i) for any other repairs or maintenance costs incurred which the strata council, in its reasonable discretion, determines were caused by an owner or the owner's tenants, occupants, visitors, agents, contractors or employees and for which an owner is responsible.

3.14 Nothing in the Bylaws shall restrict or limit in any way the rights of the Strata Corporation under sections 133 or 158 of the Act.

3.15 For the purpose of this Bylaw any amount which and owner is responsible to pay the Strata Corporation shall be assessed against the owner's strata lot and included in the statement of account for the strata lot.

4. Use of Property

4.1 A resident or visitor must not use a strata lot, the common property or common assets in a way that:

- (a) Causes a nuisance or hazard to another person,
- (b) Causes unreasonable noise,
- (c) Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
- (d) Is illegal, or
- (e) Is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

4.2 A Resident or Visitor must not cause damage, other than reasonable wear and tear to the strata common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

4.3 An Owner is responsible for any damage caused by occupants, tenants or visitors to the Owner's strata lot or common property.

4.4 An Owner is responsible for any damage caused to common property.

5. Pets and Animals

5.1 A resident or Visitor must not keep pets on a Strata Lot or Common Property or on land that is a common asset except in accordance with the following rules:

- (a) A Resident or Visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (b) A Resident must not keep a pet on a Strata Lot other than one or more of the following:

- (i) A reasonable number of fish or other small aquarium animals;
- (ii) A reasonable number of small caged mammals;
- (iii) Up to one (1) birdcage with reasonable number of birds
- (iv) Any combination of cats and dogs to a maximum of two (2) pets.

5.2 A Resident must not harbor in a Strata Lot:

- (a) A dog with a known propensity, tendency or disposition to attack without provocation other domestic animals or humans,
- (b) Any dog which has bitten another domestic animal or human without provocation or
- (c) A Pit Bull Terrier, Rottweiler, American Pit Bull Terrier, Pit Bull, Staffordshire Bull Terrier, American Staffordshire Terrier or any dog of mixed breeding which includes any of the aforementioned breeds.

5.3 A Resident must not harbor exotic pets including snakes, reptiles, spiders or large members of the cat family.

5.4 A Resident must apply to the Strata Council for written permission to keep a pet (a "Permitted Pet") by registering the pet with the management within 30 days of the pet residing on a Strata Lot (or the passage of the Strata Rule) and by providing, in writing, the name of the Permitted Pet, breed, color and markings, together with the name, Strata Lot number and telephone number of the pet Owner.

5.5 A Resident or Visitor must not permit a loose or unleashed Permitted Pet on common property, on land that is a common asset or in the building. Leashes cannot exceed four (4) feet in length at any time within or on the common property or on land that is a common asset. A Permitted Pet found loose on Common Property or land that is a common asset shall be delivered to the municipal pound at the expense of the Strata Lot Owner and/or Resident.

5.6 A Resident must not keep a Permitted Pet that is a nuisance on the Strata Lot, on Common Property or on land that is a common asset. If a Resident has a pet which is not a Permitted Pet or if, in the opinion of Council, the Permitted Pet is a nuisance or has caused or is causing an unreasonable interference with the user and enjoyment by Residents or Visitors of a Strata Lot, Common Property or common assets, the Council may order such pet to be removed permanently from the Strata Lot, the Common Property or common asset or all of them.

5.7 A pet Owner must ensure that a Permitted Pet is kept quiet, controlled and clean. Any excrement on Common Property or on land that is a common asset must be immediately disposed of by the pet Owner.

5.8 A pet Owner must keep a Permitted Pet only in a Strata Lot, except for ingress and egress. No pets are permitted on the 5th Floor Amenity area including all walkways and grass and garden areas.

5.9 A Strata Lot Owner and/or Resident must assume all liability for all actions by a Permitted Pet, regardless of whether the Resident and/or Owner had knowledge, notice or forewarning of the likelihood of such action.

5.10 A Resident or Visitor must not feed birds, rodents or other wild animals from any Strata Lot, Limited Common Property, Common Property or land that is a common asset. No bird feeders of any kind, except hummingbird feeders, are permitted to be kept on Balconies Strata lots, Common Property or land that is common asset.

5.11 Notwithstanding bylaw 5.6, a Resident whose pet contravenes bylaw 5.6 and is not removed permanently when ordered do to so by the Council, will be subject to an immediate injunction application and the Owner

of the strata lot will be responsible for all expenses incurred by the strata corporation to obtain the injunction, including legal costs.

6. Children and Supervision

- 6.1 Residents are responsible for the conduct of visitors including ensuring that noise is kept at a reasonable level, in the sole determination of a majority of the council that will not disturb the rights of quiet enjoyment of others.
- 6.2 Residents are responsible for the conduct of children residing in their strata lot, including ensuring that noise is kept at a reasonable level, in the sole determination of a majority of the council that will not disturb the quiet enjoyment of others.
- 6.3 Residents are responsible to assume liability for and properly supervise activities of children including, but not exhaustively, cycling, skateboarding and hockey.

7. Inform Strata Corporation

- 7.1 An Owner must notify the strata corporation within two (2) weeks of becoming an Owner; the Owner's name and any occupants' names, strata lot number and mailing address outside the strata plan, if any.
- 7.2 An Owner must immediately notify the strata corporation of any changes in contact information.
- 7.3 Upon request, a tenant must provide the strata corporation with the tenant's full name and the strata lot number the tenant occupies.
- 7.4 An Owner is required to submit a completed Form K - Notice of Tenant's Responsibilities within two (2) weeks of occupancy or occupancy change. Failure to provide an accurate Form K within the notice period is subject to:
 - (a) a fine of \$200 every 7 days until received

8. Obtain Approval before Altering a Strata Lot

- 8.1 An Owner must obtain the written approval of the strata corporation before making or authorizing an alteration to a strata lot that involves any of the following:
 - (a) The structure of a building;
 - (b) The exterior of a building;
 - (c) Patios, chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (d) Doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (e) Fences, railings or similar structures that enclose a patio, balcony or yard;
 - (f) Common property located within the boundaries of a strata lot;
 - (g) Those parts of the strata lot which the strata corporation must insure under section 149 of the Act; and
 - (h) Wiring, plumbing, piping, heating, air conditioning and other services.
- 8.2 The strata corporation must not unreasonably withhold its approval under bylaw 8.1, but may require as a condition of its approval that the Owner agree, in writing, to take responsibility for any expenses relating to the alteration and to indemnify and hold harmless the strata corporation for any future costs in connection with the alteration.

- 8.3 An Owner intending to apply to the strata corporation for permission to alter a strata lot must:
- (a) Submit, in writing, detailed plans and description of the intended alteration;
 - (b) Obtain all applicable permits, licenses and approvals from the appropriate governmental authorities and provide copies to the strata council; and
 - (c) Obtain the consent of the Owners by written approval of the strata council under bylaw 8.1.
- 8.4 Once an Owner receives the written approval of the Strata council all applicable permits, licenses and approvals from the government authorities must be obtained before proceeding and provide copies to the Strata council.

9. Obtain Approval before Altering Common Property

- 9.1 An Owner must obtain the written approval of the strata corporation before making or authorizing an alteration of common property, including limited common property or common assets.
- 9.2 An Owner, as part of its application to the strata corporation for permission to alter common property, limited common property or common assets, must:
- (a) Submit, in writing, detailed plans and description of the intended alteration;
 - (b) Obtain all applicable permits, licenses and approvals from the appropriate governmental authorities and provide copies to the strata council; and
 - (c) Obtain the consent of the Owners by written approval of the strata council under bylaw 9.1.
- 9.3 The strata corporation may require, as a condition of its approval, that the Owner agree, in writing, to certain terms and conditions, including, not exhaustively, the following:
- (a) That alterations be done in accordance with the design or plans approved by the strata council or its duly authorized representatives;
 - (b) That the standard of work and materials be not less than that of the existing structures;
 - (c) That all work and materials necessary for the alteration be at the sole expense of the Owner;
 - (d) That the Owner from time to time of the strata lot receiving the benefit of an alteration to common property, limited common property or common assets must, for so long as he or she remains an Owner, be responsible for all present and future maintenance, repairs and replacements, increases in insurance, and any damage suffered or cost incurred by the strata corporation as a result, directly or indirectly, of the alterations to common property, limited common property or common assets.
 - (e) That the Owner and any subsequent Owner on title who receives the benefit of such alteration, must, with respect only to claims or demands arising during the time that they shall have been Owner, indemnify and hold harmless the strata and demands whatsoever arising out of or in any manner attributable to the alteration. Any costs or expenses incurred by the strata corporation as the result of such claim or demand will be the responsibility of the Owner from time to time of the strata lot who has benefited from the alteration and the said costs or expenses incurred must be charged to that Owner and shall be added to and become part of the strata fees of that Owner for the month next following the date upon which the cost or expenses are incurred, but not necessarily paid by the strata corporation, and shall become due and payable on the due date of payment of monthly strata fees.

- 9.4 An Owner who has altered common property, limited common property or common assets prior to the passage of these bylaws shall be subject to their content and intent to the extent that any damages suffered or costs incurred by the strata corporation as a result, directly or indirectly, of the alteration, must be borne by the Owner who has benefited from the alteration.
- 9.5 An Owner who, subsequent to the passage of bylaws 9.1 to 9.4 (inclusive), alters common property or limited common property without adhering strictly to these bylaws, must restore, at the Owner's sole expense, the common property, limited common property or common assets, as the case may be, to its condition prior to the alteration. If the Owner refuses or neglects to restore the alteration to its original condition, the strata corporation may conduct the restoration, at the expense of the Owner who altered the common property or limited common property. The cost of such alteration shall be added to and become part of the strata fees of that Owner for the month next following the date on which the cost was incurred and will become due and payable on the due date of payment of monthly strata fees.

10. Renovations/Alterations

- 10.1 An Owner and/or resident must give the Strata Corporation three (3) business days prior notice of the scheduled arrival of tradespersons or delivery of materials. Gas and electrical repairs to an Owner's Strata Lot must be completed by certified tradespersons.
- 10.2 A resident must not permit any construction debris, materials or packaging to be deposited in the Strata Corporation's disposal containers. It is to be removed at the Resident's expense.
- 10.3 An Owner and/or resident must ensure that the delivery of any construction materials is through the parking lot and, if in an elevator, the Owner and/or resident must ensure the elevator is protected with proper wall pads and floor coverings.
- 10.4 An Owner must ensure that the hours of work are restricted to 9:00 AM to 5:00 PM, Monday through Friday, and 10:00 AM to 5:00 PM, Saturdays and Sundays. No renovations/alterations on statutory holidays unless explicit written approval is obtained from Council.
- 10.5 An Owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for ensuring that any and all required permits and licenses are obtained.
- 10.6 Hard Surface Flooring (Laminates or Wood Flooring)
- (a) Prior to installing hard surface flooring, the Owner must obtain written permission from the Strata Council.
 - (b) Strata Council has established the following guidelines for the installation of hard surface flooring in order to reduce the noise impact on neighboring suites.
 - (i) Installation:
 - 1. Owners must install a floor underlay with an Impact Insulation Class or IIC rating of 75 or better.
 - 2. Underlay is to be installed between the finished floor and the concrete base.
 - (ii) Noise Reduction:
 - 1. To reduce the noise impact of hard surface flooring, residents are requested to implement the following:
 - (a) Fit soft pads under the legs of furniture
 - (b) Wear soft-soled footwear in the suite
 - (c) Place rugs or carpets in high traffic areas.

2. As sound is not absorbed well by hard surface flooring, placing soft pads on the inside of cabinet doors will help reduce the noise of closing.
3. Owners are required to assist in responding to noise complaints arising from the installation of hard surface flooring.

10.7 Mini Split Air Conditioning

- (a) Owners may install mini-split air conditioning units upon obtaining prior written approval of the Strata Corporation and fulfilling any conditions to the approval set out by the strata council, including the agreement of the owner, in writing, to take responsibility for any expenses relating to the installation of the air conditioner unit, and for so long as he or she remains an owner, be responsible for all present and future maintenance, repairs and replacements, increases in insurance, and any damages suffered or cost incurred by the strata corporation as a result, directly or indirectly, of the installation of the air conditioner unit.
- (b) As a further condition of approval, the owner shall execute an indemnity agreement acceptable to council which specified among other terms, that the owner, and any subsequent owner, who receives the benefit of the installation must, with respect only to claims or demands arising during the time that they shall have been owner, indemnify and save harmless the strata corporation and applicable section, its council or executive expenses, costs, damages, charges, actions, and other proceedings made or brought against, suffered by, or imposed upon the strata corporation or the section or their respective property with respect to any loss, damage, injury, directly or indirectly, arising out of, resulting from, or sustained by the strata corporation or the section by reason of the installation.
- (c) Applications for approval of a mini split air conditioning unit must contain:
 - (i) Detailed plans for the placement of the air conditioning unit, including plans for the placement of cooling pipes
 - (ii) Details of the air conditioning unit that the owner plans to install, including but not limited to any manufacturer's specification sheets and information related to the sound produced by the unit
 - (iii) The intended installer's name, contact information, written confirmation of the installer's current liability insurance and current WorkSafeBC coverage
 - (iv) A City of Richmond permit for the installation of the air conditioning unit, should one be required, including but not limited to an electrical permit
 - (v) If the air conditioning unit installation will pierce the building exterior, a building envelope professional, approved by the strata council, must confirm that the installation will not compromise the integrity of the exterior of the building, and must provide that opinion in written report to the strata council. The strata council may require that the building envelope professional return post-installation to confirm the installation did not compromise the integrity of the exterior of the building. All costs associated are to be borne by the requesting owner
- (d) Any air conditioning unit must not produce noise at a decibel level greater than 58db
- (e) Owners must repair and maintain any air conditioning unit installed and benefitting their strata lot on a yearly basis and provide such maintenance record(s) to strata council upon request
- (f) The air conditioning unit must be capable of being removed, and the owner must remove it as and when removal is required, at the owner's cost, in order to carry out any repair or maintenance work on the exterior of the building where the air conditioning unit is installed. Owners who fail to remove the air conditioning unit when removal is required will be fined \$200.00 every 7 days until

the air conditioning unit is removed as required. The strata council may, at its option, take steps to remove the air conditioning unit and store it until the repair or maintenance work on the exterior of the building is completed and charge the removal and storage costs back to the owner, which shall be added to and become part of the assessment of that owner for the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of the monthly assessment

- (g) Air conditioning units are subject to removal at the direction of the strata council where the installation requirements set out in this bylaw have not been complied with. Owners will pay all costs associated with the removal of the air conditioning unit and the repair of the balcony, window or any exterior surface to the condition in which they would be have the air conditioning unit not been installed. Such costs shall be charged back to the owner and shall be added to and become part of the assessment of that owner for the month next following date on which the expense was incurred and shall become due and payable on the date of payment of the monthly assessment

11. Permit Entry to Strata Lot

- 11.1 A resident or visitor must allow a person authorized by the strata corporation to enter the strata lot or limited common property.
 - (a) In an emergency, without notice, to ensure safety or prevent significant loss or damage;
 - (b) At a reasonable time, on 48 hours' notice, to inspect, repair, renew, replace or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair, replace, renew and maintain under these bylaws or the Act or to insure under section 149 of the Act;
 - (c) At a reasonable time, on 48 hours' notice, to conduct the annual fire inspection as required by bylaw 12.
- 11.2 The notice referred to in bylaw 11.1 (b) must include the date and approximate time of entry, and the reason for entry.
- 11.3 If forced entry to a strata lot is required immediately due to required emergency access, the Owner shall be responsible for all costs of forced entry incurred by the strata corporation.

ANNUAL FIRE INSPECTION

12. Annual Fire Inspection – In Suite Access

- 12.1 A resident, tenant, owner or occupant of a strata lot must grant access to their strata lot for the purpose of performing regularly scheduled maintenance to the in-suite fire safety systems.
- 12.2 A resident, tenant, owner or occupant fails to grant access to their strata lot on the third attempt scheduled date of service the strata lot owner will be notified and a locksmith will be called to provide access to the strata lot to complete the mandatory testing at the owner's expense.

ENFORCEMENT OF BYLAWS AND RULES

13. Fines

- 13.1 Except where specifically stated to be otherwise in these bylaws, the Strata corporation may fine an Owner or Tenant:
 - (a) \$200.00 for each contravention of a bylaw unless specifically noted;
 - (b) \$50 for each contravention of a rule;

- (c) \$1,000.00 for each contravention of the bylaw, in the case of a bylaw that prohibits or limits use of all or part of a residential strata lot for remuneration as vacation, travel or temporary accommodation.

- 13.2 The strata council must, if it determines in its discretion that a resident is in repeated contravention of any bylaws or rules of the strata corporation, levy fines and the fines so levied shall be immediately added to the strata fees for the strata lot and shall be due and payable together with the strata fees for the strata lot in the next month following such contravention.

14. Continuing Contravention

- 14.1 Except where specifically stated to be otherwise in these bylaws, if an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days. In the case of a bylaw that prohibits, or limits use of all or part of a residential strata lot for remuneration as vacation, travel or temporary accommodation, a fine of \$1,000.00 may be imposed daily.

AUTHORITIES AND DUTIES OF STRATA CORPORATION

15. Repair and Maintenance of Property by Strata Corporation

- 15.1 The strata corporation must repair and maintain all of the following:
 - (a) Common assets of the strata corporation;
 - (b) Common property that has not been designated as limited common property;
 - (c) Limited common property, but the duty to repair and maintain it is restricted to
 - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
 - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
 - 1. The structure of a building;
 - 2. The exterior of a building;
 - 3. Patios, chimneys, stairs, balconies and other things attached to the exterior of a building;
 - 4. Doors, windows and skylights on the exterior of a building or that front on common property;
 - 5. Fences, railings and similar structures that enclose patios, balconies and yards;
 - (d) a strata lot, but the duty to repair and maintain it is restricted to
 - (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) patios, chimneys, stairs, balconies and other things attached to the exterior of a building, doors, windows and skylights on the exterior of a building or that front on common property, and
 - (iv) fences, railings and similar structures that enclose patios, balconies and yards.

16. Council Size

- 16.1 The council must have a minimum of three (3) and maximum of seven (7) members.

17. Council Eligibility

- 17.1 An owner of a strata lot may stand for council.
- 17.2 No person may stand for council or, in the discretion of remaining members of council, continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under section 116 (1) of the Act.
- 17.3 No person may stand for council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules for which the Owner is responsible under section 131 of the Act

18. Council Members' Terms

- 18.1 The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- 18.2 A person whose term as council member is ending is eligible for re-election.

19. Removing Council Member

- 19.1 Unless all the Owners are on the council, the strata corporation may, by a resolution passed by three-quarter (3/4) vote at an annual or special general meeting, remove one or more council members. The strata corporation must pass a separate resolution for each council member to be removed.
- 19.2 After removing a council member, the strata corporation may hold an election at the same annual or special general meeting to replace the council member for the remainder of the term or the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 19.3 If the strata corporation removes all of the council members, the strata corporation must hold an election at the same annual or special general meeting to replace the council members for the remainder of the term up to, at least, the minimum number of council members required by bylaw of the strata corporation for the remainder of the term.
- 19.4 The council may appoint the remaining council members necessary to achieve a quorum for the strata corporation, even if the absence of the members being replaced leaves the council without a quorum.
- 19.5 A replacement council member appointed pursuant to bylaws 19.2 and 19.4 may be appointed from any person eligible to sit on the council.

20. Replacing Council Member

- 20.1 If a council member resigns or is unwilling or unable to act, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 20.2 A replacement council member may be appointed from any person eligible to sit on the council.
- 20.3 The council may appoint a council member under bylaw 20.2 even if the absence of the member being replaced leaves the council without a quorum.
- 20.4 If all the members of the council resign or are unwilling or unable to act, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

21. Officers

- 21.1 At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a President, a Vice President, a Secretary and a Treasurer.
- 21.2 A person may hold more than one office at a time, other than the offices of President and Vice President.
- 21.3 The vice president has the powers and duties of the President,
- (a) While the president is absent or is unwilling or unable to act,
 - (b) If the president is removed, or
 - (c) For the remainder of the president's term if the president ceases to hold office.
- 21.4 The strata council may vote to remove an officer.
- 21.5 If an officer other than the president is removed, resigns, is unwilling or unable to act, the council members may elect a replacement from among themselves for the remainder of the term.

22. Calling Council Meetings

- 22.1 Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- 22.2 The notice in bylaw 22.1 does not have to be in writing.
- 22.3 A council meeting may be held on less than one week's notice if
- (a) All council members consent in advance of the meeting, or
 - (b) The meeting is required to deal with an emergency situation and all council members either,
 - (i) Consent in advance of the meeting, or
 - (ii) Are unavailable to provide consent after reasonable attempts to contact them.

23. Quorum of Council

- 23.1 A quorum of the council is:
- (a) 2, if the council consists of 3, or 4 members,
 - (b) 3, if the council consists of 5 or 6 members, and
 - (c) 4, if the council consists of 7 members.
- 23.2 Council members must be present in person at the council meeting to be counted in establishing quorum.

24. Council Meetings

- 24.1 The council may meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit.
- 24.2 (1) At the option of the council, council meetings may be held by electronic means, provided that:

- (a) except in cases where section 32 of the Act applies, all council members are included in the electronic communication discussing the decision;
- (b) except in emergency situations where immediate action is necessary to ensure safety or prevent significant loss or damage, or in cases where all responses are received in a shorter period, council members must have not less than 48 hours to respond to a request for a decision; and
- (c) any decision is approved by a majority of council members.

(2) If the strata council makes a decision in accordance with bylaw 18(1),

- (a) any decision made by electronic means must be recorded in the minutes of the next council meeting; and
- (b) the strata corporation must keep a record of the electronic communication exchanged between council members with respect to the decision, and such electronic records will be considered a record of the strata corporation for the purposes of sections 35 and 36 of the Act.

(3) Despite subsection (2), if the council makes a decision by electronic means in accordance with subsection (1), the council is entitled to immediately act upon the decision made and does not wait for the decision to be recorded in the minutes for the next council meeting.

24.3 All Council meetings are to be chaired by the President. If the President of the Council is unwilling or unable to act, the meeting must be chaired by the Vice – President. If neither the President nor the Vice – President of the council chairs the meeting, a chair must be elected from those council members in attendance.

24.4 If a council meeting is held by electronic means, council members are deemed to be present in person.

24.5 Owners may attend council meetings as observers.

24.6 Despite bylaw 24.5, no observers may attend those portions of council meetings that deal with any of the following:

- (a) Bylaw contravention hearings under section 135 of the Act.
- (b) Any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

25. Voting at Council Meetings

25.1 At council meetings, decisions must be made by a majority of council members present in person at the meeting.

25.2 If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

25.3 The results of all votes at a council meeting must be recorded in the council meeting minutes.

26. Council to Inform Owners of Minutes

26.1 The council must circulate to or post for Owners the minutes of all council meetings within two (2) weeks of the meeting, whether or not the minutes have been approved.

27. Delegation of Council's Authorities and Duties

- 27.1 Subject to bylaws 27.2, 27.3 and 27.4, the council may delegate some or all its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- 27.2 The council may delegate its spending powers or duties, but only by a resolution that:
- (a) Delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) Delegates the general authority to make expenditures in accordance with bylaw 27.3.
- 27.3 A delegation of a general authority to make expenditures must,
- (a) Set a maximum amount that may be spent, and
 - (b) Indicate the purposes for which, or the conditions under which, the money may be spent.
- 27.4 The council may not delegate its powers to determine, based on the facts of a particular case,
- (a) Whether a person has contravened a bylaw or rule,
 - (b) Whether a person should be fined, and the amount of the fine,
 - (c) Whether a person should be denied access to a recreational facility, or
 - (d) Whether an Owner should be granted an exception from a rental restriction bylaw under section 144 of the Act.

28. Spending Restrictions

- 28.1 A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.

29. Limitation on Liability of Council Member

- 29.1 A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- 29.2 Bylaw 29.1 does not affect a council member's liability, as an Owner, for a judgment against the strata corporation.
- 29.3 All acts done in good faith by the council are, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of a member of council, as valid as if the council member had been duly continued in office.

ANNUAL AND SPECIAL GENERAL MEETINGS

30. Quorum of Meeting

- 30.1 One third of the persons entitled to vote present in person or by proxy constitutes a quorum. If within fifteen (15) minutes from the time appointed for an annual or special general meeting a quorum is not present, the eligible voters present in person or by proxy constitute a quorum.
- 30.2 This bylaw 30.1 is an alternative to section 48(3) of the Act. This bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting.

31. Person to Chair Meeting

- 31.1 Annual and Special General Meetings must be chaired by the President of the council.
- 31.2 If the President of the council is unwilling or unable to act, the meeting must be chaired by the Vice President of the council.
- 31.3 If neither the President nor the Vice President of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons, eligible to vote, who are present at the meeting.

32. Voting

- 32.1 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if the strata corporation is entitled to register a lien against that strata lot under section 116(1) or the Act.
- 32.2 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules, including legal costs, for which the Owner is responsible under section 131 of the Act.
- 32.3 At an Annual or Special General Meeting, voting cards must be issued to eligible voters.
- 32.4 At an Annual or Special General Meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- 32.5 If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- 32.6 The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- 32.7 If there is a tie vote at an Annual or Special General Meeting, the President, or, if the President is absent or unable or unwilling to vote, the Vice President may break the tie by casting a second, deciding vote.
- 32.8 Despite anything in bylaws 32.1 to 32.7 (inclusive), an election of council or removal of a council member must be held by secret ballot, if the secret ballot is requested by an eligible voter.

33. Electronic Attendance at Meetings

- 33.1 A person who is eligible to vote may attend an Annual or Special General Meeting by electronic means so long as the person and the other participants can communicate with each other.
- 33.2 If an Annual or Special General Meeting is held by electronic means with a person, the person is deemed to be present in person for the purposes of the meeting.

34. Order of Business

- 34.1 The order of business at Annual and Special General Meetings is as follows:
 - (a) Certify proxies and corporate representatives and issue voting cards;
 - (b) Determine that there is a quorum;
 - (c) Elect a person to chair the meeting, if necessary;
 - (d) Present to the meeting proof of notice of meeting or waiver of notice;

- (e) Approve the agenda;
- (f) Approve minutes from the last Annual or Special General Meeting;
- (g) Deal with unfinished business;
- (h) Receive reports of council activities and decisions since the previous Annual General Meeting, including reports of committees, if the meeting is an Annual General Meeting;
- (i) Ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) Report on insurance coverage in accordance with section 154 of the Act, if the meeting is an Annual General Meeting;
- (k) Approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an Annual General Meeting;
- (l) Deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) Elect a council, if the meeting is an Annual General Meeting;
- (n) Terminate the meeting.

MARKETING ACTIVITIES

35. Sale of Strata Lot by Owner and Occupants

- 35.1 Real estate signs must not be displayed in a strata lot or on the common property except in the location designated by the strata corporation for real estate signs.

STORAGE

36. Storage Lockers

- 36.1 A resident must not store any hazardous or flammable substances in storage lockers.
- 36.2 A resident must not store anything on top of the storage lockers.

PARKADE

37. Parking

- 37.1 A resident shall use only the parking spaces assigned to his strata lot, save and except for private arrangements with other owners for the use of parking spaces assigned to such other owners. Assigned space(s) shall not be leased or rented to a non-resident
- 37.2 A Resident or Visitor must not use any parking area as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds) or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical repairs.
- 37.3 Visitors must adhere to the "Visitor Parking Rules" which include the displaying of a "Visitor Parking Pass" in order to avoid being towed, refer to Parking Rules posted in the parkade for more regulations.
- 37.4 A Resident must not park or store any vehicle that drips oil or gasoline. A Resident must remove any dripped oil, gasoline or other automotive residue.

- 37.5 A vehicle parked in a manner which reduces the width of an access driveway is subject to towing at the Owner's expenses.
- 37.6 Incoming vehicles have the right-of-way at the garage door.
- 37.7 Use of car horns upon entering, leaving or within the parking garage is prohibited.
- 37.8 Vehicle lights must be used at all times in the parking garage when the vehicle is in motion.
- 37.9 A Resident storing a vehicle must provide proof of insurance to the strata corporation on the commencement date of the storage.
- (a) A minimum of one million dollars (\$1,000,000.00) of third-party liability coverage must be obtained.
- 37.10 Only motorized, currently licensed and/or insured operational vehicles shall be parked on the common, limited common property or on land that is a common asset.
- 37.11 A Resident must not permit any oversized, commercial or recreational vehicles including, but not exhaustively, boats, trailers and campers to enter or be parked or stored on common, limited common property or land that is a common asset.
- 37.12 A Resident or Visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, access lanes or no parking zones.
- 37.13 A Resident or Visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 10 km/hour.
- 37.14 Parking stalls are strictly for vehicle parking only. Any object stored in the parking stall is subject to removal at the Owner's expense and the Owner will be subject to a fine.
- 37.15 No car wash activities are allowed in the parkade at any time.
- 37.16 Any vehicle parked in violation this bylaw will be subject to removal by a towing company authorized by Council, and all costs associated with such removal will be charged to the Owner of the strata lot.

38. Visitor Gate

- 38.1 The following bylaw mandates the use and operation of the visitor gate (outermost) gate of the parkade
- (a) **Entering:** stop and wait for the gate to close halfway before proceeding.
- (i) If another resident activates the gate before it reaches halfway (reopening) proceed when it is safe to do so.
- (b) **Exiting:** stop and wait for the gate to close halfway before proceeding
- (i) If multiple vehicles are exiting proceed without waiting for the gate to close halfway when it is safe to do so.
- (c) **Suspicious Activity:** Any unauthorized or suspicious individuals or vehicles attempting to enter should be reported to the building manager. If there is an immediate threat to safety or property, contact the police.
- (d) **Reporting Violations:** All violations of this bylaw must be reported to the building manager, including the date, time, and a description of the vehicle or individuals involved.

MOVING

39. Moving In/Out Procedures

- 39.1 An Owner must pay a non-refundable fee of \$200.00 to the strata corporation prior to any change of occupancy.
- 39.2 All moving activity, regardless of size or quantity, must be booked with the Resident Manager at least three (3) business days in advance.
- 39.3 All moves must take place during the hours of 9:00 AM to 5:00 PM, Monday through Friday and 10:00 AM to 5:00 PM on Saturdays and Sundays. Moving on statutory holidays is prohibited unless explicit written approval is obtained from Council.
- 39.4 A Resident must contact the Resident Manager to lock off the elevator for any moving activity in or out of the unit.
- 39.5 A Resident must ensure that the elevator is protected with proper wall pads and floor coverings.
- 39.6 A Resident must ensure that the lobby doors are not left open, ajar or unattended and that the furniture is not left piled in the lobby area.
- 39.7 A Resident must ensure that all common areas are left damage free, clean and all hallways and lobby areas vacuumed immediately upon completion of the move.
- 39.8 Any cost of investigation or repair to damage, incurred by the strata corporation, attributed to a move will be charged directly to the strata lot and payable by the owner.

APPEARANCE OF STRATA LOTS, LIMITED COMMON AREAS AND COMMON AREAS

40. Cleanliness

- 40.1 A resident must not allow a strata lot to become unsanitary or untidy. Any expenses incurred by the strata corporation to remediate will be charged to the strata lot owner.
- 40.2 **Garbage:** All household garbage must be properly bagged and securely tied before being placed into the garbage bin. The bin is located inside the garbage room on the ground floor.
 - (a) Do not leave any garbage bags on the floor of the garbage room.
 - (b) Do not leave garbage bags on the hallway floor outside of your unit.
 - (c) Dripping garbage is not condoned. Double or triple bag when necessary.
- 40.3 **Recycling:** Familiarize yourself with the Richmond Recycling procedure.
- 40.4 Recycling bins are located in the garbage rooms on the ground floor. Place your recyclables in appropriate bins labeled as:
 - (a) Mixed Papers
 - (b) Glass Jars and Bottles
 - (c) Containers
 - (d) Food Scraps
- 40.5 Do not leave any items on top of the blue bins or on the floor.

- 40.6 Cardboard boxes must be flattened and placed inside the large bins labelled "Flattened Cardboard"
- 40.7 No furniture, construction debris, hazardous material or other such items can be placed in the garbage room and/or garbage bins.
- 40.8 The following activities are strictly prohibited in all common areas and subject to fine per violation:
 - (a) No Spitting
 - (b) No Littering

LANDSCAPING, BALCONIES, PATIOS, AND EXTERIOR APPEARANCE

41. Landscaping

- 41.1 Do not plant foliage of any type in the common areas, including ponds, without prior written approval from the Strata Council.

42. Balconies and Patios

- 42.1 Do not store any items on balconies and/or patios except gas/electric barbecues (no wood, no coal, no smokers), patio furniture, plants and planters.
 - (a) Limited to a maximum of five (5) free standing self-contained planter boxes or containers
- 42.2 No laundry and/or drying racks are allowed within the limited common areas such as balconies and patios.
- 42.3 No unattended pets are allowed within the limited common areas. All residents are responsible for keeping their balconies and patios clean and tidy.
- 42.4 All Owners and/or residents are responsible for keeping their drains clear of debris to prevent collection of water and flooding problems.
- 42.5 Indoor/Outdoor carpeting (wall to wall) is not allowed on balconies or patios, as moisture will be trapped underneath the carpet which damages the surface membrane or concrete.
- 42.6 Owners on the upper balconies must be considerate at all times of their neighbors below them when watering their plants and washing of balconies. Residents must not allow water to rain off of balconies onto property and people below.
- 42.7 Holes may not be drilled as it will affect the surface membrane.
- 42.8 Heavy objects such as large planters, etc. which are left on a balcony will damage the surface membrane over time. Once the membrane separates from the wall or becomes damaged, the Owner is responsible for the repairs.
- 42.9 Do not throw any type of object from balconies or windows. This illegal activity causes threats to all residents and visitors in our community.

43. Exterior Appearance

- 43.1 No colored window coverings may be visible from the outside of any window. All Owners must maintain blinds in white or a light neutral tone.

- 43.2 A Resident must ensure that no air conditioning units (excluding mini split air conditioning), laundry, flags, clothing, bedding or other articles are hung or displayed from windows, balconies or other parts of the building so that they are visible from the outside of the building.
- 43.3 Alterations to the common area (grounds) or exterior of the building's structure cannot be made without Strata Council's written approval.
- 43.4 A resident must not display or erect fixtures, poles, clotheslines, racks, storage sheds, satellite dishes and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to five (5) free standing, self-contained planter boxes or containers, summer furniture and accessories and gas/electric barbeques.
- 43.5 A resident or Owner must not erect or display or permit to be erected or displayed any signs, fences, billboards, placards, advertising, notices or other fixtures of any kind on the common property or in a strata lot, unless authorized by the council. This shall include the exterior painting and the addition of wood, ironwork, concrete or other materials.
- 43.6 A resident or visitor must not shake rugs, carpets, mops or dusters of any kind from any balcony, window, stairway or other part of a strata lot or common property.

44. Window Film

- 44.1 Prior to installing sun control window film, the Owner must obtain written permission from the Strata Council.
- 44.2 The window film approved by the Council is Newco Sterling 50, Newco Sterling 60 or Panorama Hillite 70 or a film type deemed appropriate by the Council.

MISCELLANEOUS

45. Miscellaneous

- 45.1 A resident or visitor must not use or store barbecues on common property, other than the one provided in the Amenity Area.
- 45.2 A resident or visitor must not hinder or restrict sidewalks, entrances, exits, halls, passageways, stairways and other parts of the common property. Hindrance and restriction including the keeping of personal items and garbage.
- 45.3 A resident or visitor must not wear or use, as the case may be, inline skates, bicycles, scooters or skateboards anywhere in the building, including a strata lot.
- 45.4 A resident or visitor is not permitted use common property electrical outlets for their use.
- 45.5 Notices are not permitted to be posted in any common or limited common areas in the strata corporation except the designated bulletin board in the garbage rooms provided.
- 45.6 A resident must ensure that all entrance doors to strata lots are kept closed and kitchen exhaust fans are used when cooking.
- 45.7 Residents must abide by the following rules pertaining to lighting and decorations for Holidays and Events by adhering to the following;
- (a) The following holidays and Events; Hanukkah, Ramadan, Lunar New Year and New Year's Eve. Residents may install temporary lighting and decorations (2) two weeks prior to the holiday commencing date. All temporary lighting and decorations must be removed no later than (2) weeks following the end of the holiday.

- (b) Christmas lighting and decorations may only be installed not prior to Dec 1st of the applicable year and must be removed no later than January 31st of the applicable year.
 - (c) Residents may install temporary Halloween decorations and pumpkins (2) two weeks prior to the holiday commencing date. All temporary decorations must be removed no later than (2) weeks following the end of the holiday.
 - (d) All freshly cut Christmas trees and wreaths are prohibited in the Strata Corporation.
- 45.8 Townhouse residents with parkade doors must keep their unit doors closed at all times, for health and safety reasons. These parkade vestibules are pressurized to prevent carbon monoxide gas from entering the units.
- 45.9 Close your unit entrance door slowly. Out of consideration of your neighbors, do not allow your door closure to slam the door shut.
- 45.10 Bicycles may be stored within resident's assigned parking stall, or designated area within the parkade, provided they do not obstruct access, create a hazard, or contravene fire regulations. High-value bicycles may be stored within a strata lot.
- (a) Bicycles stored in parking stalls or designated areas within the parkade shall enter and exit the premises via the parkade and visitor gate only.
 - (b) Bicycles stored within strata lots may be transported through common areas, provided they are walked and do not mark, damage, or soil common property.
- 45.11 Carts (shopping, groceries, airport, etc.) are not permitted to be left either in any common area or around the buildings.
- 45.12 Only wireless individual suite door bells, no larger than 1.5 inches in width and 3.5 inches in length, installed on the same side as the door handle and no more than 48 inches from the floor are permitted.

RECREATION FACILITIES

46. Recreation Facilities

- 46.1 The Recreation Facilities are for the use of the Owners, Occupants and their Visitors only and their use will be governed by the provisions in the bylaws relating to Common Property and Common Facilities and by the Rules and Regulations prescribed by the Strata Council (see "The Health Club" rules).

SMOKING & MARIJUANA

47. Smoking

- 47.1 For the purposes of this bylaw, the term smoking includes, but is not limited to:
- (a) smoke or smoking including inhaling, exhaling, burning, carrying of a lighted cigarette, cigar, pipe, hookah pipe, vape, or other lighted smoking equipment that burns tobacco, weed, or other substances;
 - (b) drug or pharmaceuticals including, but not limited to, marijuana, cocaine, hashish, methamphetamines or heroin;
 - (c) vape or vaping including inhaling, exhaling, vaporizing, carrying or using an e-cigarette or similar appliances which allow for the inhalation of vapour of atomized liquids or substances.

47.2 All buildings and lands that comprise the strata corporation are strictly non-smoking, and smoking is prohibited in all areas.

(a) in a strata lot;

(b) on common or limited common property, including but not limited to, patios, walkways, roadways, parking garages, electrical and mechanical rooms, or play areas;

47.3 All persons, including but not limited to owners, tenants, occupants and visitors, must comply with this bylaw.

48. Growing Marijuana

48.1 Growing of marijuana is strictly forbidden:

(a) in a strata lot,

(b) on patios and balconies,

(c) anywhere on common property,

(d) and anywhere on the grounds of the strata corporation.

49. Short Term Accommodation

49.1 An owner or resident must not advertise, use, or permit the use of all or part of a residential strata lot as short-term or temporary accommodation for any person who, directly or indirectly, pays or provides the owner, tenant, or occupant with any fee, compensation, or other remuneration.

49.2 For the purposes of this bylaw, short-term or temporary accommodation is defined as any accommodation for less than six (6) months, including but not limited to:

(a) Short-term accommodation (fewer than 6 months)

(b) Hotel or hotel-like accommodation;

(c) Boarding house,

(d) House "letting,"

(e) Bed and breakfast, or

(f) Other short-term stays, including granting a license to use a strata lot for less than 6 months.

PARKING & LOCKERS

50. Parking/Lockers

50.1 Strata lot owners shall abide by the "Parking/Locker Lease" entered into between AH Ten Holdings Ltd. and CR Thirty Three Holdings Ltd., and valid assignments or partial assignments of parking stalls and lockers entered into pursuant thereto.

50.2 A resident shall use only the parking spaces assigned to his strata lot, save and except for private arrangements with other owners for the use of parking spaces assigned to such other owners. Assigned space(s) shall not be leased or rented to a non-resident.

50.3 No major repairs or adjustments shall be made to motor vehicles on common property.

- 50.4 Guest parking shall be permitted only in the spaces provided. Guests are permitted to use visitor parking only with a registered visitor parking pass displayed and for no more than 48 hours consecutively.
- 50.5 The user of each parking space will be responsible for the cleaning of any excessive oil spills in the parking space. Continuous oil spills will result in prohibition from parking on common property until the vehicle is repaired.
- 50.6 No parking is permitted except in a designated parking space, nor shall a vehicle park in a manner which will reduce the width of an access driveway.
- 50.7 Any vehicle which does not comply with paragraph 50.5 will be removed at the owner's expense.
- 50.8 Incoming vehicles have the right-of-way at the garage door.
- 50.9 Use of car horns upon entering, leaving or within the parking garage is prohibited.
- 50.10 Vehicle lights must be used at all times in the parking garage when the vehicle is in motion.
- 50.11 All vehicles parked in building must have a minimum insurance coverage for fire and theft.
- 50.12 Approved wall mounted storage lockers will be permitted to be attached to a parking space.
- 50.13 This bylaw will not be modified or rescinded except by unanimous resolution of the Strata Corporation.

ELECTRIC VEHICLE CHARGING

51. Electric Vehicle Charging

- 51.1 An Owner wishing to install an Electric Vehicle Charger within their parking stall, must submit a written request to the Strata Council for their review and approval. The Strata Council may require further steps be taken by the Owner prior to installation, including but not limited to, signing an indemnity agreement.
- 51.2 Should an Owner receive approval from the Strata Council to install an Electric Vehicle Charger, the Owner will be subject to a monthly user fee assessed by the Strata Council based on the type of vehicle and electricity rates. Note: The Strata Council may annually review and adjust the monthly fee based on market conditions.
- 51.3 An owner (the "EV Owner") who has the exclusive use of a parking stall (the "EV Parking Stall") may request written consent from the Strata Council to install electrical equipment and an associated EV charging station (the "Charging Equipment"), accessible to the EV Parking Stall for the purpose of charging an electric vehicle in the EV Parking Stall.
- 51.4 To the extent that the installation of the Charging Equipment and use of the EV Parking Stall constitutes a significant change to the use or appearance of the common property, such change is approved in accordance with Section 71 of the Strata Property Act.

PRIVACY AND SECURITY

52. Privacy and Security

- 52.1 The Strata Corporation is accountable and committed to adhering to the requirements of the British Columbia Personal Information Protection Act, SBC 2003, c 63. The Strata recognizes the need to balance the right of individuals to protect their personal information and the need of organizations to collect, use and disclose personal information for reasonable purposes
- 52.2 Accordingly, the Strata Corporation has established a privacy policy that is included as an appendix to these bylaws.

- 52.3 For the purposes of security, the Strata Corporation issues a maximum of:
- (a) Four (4) active fobs for access to the strata property, per strata lot;
 - (b) Two (2) visitor parking passes per strata lot
- 52.4 The cost for an owner or tenant to obtain a remote-control fob is subject to fees specified in the strata corporations' rules.
- 52.5 The cost for an owner or tenant to obtain a visitor parking pass is subject to fees specified in the strata corporations' rules
- 52.6 An owner, tenant or occupant must not "clone" a fob issued by the strata corporation or utilize a cloned fob under any circumstances. A cloned fob and the original fob will be deactivated
- 52.7 The strata corporation may conduct periodic audits of fobs by requiring that all fobs be presented for inspection by the strata corporation or otherwise be provided with proof that a fob is still held by an owner, tenant or occupant of the strata lot a fob is assigned to. If a fob cannot be located or validated, it may be deactivated by the strata corporation.

SEPARATE TYPES

53. Separate Types

- 53.1 Strata lots 8-11, 17-20, 29-33, 39-136, 144-146, 150-152, 160-163 and 167-252 shall be one type of strata lots and shall be referred to in these bylaws collectively, as the "Apartment Strata Lots".
- 53.2 Strata lots 1-7, 12-16, 21-28, 34-38, 137-143, 147-149, 153-159 and 164-166 shall be a different type of strata lot and shall be referred to in these bylaws collectively, as the "Townhouse Strata Lots".
- 53.3 A contribution to the operating fund which relates to and benefits only the Apartment Strata Lots shall be shared only by the owners of the Apartment Strata Lots. Each Apartment Strata Lot's share of that operating fund shall be calculated in accordance with the formula set forth in Regulation 6.4(s) to the Act.
- 53.4 A contribution to the operating fund which relates to and benefits only the Townhouse Strata Lots shall be shared only by the owners of the Townhouse Strata Lots. Each Townhouse Strata Lot's share of that operating fund contribution shall be calculated in accordance with the formula set forth in Regulation 6.4(2) to the Act.
- 53.5 A contribution to the operating fund which relates to and benefits all of the strata lots shall be shared by the owners of the Apartment Strata Lots and the Townhouse Strata Lots. Each strata lot's share of the contribution shall be calculated in accordance with section 99 of the Act.
- 53.6 A contribution of the operating fund that relates to and benefits only the limited common property shall be shared only by owners of the strata lots entitles to use the limited common property. Each strata lot's share of the contribution shall be calculated in accordance with the formula set forth in Regulation 6.4(1) to the Act.
- 53.7 Each strata lot's share of a contribution to the contingency reserve fund or special levy shall be shared by all strata lots in the strata corporation in accordance with the formula set forth in Regulation 6.4(3) to the Act.

PROXY

TO: **THE OWNERS STRATA PLAN BCS1060**
c/o 8th Floor – 1125 Howe St.
Vancouver, BC V6Z 2K8

I _____ of Unit No. _____ at ☐ 9133 Hemlock Drive ☐ 6233 Katsura Street, Richmond, BC, will not be in attendance at the Annual General Meeting held at the 5th Floor Amenity Room & Courtyard.

NOTE: Please note that the Strata Agent of this Strata Corporation (or any of the employees of this Strata Corporation's Agent) cannot be appointed as a proxy.

The undersigned hereby appoints:

_____ as the proxy of the undersigned, upon presentation of this proxy form at said meeting(s), to attend and vote at the meeting to be held at the 5th Floor Amenity Room & Courtyard on **Wednesday, May 21st, 2025**, and at any adjournment thereof, in the same manner, to the same extent and with the same powers as if the undersigned were present at the said meeting or any adjournment thereof. Discretionary authority is conferred on the proxy with respect to such proposals or matters which may properly come before the meetings and at any adjournment thereof.

The undersigned acknowledges receipt of the Notice for the meeting and hereby revokes any proxy previously given.

Signature

Date

Please deliver/ mail this proxy to Rancho's office at 8th Floor-1125 Howe Street, Vancouver, B.C., V6Z 2K8, fax to (604) 684-1956 or email a scan/photo to Jeremy Lim at jlim@ranchogroup.com no later than 12:00 p.m. on Wednesday, May 21st, 2025.

Should you have any questions regarding this package, please contact Jeremy Lim, Senior Strata Agent, at 604-331-4263 or at jlim@ranchogroup.com.

<u>Majority Vote Required</u>	<u>In Favour</u>	<u>Opposed</u>	<u>Abstain</u>
Approve May 29, 2024, Annual General Meeting Minutes	☐	☐	☐
Approve Year-End Financial Statements	☐	☐	☐
Approve 2025 Operating Budget	☐	☐	☐
Rules for Ratification	☐	☐	☐
2025/2026 Insurance	☐	☐	☐

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<u>Resolution – ¾ Vote Required</u>	<u>In Favour</u>	<u>Opposed</u>	<u>Abstain</u>
A. CRF Withdrawal – Operating Deficit	☐	☐	☐
B. Ratify Emergency CRF Expenditures - Spa & Hot Tub Boiler Replacement	☐	☐	☐
C. Special Levy & CRF Withdrawal – Parkade Membrane Repairs	☐	☐	☐
D. CRF Withdrawal – Townhouse Shower Cartridge Replacement	☐	☐	☐
E. CRF Withdrawal – Paver Repairs	☐	☐	☐
F. CRF Withdrawal & CRF Loan – Gym Equipment	☐	☐	☐
G. CRF Withdrawal – Rental Suite Upgrades	☐	☐	☐
H. CRF Withdrawal – Dual Gate & Access Control	☐	☐	☐
I. Repeal & Replace Bylaws	☐	☐	☐

Agents for the Owners

8th Floor – 1125 Howe Street
Vancouver, British Columbia V6Z 2K8
Phone: 604.684.4508
www.ranchovan.com

June 12, 2024

Owners of “Katsura & Sequoia at Hamptons Park”

Strata Plan BCS1060

9133 Hemlock Drive
6233 Katsura Street
Richmond, BC

Dear Owner(s):

Re: 2024/2025 Strata Fee Schedule for Strata Corporation BCS1060, “Katsura & Sequoia at Hamptons Park”

Please find enclosed the minutes of the recent Annual General Meeting held on Wednesday, May 29, 2024, the approved 2024/2025 Strata Fee Schedule, Special Levy Schedule, and a Pre-Authorized Debit form. Please be advised that there is **an increase of 1.7%** in the overall strata fees, **effective April 1, 2024**.

The suggested method of paying your strata fees is the Pre-Authorized Debit Plan, whereby we can debit your account with your monthly strata fees. If you would like to take advantage of this convenient way to pay your strata fees, please complete and return the enclosed form to our office.

Important Note: For those Owners already on the Pre-Authorized Debit Plan (P.A.D.), you do not have to submit the form again. Your strata fees will continue to be withdrawn from your account. On July 1, 2024, there will be 3 (3) payments withdrawn from your account. One payment is for the approved Resolution “B” Special Levy, one is for the difference between the 2023/2024 strata fees for the months of April, May & June 2024, and the final payment is for the approved 2024/2025 strata fees.

myRanchoStrata

NOTE: Owners can now update their contact information and banking information (for existing pre-authorized debit users) by accessing their myRanchoStrata account. Registered Owners will continue to see statements of account and receive important notifications regarding minutes, bylaws, and notices. To register or update your myRanchoStrata account, please visit www.ranchovan.com. More exciting changes to come!

If you have any questions with regards to the above and/or enclosed, please do not hesitate to contact our Accounts Receivable Department (Direct Line 604-674-4635) or the undersigned.

Yours truly,

RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Agents for the Owners

Per:



Jeremy Lim
Senior Strata Agent
Direct Line: (604) 331-4236
Email: jlim@ranchogroup.com

**“HAMPTON’S PARK AT KATSURA & SEQUOIA”
STRATA CORPORATION BCS 1060
6233 KATSURA STREET,
RICHMOND, BC**

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN BCS1060, “HAMPTON’S PARK AT KATSURA & SEQUOIA”, HELD IN THE 5TH FLOOR AMENITY ROOM LOCATED AT 6233 KATSURA STREET, RICHMOND, BC, ON WEDNESDAY, MAY 29, 2024, AT 5:30 P.M.

IN ATTENDANCE

Fifty-six (56) Owners were represented in person or by proxy at the Annual General Meeting.

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Jeremy Lim, Senior Strata Agent
Patrick Tan, Strata Agent

1. **CALL TO ORDER**

The General Membership was notified at 5:30 p.m. that there was no quorum present. Therefore, in accordance with the Strata Corporation’s bylaws (Section 29.1), the meeting was adjourned and reconvened at 6:00 p.m. The relevant bylaw reads:

Annual and Special General Meetings

29. *Quorum of meeting*

29.1 If within 1/2 hour from the time appointed for an annual or special general meeting, a quorum is not present the eligible voters, present in person or by proxy, constitute a quorum.

The Meeting was officially called to order at 6:00 p.m. and it was agreed that Mr. Jeremy Lim, Senior Strata Agent, would chair the remainder of the meeting.

2. **CALLING OF THE ROLL AND CERTIFICATION OF PROXY**

It was confirmed at the beginning of the Meeting that there was a total of fifty-six (56) Strata Lots represented at the Meeting (either in person or by proxy).

3. **PROOF OF NOTICE**

In accordance with the provisions of the *Strata Property Act*, Owners were required to be notified at least twenty (20) days in advance of holding an Annual General Meeting, which includes delivery time for the notice of the meeting. The notice of the Annual General Meeting was mailed out to all Owners on May 9, 2024, which meets the requirements set out in the *Strata Property Act*.

4. **APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

The General Membership was informed that a copy of the June 14, 2023, Annual General Meeting minutes were enclosed with the notice for Owner's review. There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED** to approve the meeting minutes of the Annual General Meeting of June 14, 2023, as presented (56 in favour, 0 opposed, 0 abstained).

5. **COUNCIL PRESIDENT'S REPORT**

There was no Council President's report discussed at tonight's meeting.

6. **REPORT ON INSURANCE COVERAGE**

The Owners were also reminded that the Strata Corporation's insurance policy does not provide for individual contents, including in-suite betterments and improvements coverage. Owners must carry their own homeowner's package for insurance, for such coverage including any improvements and liabilities. Investor Owners should also have insurance in the event that a loss occurs and the unit is not habitable. This would cover the Owners loss of revenue, i.e. rent. Furthermore, the Strata Corporation's insurance policy only provides coverage for original fixtures within the Strata lots, i.e. original carpets, original cabinets, etc., that were installed by the Developer.

There being no questions, it was then **MOVED, SECONDED** and **CARRIED** to approve the insurance report as presented (56 in favour, 0 opposed, 0 abstained).

7. **MOTION TO APPROVE THE 2032/2024 YEAR-END FINANCIAL STATEMENTS**

Mr. Lukas Wilson, the Treasurer, reviewed the year-end financial statements for the period ending March 31, 2024. The Owners were informed that the Strata Corporation ended the year with an operating surplus of \$80,027.01 and the value of the Contingency Reserve Fund (CRF) as of March 31, 2024, is \$394,898.72. The Treasurer reviewed each maintenance line item in detail explaining the overage to the Owners present, including new additional ledger items for further transparency.

After review of the financial statements it was **MOVED, SECONDED** and **CARRIED** to approve the March 31, 2024, year-end financial statements as presented (56 in favour, 0 opposed, 0 abstained).

8. **PROPOSED 2024/2025 OPERATING BUDGET**

Owners were advised that the proposed operating budget for 2024/2025 calls for a 1.7% overall increase in strata fees. The Treasurer then reviewed the budget and answered questions from the Owners present.

After a brief Q&A period, it was **MOVED, SECONDED** and **CARRIED** to approve the budget as presented (56 in favour, 0 opposed, 0 abstained).

9. **VOTE RESOLUTIONS**

a) **Resolution “A” – CRF Contribution – 2023/2024 Operating Surplus**

WHEREAS:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, has ended the 2023/2024 fiscal period with an operating surplus of \$80,027.01.*
2. *In accordance with the Strata Property Act, the surplus must be dealt with at the end of the Strata Corporation’s fiscal period.*
3. *The Strata Council proposes that a portion (\$40,027.01) of the surplus be transferred to the Contingency Reserve Fund (CRF) and the balance (\$40,000) to the 2024/2025 operating budget.*

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, approve the transfer a portion of the 2023/2024 operating surplus of \$40,027.01 to the Contingency Reserve Fund.*

The ¾ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED** (56 in favour, 0 opposed, 0 abstained).

b) **Resolution “B” – Special Levy – Boiler & Storage Tanks Replacement:**

WHEREAS:

1. *The Strata Council approved to remove monies from the Contingency Reserve Fund (CRF) on an emergency basis in the amount of \$244,244.70 including applicable taxes in the 2023/2024 fiscal period to replace the boiler and storage tanks in both buildings.*
2. *The Strata Corporation received rebates from FortisBC with the amount of \$23,400.00 and was deposited to the Contingency Reserve Fund (CRF).*
3. *The Strata Council proposes to replenish the Contingency Reserve Fund with the amount of \$220,844.70 by way of special levy due in two (2) installments on or before July 1, 2024, and October 1, 2024.*

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, hereby approve a special levy in the amount of **\$220,844.70** to replenish the Contingency Reserve Fund for the boiler & tank replacement with a special levy to be calculated based on the unit entitlement. The due date of the special levy to be paid in two (2) installments on or before **July 1, 2024, and October 1, 2024.***

9. **VOTE RESOLUTIONS - CONT'D**

b) **Resolution “B” – Special Levy – Boiler & Storage Tanks Replacement – Cont’d:**

2. *The special levies will be payable by the Owners on record on the date of passing. Payments must be received no later than the specified dates as per the special levy schedule attached.*

The $\frac{3}{4}$ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED** (55 in favour, 1 opposed, 0 abstained).

c) **Resolution “C” – CRF Withdrawal – Mortgage Pay-Out:**

WHEREAS:

1. *The Strata Council recommends paying out and closing the mortgage within the 2024-2025 fiscal period at the Strata Council’s discretion.*
2. *The amount for the mortgage payout is approximately \$90,000.*
3. *The Strata Council proposes to fund the payout from the Contingency Reserve Fund (CRF) in the 2024-2025 fiscal year.*

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, approve the withdrawal of up to \$90,000, including taxes, from the CRF in the 2024/2025 fiscal period to pay out for the mortgage at the Strata Council’s discretion.*

The $\frac{3}{4}$ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED** (55 in favour, 1 opposed, 0 abstained).

d) **Resolution “D” – Guest Suite Renovation:**

WHEREAS:

1. *The Strata Council recommends renovating the guest suite to modern contemporary fixtures in order to collect maximum monthly rent of approximately \$2,500 per month.*
2. *The cost for the renovation is approximately \$140,000 including taxes, which includes a complete overhaul of the unit (new floors, kitchen, appliances, electrical work for washer/dryer unit, lighting, etc.).*
3. *The Strata Council proposes to fund the above work from the Contingency Reserve Fund (CRF) in the 2024-2025 fiscal year.*

9. **VOTE RESOLUTIONS - CONT'D**

d) **Resolution “D” – Guest Suite Renovation – Cont’d:**

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, approve the withdrawal of up to \$140,000, including taxes, from the CRF in the 2024/2025 fiscal period to pay for guest suite renovation.*

The $\frac{3}{4}$ Vote Resolution as presented was **DEFEATED** (40 in favour, 16 opposed, 0 abstained).

10. **NEW BUSINESS / ANY OTHER MATTERS**

a) **EV Charging:**

An Owner inquired about EV Charging infrastructure in the building. This item was presented and defeated at the 2023 Annual General Meeting (AGM). This item will be discussed and re-evaluated by the Strata Council at the next Meeting.

b) **Community Planters:**

An Owner inquired about installing community planters in the common areas. This item will be discussed by the Strata Council at the next Meeting.

c) **Attempted Break-Ins:**

An Owner raised concerns regarding recent break-ins in the neighbouring buildings. The Strata Council informed the Ownership that there were no successful break-ins in the building’s strong security. Council will also look in to fortifying the front gates of the townhouses. A notice will be posted inform the Owners of the intruders along with security reminders.

11. **ELECTION OF STRATA COUNCIL MEMBERS FOR 2024/2025 FISCAL PERIOD**

The Owners thanked the outgoing Strata Council Members for their contributions and efforts throughout the past year with a round of applause. It was then **MOVED, SECONDED** and **CARRIED** to elect the Strata Council members by way of volunteer. It was then **MOVED, SECONDED** and **CARRIED** to close the floor for all nominations.

It was noted that seven (7) Strata Council positions were available. There was a total of seven (7) Owners that volunteered for Council:

- Kam Lau – Strata Lot 25
- Alim Sunderji – Strata Lot 40
- Lukas Wilson – Strata Lot 215
- Jiuzheng Shen – Strata Lot 37
- Mary Cheung – Strata Lot 158
- Shi Fen Su – Strata Lot 148
- Yiu Shing Leung – Strata Lot 36

11. **ELECTION OF STRATA COUNCIL MEMBERS FOR 2024/2025 FISCAL PERIOD – CONT'D**

The following seven (7) Owners were elected to serve on the Strata Council by way of a majority vote:

*Kam Lau
Alim Sunderji
Lukas Wilson
Jiuzheng Shen
Mary Cheung
Shi Fen Su
Yiu Shing Leung*

It was **MOVED, SECONDED**, and **CARRIED** to declare the above Owners duly elected.

12. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting** is TBD.

13. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED**, and **CARRIED** to terminate the Annual General Meeting at 7:50 p.m.

Respectfully Submitted,



Jeremy Lim, Senior Strata Agent
Rancho Management Services (B.C.) Ltd.
8th Floor - 1125 Hornby Street, Vancouver, BC, V6Z 2K8
Phone: 604-684-4508 (**24 HOUR EMERGENCY SERVICES**)
Direct Line: (604) 331-4236
E-mail: jlim@ranchogroup.com

Minutes are prepared by the Strata Agent and are approved for distribution by the Strata Council.

myRanchoStrata

Rancho offers a convenient way for Owners to access Strata-related documents through myRanchoStrata.

myRanchoStrata gives Owners 24/7 access to the following:

- | | |
|---------------------------|--------------------------------------|
| * Meeting minutes | * Insurance coverage |
| * AGM notices | * Depreciation & Engineering reports |
| * Building memos | * Important announcements |
| * Event calendars | * Bylaws & rules |
| * Account balance history | * Other strata related documents |

Owners can also now update their mailing address, primary/secondary phone numbers, email address and banking information for existing pre-authorized debit users. More exciting changes to come!

To sign up for more information about myRanchoStrata, Owners must visit <https://www.ranchovan.com/ownerRegistration.cfm>.

"KATSURA & SEQUOIA" STRATA PLAN BCS1060 Earthquake (EQ) Deductible Assessment Exposure per Strata Lot Based on a All Property Limit (Appraised Value) of: \$115,302,800			
CIVIC ADDRESS	STRATA LOT	UNIT ENTITLE.	Earthquake (EQ) Deductible 20% EQ Ded. or \$23,060,560.00 Strata Lot Owners Portion of EQ Deductible
APARTMENT AT KATSURA			
101-6233 Katsura St.	8	77	\$ 83,372.29
102-6233 Katsura St.	9	39	\$ 42,227.53
103-6233 Katsura St.	10	98	\$ 106,110.19
105-6233 Katsura St.	11	72	\$ 77,958.51
201-6233 Katsura St.	17	78	\$ 84,455.05
202-6233 Katsura St.	18	81	\$ 87,703.32
203-6233 Katsura St.	19	62	\$ 67,130.94
205-6233 Katsura St.	20	78	\$ 84,455.05
301-6233 Katsura St.	29	78	\$ 84,455.05
302-6233 Katsura St.	30	63	\$ 68,213.70
303-6233 Katsura St.	31	81	\$ 87,703.32
305-6233 Katsura St.	32	62	\$ 67,130.94
306-6233 Katsura St.	33	78	\$ 84,455.05
501-6233 Katsura St.	39	78	\$ 84,455.05
502-6233 Katsura St.	40	63	\$ 68,213.70
503-6233 Katsura St.	41	81	\$ 87,703.32
505-6233 Katsura St.	42	62	\$ 67,130.94
506-6233 Katsura St.	43	78	\$ 84,455.05
507-6233 Katsura St.	44	79	\$ 85,537.81
601-6233 Katsura St.	45	81	\$ 87,703.32
602-6233 Katsura St.	46	62	\$ 67,130.94
603-6233 Katsura St.	47	81	\$ 87,703.32
605-6233 Katsura St.	48	62	\$ 67,130.94
606-6233 Katsura St.	49	81	\$ 87,703.32
607-6233 Katsura St.	50	62	\$ 67,130.94
608-6233 Katsura St.	51	79	\$ 85,537.81
609-6233 Katsura St.	52	63	\$ 68,213.70
701-6233 Katsura St.	53	81	\$ 87,703.32
702-6233 Katsura St.	54	62	\$ 67,130.94
703-6233 Katsura St.	55	81	\$ 87,703.32
705-6233 Katsura St.	56	62	\$ 67,130.94
706-6233 Katsura St.	57	81	\$ 87,703.32
707-6233 Katsura St.	58	62	\$ 67,130.94
708-6233 Katsura St.	59	79	\$ 85,537.81
709-6233 Katsura St.	60	63	\$ 68,213.70
801-6233 Katsura St.	61	81	\$ 87,703.32
802-6233 Katsura St.	62	62	\$ 67,130.94
803-6233 Katsura St.	63	81	\$ 87,703.32
805-6233 Katsura St.	64	62	\$ 67,130.94
806-6233 Katsura St.	65	81	\$ 87,703.32
807-6233 Katsura St.	66	62	\$ 67,130.94
808-6233 Katsura St.	67	79	\$ 85,537.81

809-6233 Katsura St.	68	63	\$	68,213.70
901-6233 Katsura St.	69	81	\$	87,703.32
902-6233 Katsura St.	70	62	\$	67,130.94
903-6233 Katsura St.	71	81	\$	87,703.32
905-6233 Katsura St.	72	62	\$	67,130.94
906-6233 Katsura St.	73	81	\$	87,703.32
907-6233 Katsura St.	74	62	\$	67,130.94
908-6233 Katsura St.	75	79	\$	85,537.81
909-6233 Katsura St.	76	63	\$	68,213.70
1001-6233 Katsura St.	77	81	\$	87,703.32
1002-6233 Katsura St.	78	62	\$	67,130.94
1003-6233 Katsura St.	79	81	\$	87,703.32
1005-6233 Katsura St.	80	62	\$	67,130.94
1006-6233 Katsura St.	81	81	\$	87,703.32
1007-6233 Katsura St.	82	62	\$	67,130.94
1008-6233 Katsura St.	83	79	\$	85,537.81
1009-6233 Katsura St.	84	63	\$	68,213.70
1101-6233 Katsura St.	85	81	\$	87,703.32
1102-6233 Katsura St.	86	62	\$	67,130.94
1103-6233 Katsura St.	87	81	\$	87,703.32
1105-6233 Katsura St.	88	62	\$	67,130.94
1106-6233 Katsura St.	89	81	\$	87,703.32
1107-6233 Katsura St.	90	62	\$	67,130.94
1108-6233 Katsura St.	91	79	\$	85,537.81
1109-6233 Katsura St.	92	63	\$	68,213.70
1201-6233 Katsura St.	93	81	\$	87,703.32
1202-6233 Katsura St.	94	62	\$	67,130.94
1203-6233 Katsura St.	95	81	\$	87,703.32
1205-6233 Katsura St.	96	62	\$	67,130.94
1206-6233 Katsura St.	97	81	\$	87,703.32
1207-6233 Katsura St.	98	62	\$	67,130.94
1208-6233 Katsura St.	99	79	\$	85,537.81
1209-6233 Katsura St.	100	63	\$	68,213.70
1301-6233 Katsura St.	101	81	\$	87,703.32
1302-6233 Katsura St.	102	62	\$	67,130.94
1303-6233 Katsura St.	103	81	\$	87,703.32
1305-6233 Katsura St.	104	62	\$	67,130.94
1306-6233 Katsura St.	105	81	\$	87,703.32
1307-6233 Katsura St.	106	62	\$	67,130.94
1308-6233 Katsura St.	107	79	\$	85,537.81
1309-6233 Katsura St.	108	63	\$	68,213.70
1501-6233 Katsura St.	109	81	\$	87,703.32
1502-6233 Katsura St.	110	62	\$	67,130.94
1503-6233 Katsura St.	111	81	\$	87,703.32
1505-6233 Katsura St.	112	62	\$	67,130.94
1506-6233 Katsura St.	113	81	\$	87,703.32
1507-6233 Katsura St.	114	62	\$	67,130.94
1508-6233 Katsura St.	115	79	\$	85,537.81
1509-6233 Katsura St.	116	63	\$	68,213.70
1601-6233 Katsura St.	117	81	\$	87,703.32
1602-6233 Katsura St.	118	62	\$	67,130.94

1603-6233 Katsura St.	119	81	\$	87,703.32
1605-6233 Katsura St.	120	62	\$	67,130.94
1606-6233 Katsura St.	121	81	\$	87,703.32
1607-6233 Katsura St.	122	62	\$	67,130.94
1608-6233 Katsura St.	123	79	\$	85,537.81
1609-6233 Katsura St.	124	63	\$	68,213.70
1701-6233 Katsura St.	125	81	\$	87,703.32
1702-6233 Katsura St.	126	62	\$	67,130.94
1703-6233 Katsura St.	127	81	\$	87,703.32
1705-6233 Katsura St.	128	62	\$	67,130.94
1706-6233 Katsura St.	129	81	\$	87,703.32
1707-6233 Katsura St.	130	62	\$	67,130.94
1708-6233 Katsura St.	131	79	\$	85,537.81
1709-6233 Katsura St.	132	63	\$	68,213.70
1801-6233 Katsura St.	133	112	\$	121,268.79
1802-6233 Katsura St.	134	110	\$	119,103.28
1803-6233 Katsura St.	135	110	\$	119,103.28
1805-6233 Katsura St.	136	113	\$	122,351.55
APARTMENT AT SEQUOIA				
103-9133 Hemlock Dr.	144	87	\$	94,199.86
101-9133 Hemlock Dr.	145	94	\$	101,779.16
102-9133 Hemlock Dr.	146	51	\$	55,220.61
203-9133 Hemlock Dr.	150	98	\$	106,110.19
201-9133 Hemlock Dr.	151	93	\$	100,696.41
202-9133 Hemlock Dr.	152	90	\$	97,448.14
305-9133 Hemlock Dr.	160	98	\$	106,110.19
301-9133 Hemlock Dr.	161	94	\$	101,779.16
302-9133 Hemlock Dr.	162	59	\$	63,882.67
303-9133 Hemlock Dr.	163	89	\$	96,365.38
506-9133 Hemlock Dr.	167	98	\$	106,110.19
501-9133 Hemlock Dr.	168	93	\$	100,696.41
502-9133 Hemlock Dr.	169	59	\$	63,882.67
503-9133 Hemlock Dr.	170	89	\$	96,365.38
505-9133 Hemlock Dr.	171	89	\$	96,365.38
601-9133 Hemlock Dr.	172	93	\$	100,696.41
602-9133 Hemlock Dr.	173	59	\$	63,882.67
603-9133 Hemlock Dr.	174	89	\$	96,365.38
605-9133 Hemlock Dr.	175	87	\$	94,199.86
606-9133 Hemlock Dr.	176	89	\$	96,365.38
607-9133 Hemlock Dr.	177	59	\$	63,882.67
608-9133 Hemlock Dr.	178	93	\$	100,696.41
701-9133 Hemlock Dr.	179	93	\$	100,696.41
702-9133 Hemlock Dr.	180	59	\$	63,882.67
703-9133 Hemlock Dr.	181	89	\$	96,365.38
705-9133 Hemlock Dr.	182	86	\$	93,117.11
706-9133 Hemlock Dr.	183	89	\$	96,365.38
707-9133 Hemlock Dr.	184	59	\$	63,882.67
708-9133 Hemlock Dr.	185	93	\$	100,696.41
801-9133 Hemlock Dr.	186	93	\$	100,696.41
802-9133 Hemlock Dr.	187	59	\$	63,882.67
803-9133 Hemlock Dr.	188	89	\$	96,365.38

805-9133 Hemlock Dr.	189	86	\$	93,117.11
806-9133 Hemlock Dr.	190	89	\$	96,365.38
807-9133 Hemlock Dr.	191	59	\$	63,882.67
808-9133 Hemlock Dr.	192	93	\$	100,696.41
901-9133 Hemlock Dr.	193	93	\$	100,696.41
902-9133 Hemlock Dr.	194	59	\$	63,882.67
903-9133 Hemlock Dr.	195	89	\$	96,365.38
905-9133 Hemlock Dr.	196	86	\$	93,117.11
906-9133 Hemlock Dr.	197	89	\$	96,365.38
907-9133 Hemlock Dr.	198	59	\$	63,882.67
908-9133 Hemlock Dr.	199	93	\$	100,696.41
1001-9133 Hemlock Dr.	200	93	\$	100,696.41
1002-9133 Hemlock Dr.	201	59	\$	63,882.67
1003-9133 Hemlock Dr.	202	89	\$	96,365.38
1005-9133 Hemlock Dr.	203	86	\$	93,117.11
1006-9133 Hemlock Dr.	204	89	\$	96,365.38
1007-9133 Hemlock Dr.	205	59	\$	63,882.67
1008-9133 Hemlock Dr.	206	93	\$	100,696.41
1101-9133 Hemlock Dr.	207	93	\$	100,696.41
1102-9133 Hemlock Dr.	208	59	\$	63,882.67
1103-9133 Hemlock Dr.	209	89	\$	96,365.38
1105-9133 Hemlock Dr.	210	86	\$	93,117.11
1106-9133 Hemlock Dr.	211	89	\$	96,365.38
1107-9133 Hemlock Dr.	212	59	\$	63,882.67
1108-9133 Hemlock Dr.	213	93	\$	100,696.41
1201-9133 Hemlock Dr.	214	93	\$	100,696.41
1202-9133 Hemlock Dr.	215	59	\$	63,882.67
1203-9133 Hemlock Dr.	216	89	\$	96,365.38
1205-9133 Hemlock Dr.	217	86	\$	93,117.11
1206-9133 Hemlock Dr.	218	89	\$	96,365.38
1207-9133 Hemlock Dr.	219	59	\$	63,882.67
1208-9133 Hemlock Dr.	220	93	\$	100,696.41
1301-9133 Hemlock Dr.	221	93	\$	100,696.41
1302-9133 Hemlock Dr.	222	59	\$	63,882.67
1303-9133 Hemlock Dr.	223	89	\$	96,365.38
1305-9133 Hemlock Dr.	224	86	\$	93,117.11
1306-9133 Hemlock Dr.	225	89	\$	96,365.38
1307-9133 Hemlock Dr.	226	59	\$	63,882.67
1308-9133 Hemlock Dr.	227	93	\$	100,696.41
1501-9133 Hemlock Dr.	228	93	\$	100,696.41
1502-9133 Hemlock Dr.	229	59	\$	63,882.67
1503-9133 Hemlock Dr.	230	89	\$	96,365.38
1505-9133 Hemlock Dr.	231	86	\$	93,117.11
1506-9133 Hemlock Dr.	232	89	\$	96,365.38
1507-9133 Hemlock Dr.	233	59	\$	63,882.67
1508-9133 Hemlock Dr.	234	93	\$	100,696.41
1601-9133 Hemlock Dr.	235	93	\$	100,696.41
1602-9133 Hemlock Dr.	236	59	\$	63,882.67
1603-9133 Hemlock Dr.	237	89	\$	96,365.38
1605-9133 Hemlock Dr.	238	87	\$	94,199.86
1606-9133 Hemlock Dr.	239	89	\$	96,365.38

1607-9133 Hemlock Dr.	240	59	\$	63,882.67
1608-9133 Hemlock Dr.	241	93	\$	100,696.41
1701-9133 Hemlock Dr.	242	93	\$	100,696.41
1702-9133 Hemlock Dr.	243	59	\$	63,882.67
1703-9133 Hemlock Dr.	244	89	\$	96,365.38
1705-9133 Hemlock Dr.	245	87	\$	94,199.86
1706-9133 Hemlock Dr.	246	89	\$	96,365.38
1707-9133 Hemlock Dr.	247	59	\$	63,882.67
1708-9133 Hemlock Dr.	248	93	\$	100,696.41
1801-9133 Hemlock Dr.	249	130	\$	140,758.42
1802-9133 Hemlock Dr.	250	116	\$	125,599.82
1803-9133 Hemlock Dr.	251	119	\$	128,848.09
1805-9133 Hemlock Dr.	252	137	\$	148,337.72
Townhouses at Katsura				
1-6233 Katsura St.	1	118	\$	127,765.33
2-6233 Katsura St.	2	115	\$	124,517.06
3-6233 Katsura St.	3	115	\$	124,517.06
4-6233 Katsura St.	4	115	\$	124,517.06
5-6233 Katsura St.	5	115	\$	124,517.06
6-6233 Katsura St.	6	115	\$	124,517.06
7-6233 Katsura St.	7	115	\$	124,517.06
8-6233 Katsura St.	12	134	\$	145,089.45
9-6233 Katsura St.	13	134	\$	145,089.45
10-6233 Katsura St.	14	115	\$	124,517.06
11-6233 Katsura St.	15	115	\$	124,517.06
12-6233 Katsura St.	16	127	\$	137,510.15
13-6233 Katsura St.	21	111	\$	120,186.03
14-6233 Katsura St.	22	110	\$	119,103.28
15-6233 Katsura St.	23	110	\$	119,103.28
16-6233 Katsura St.	24	110	\$	119,103.28
17-6233 Katsura St.	25	110	\$	119,103.28
18-6233 Katsura St.	26	110	\$	119,103.28
19-6233 Katsura St.	27	110	\$	119,103.28
20-6233 Katsura St.	28	110	\$	119,103.28
21-6233 Katsura St.	34	119	\$	128,848.09
22-6233 Katsura St.	35	119	\$	128,848.09
23-6233 Katsura St.	36	110	\$	119,103.28
24-6233 Katsura St.	37	110	\$	119,103.28
25-6233 Katsura St.	38	120	\$	129,930.85
Townhouses at SEQUOIA				
1-9133 Hemlock Dr.	137	118	\$	127,765.33
2-9133 Hemlock Dr.	138	115	\$	124,517.06
3-9133 Hemlock Dr.	139	115	\$	124,517.06
4-9133 Hemlock Dr.	140	115	\$	124,517.06
5-9133 Hemlock Dr.	141	115	\$	124,517.06
6-9133 Hemlock Dr.	142	115	\$	124,517.06
7-9133 Hemlock Dr.	143	115	\$	124,517.06
8-9133 Hemlock Dr.	147	115	\$	124,517.06
9-9133 Hemlock Dr.	148	115	\$	124,517.06
10-9133 Hemlock Dr.	149	118	\$	127,765.33
11-9133 Hemlock Dr.	153	111	\$	120,186.03

12-9133 Hemlock Dr.	154	110	\$	119,103.28
13-9133 Hemlock Dr.	155	110	\$	119,103.28
14-9133 Hemlock Dr.	156	110	\$	119,103.28
15-9133 Hemlock Dr.	157	110	\$	119,103.28
16-9133 Hemlock Dr.	158	110	\$	119,103.28
17-9133 Hemlock Dr.	159	110	\$	119,103.28
18-9133 Hemlock Dr.	164	110	\$	119,103.28
19-9133 Hemlock Dr.	165	110	\$	119,103.28
20-9133 Hemlock Dr.	166	111	\$	120,186.03

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
APARTMENT AT KATSURA									
8	101-6233 Katsura St.	77	\$ 7.95	\$ -	\$ 7.95	\$ 389.65	\$ 39.57	\$ 429.21	\$ 437.16
9	102-6233 Katsura St.	39	\$ 4.03	\$ -	\$ 4.03	\$ 197.35	\$ 20.04	\$ 217.39	\$ 221.42
10	103-6233 Katsura St.	98	\$ 10.11	\$ -	\$ 10.11	\$ 495.91	\$ 50.36	\$ 546.27	\$ 556.39
11	105-6233 Katsura St.	72	\$ 7.43	\$ -	\$ 7.43	\$ 364.35	\$ 37.00	\$ 401.34	\$ 408.77
17	201-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 394.71	\$ 40.08	\$ 434.79	\$ 442.84
18	202-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
19	203-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
20	205-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 394.71	\$ 40.08	\$ 434.79	\$ 442.84
29	301-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 394.71	\$ 40.08	\$ 434.79	\$ 442.84
30	302-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
31	303-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
32	305-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
33	306-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 394.71	\$ 40.08	\$ 434.79	\$ 442.84
39	501-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 394.71	\$ 40.08	\$ 434.79	\$ 442.84
40	502-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
41	503-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
42	505-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
43	506-6233 Katsura St.	78	\$ 8.05	\$ -	\$ 8.05	\$ 394.71	\$ 40.08	\$ 434.79	\$ 442.84
44	507-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
45	601-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
46	602-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
47	603-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
48	605-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
49	606-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
50	607-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
51	608-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
52	609-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
53	701-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
54	702-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
55	703-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
56	705-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
57	706-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
58	707-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
59	708-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
60	709-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
61	801-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
62	802-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
63	803-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
64	805-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
65	806-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
66	807-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
67	808-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
68	809-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
69	901-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
70	902-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
71	903-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
72	905-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
73	906-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
74	907-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
75	908-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
76	909-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
77	1001-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
78	1002-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
79	1003-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
80	1005-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
81	1006-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
82	1007-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
83	1008-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
84	1009-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
85	1101-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
86	1102-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
87	1103-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
88	1105-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
89	1106-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
90	1107-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
91	1108-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
92	1109-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
93	1201-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
94	1202-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
95	1203-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
96	1205-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
97	1206-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
98	1207-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
99	1208-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
100	1209-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
101	1301-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
102	1302-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
103	1303-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
104	1305-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
105	1306-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
106	1307-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
107	1308-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
108	1309-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
109	1501-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
110	1502-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
111	1503-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
112	1505-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
113	1506-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
114	1507-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
115	1508-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
116	1509-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
117	1601-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
118	1602-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
119	1603-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
120	1605-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
121	1606-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
122	1607-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
123	1608-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
124	1609-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
125	1701-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
126	1702-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
127	1703-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
128	1705-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
129	1706-6233 Katsura St.	81	\$ 8.36	\$ -	\$ 8.36	\$ 409.89	\$ 41.62	\$ 451.51	\$ 459.87
130	1707-6233 Katsura St.	62	\$ 6.40	\$ -	\$ 6.40	\$ 313.74	\$ 31.86	\$ 345.60	\$ 352.00
131	1708-6233 Katsura St.	79	\$ 8.15	\$ -	\$ 8.15	\$ 399.77	\$ 40.59	\$ 440.36	\$ 448.52
132	1709-6233 Katsura St.	63	\$ 6.50	\$ -	\$ 6.50	\$ 318.80	\$ 32.37	\$ 351.18	\$ 357.68
133	1801-6233 Katsura St.	112	\$ 11.56	\$ -	\$ 11.56	\$ 566.76	\$ 57.55	\$ 624.31	\$ 635.87
134	1802-6233 Katsura St.	110	\$ 11.35	\$ -	\$ 11.35	\$ 556.64	\$ 56.52	\$ 613.16	\$ 624.52
135	1803-6233 Katsura St.	110	\$ 11.35	\$ -	\$ 11.35	\$ 556.64	\$ 56.52	\$ 613.16	\$ 624.52
136	1805-6233 Katsura St.	113	\$ 11.66	\$ -	\$ 11.66	\$ 571.82	\$ 58.07	\$ 629.89	\$ 641.55
		8114							
APARTMENT AT SEQUOIA									
144	103-9133 Hemlock Dr.	87	\$ 8.98	\$ -	\$ 8.98	\$ 440.25	\$ 44.71	\$ 484.96	\$ 493.94
145	101-9133 Hemlock Dr.	94	\$ 9.70	\$ -	\$ 9.70	\$ 475.67	\$ 48.30	\$ 523.98	\$ 533.68
146	102-9133 Hemlock Dr.	51	\$ 5.26	\$ -	\$ 5.26	\$ 258.08	\$ 26.21	\$ 284.28	\$ 289.55
150	203-9133 Hemlock Dr.	98	\$ 10.11	\$ -	\$ 10.11	\$ 495.91	\$ 50.36	\$ 546.27	\$ 556.39
151	201-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
152	202-9133 Hemlock Dr.	90	\$ 9.29	\$ -	\$ 9.29	\$ 455.43	\$ 46.25	\$ 501.68	\$ 510.97
160	305-9133 Hemlock Dr.	98	\$ 10.11	\$ -	\$ 10.11	\$ 495.91	\$ 50.36	\$ 546.27	\$ 556.39
161	301-9133 Hemlock Dr.	94	\$ 9.70	\$ -	\$ 9.70	\$ 475.67	\$ 48.30	\$ 523.98	\$ 533.68
162	302-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
163	303-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
167	506-9133 Hemlock Dr.	98	\$ 10.11	\$ -	\$ 10.11	\$ 495.91	\$ 50.36	\$ 546.27	\$ 556.39
168	501-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
169	502-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
170	503-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
171	505-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
172	601-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
173	602-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
174	603-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
175	605-9133 Hemlock Dr.	87	\$ 8.98	\$ -	\$ 8.98	\$ 440.25	\$ 44.71	\$ 484.96	\$ 493.94
176	606-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
177	607-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
178	608-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
179	701-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
180	702-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
181	703-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
182	705-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 435.19	\$ 44.19	\$ 479.38	\$ 488.26
183	706-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
184	707-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
185	708-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
186	801-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
187	802-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
188	803-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
189	805-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 435.19	\$ 44.19	\$ 479.38	\$ 488.26
190	806-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
191	807-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
192	808-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
193	901-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
194	902-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
195	903-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
196	905-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 435.19	\$ 44.19	\$ 479.38	\$ 488.26
197	906-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
198	907-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
199	908-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
200	1001-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
201	1002-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
202	1003-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
203	1005-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 435.19	\$ 44.19	\$ 479.38	\$ 488.26
204	1006-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
205	1007-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
206	1008-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
207	1101-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
208	1102-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
209	1103-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
210	1105-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 435.19	\$ 44.19	\$ 479.38	\$ 488.26
211	1106-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
212	1107-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
213	1108-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
214	1201-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
215	1202-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
216	1203-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
217	1205-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 435.19	\$ 44.19	\$ 479.38	\$ 488.26
218	1206-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
219	1207-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
220	1208-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
221	1301-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
222	1302-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
223	1303-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
224	1305-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 435.19	\$ 44.19	\$ 479.38	\$ 488.26
225	1306-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
226	1307-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
227	1308-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
228	1501-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
229	1502-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
230	1503-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
231	1505-9133 Hemlock Dr.	86	\$ 8.88	\$ -	\$ 8.88	\$ 435.19	\$ 44.19	\$ 479.38	\$ 488.26
232	1506-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
233	1507-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
234	1508-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
235	1601-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
236	1602-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
237	1603-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
238	1605-9133 Hemlock Dr.	87	\$ 8.98	\$ -	\$ 8.98	\$ 440.25	\$ 44.71	\$ 484.96	\$ 493.94
239	1606-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
240	1607-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
241	1608-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
242	1701-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
243	1702-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
244	1703-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
245	1705-9133 Hemlock Dr.	87	\$ 8.98	\$ -	\$ 8.98	\$ 440.25	\$ 44.71	\$ 484.96	\$ 493.94
246	1706-9133 Hemlock Dr.	89	\$ 9.19	\$ -	\$ 9.19	\$ 450.37	\$ 45.73	\$ 496.10	\$ 505.29
247	1707-9133 Hemlock Dr.	59	\$ 6.09	\$ -	\$ 6.09	\$ 298.56	\$ 30.32	\$ 328.88	\$ 334.97
248	1708-9133 Hemlock Dr.	93	\$ 9.60	\$ -	\$ 9.60	\$ 470.61	\$ 47.79	\$ 518.40	\$ 528.00
249	1801-9133 Hemlock Dr.	130	\$ 13.42	\$ -	\$ 13.42	\$ 657.85	\$ 66.80	\$ 724.65	\$ 738.07
250	1802-9133 Hemlock Dr.	116	\$ 11.97	\$ -	\$ 11.97	\$ 587.00	\$ 59.61	\$ 646.61	\$ 658.58
251	1803-9133 Hemlock Dr.	119	\$ 12.28	\$ -	\$ 12.28	\$ 602.18	\$ 61.15	\$ 663.33	\$ 675.61
252	1805-9133 Hemlock Dr.	137	\$ 14.14	\$ -	\$ 14.14	\$ 693.27	\$ 70.40	\$ 763.67	\$ 777.81
		8034							
	Total UE Aparments	16148							
Townhouses at Katsura									
1	1-6233 Katsura St.	118			\$ -	\$ 597.12	\$ 60.64	\$ 657.76	\$ 657.76
2	2-6233 Katsura St.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
3	3-6233 Katsura St.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
4	4-6233 Katsura St.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
5	5-6233 Katsura St.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
6	6-6233 Katsura St.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
7	7-6233 Katsura St.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
12	8-6233 Katsura St.	134			\$ -	\$ 678.09	\$ 68.86	\$ 746.94	\$ 746.94
13	9-6233 Katsura St.	134			\$ -	\$ 678.09	\$ 68.86	\$ 746.94	\$ 746.94
14	10-6233 Katsura St.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
15	11-6233 Katsura St.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
16	12-6233 Katsura St.	127			\$ -	\$ 642.66	\$ 65.26	\$ 707.93	\$ 707.93
21	13-6233 Katsura St.	111			\$ -	\$ 561.70	\$ 57.04	\$ 618.74	\$ 618.74
22	14-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
23	15-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
24	16-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
25	17-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
26	18-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
27	19-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
28	20-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
34	21-6233 Katsura St.	119			\$ -	\$ 602.18	\$ 61.15	\$ 663.33	\$ 663.33
35	22-6233 Katsura St.	119			\$ -	\$ 602.18	\$ 61.15	\$ 663.33	\$ 663.33
36	23-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
37	24-6233 Katsura St.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
38	25-6233 Katsura St.	120			\$ -	\$ 607.24	\$ 61.66	\$ 668.91	\$ 668.91
		2892							
Townhouses at SEQUOIA									
137	1-9133 Hemlock Dr.	118			\$ -	\$ 597.12	\$ 60.64	\$ 657.76	\$ 657.76
138	2-9133 Hemlock Dr.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
139	3-9133 Hemlock Dr.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
140	4-9133 Hemlock Dr.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
141	5-9133 Hemlock Dr.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
142	6-9133 Hemlock Dr.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
143	7-9133 Hemlock Dr.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
147	8-9133 Hemlock Dr.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
148	9-9133 Hemlock Dr.	115			\$ -	\$ 581.94	\$ 59.09	\$ 641.03	\$ 641.03
149	10-9133 Hemlock Dr.	118			\$ -	\$ 597.12	\$ 60.64	\$ 657.76	\$ 657.76
153	11-9133 Hemlock Dr.	111			\$ -	\$ 561.70	\$ 57.04	\$ 618.74	\$ 618.74
154	12-9133 Hemlock Dr.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
155	13-9133 Hemlock Dr.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
156	14-9133 Hemlock Dr.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
157	15-9133 Hemlock Dr.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
158	16-9133 Hemlock Dr.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
159	17-9133 Hemlock Dr.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
164	18-9133 Hemlock Dr.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
165	19-9133 Hemlock Dr.	110			\$ -	\$ 556.64	\$ 56.52	\$ 613.16	\$ 613.16
166	20-9133 Hemlock Dr.	111			\$ -	\$ 561.70	\$ 57.04	\$ 618.74	\$ 618.74
2258									
21298			\$ 1,666.67	\$ -	\$ 1,666.67	\$ 107,775.42	\$ 10,944.17	\$ 118,719.58	\$ 120,386.25

RES B
STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 SPECIAL LEVY SCHEDULE

To Replenish CRF for Boiler & Tank Replacement - \$220,844.70

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE ON JULY 1, 2024	AMOUNT DUE ON OCTOBER 1, 2024
APARTMENT AT KATSURA				
8	101-6233 Katsura St.	77	\$ 399.22	\$ 399.22
9	102-6233 Katsura St.	39	\$ 202.20	\$ 202.20
10	103-6233 Katsura St.	98	\$ 508.09	\$ 508.09
11	105-6233 Katsura St.	72	\$ 373.29	\$ 373.29
17	201-6233 Katsura St.	78	\$ 404.40	\$ 404.40
18	202-6233 Katsura St.	81	\$ 419.96	\$ 419.96
19	203-6233 Katsura St.	62	\$ 321.45	\$ 321.45
20	205-6233 Katsura St.	78	\$ 404.40	\$ 404.40
29	301-6233 Katsura St.	78	\$ 404.40	\$ 404.40
30	302-6233 Katsura St.	63	\$ 326.63	\$ 326.63
31	303-6233 Katsura St.	81	\$ 419.96	\$ 419.96
32	305-6233 Katsura St.	62	\$ 321.45	\$ 321.45
33	306-6233 Katsura St.	78	\$ 404.40	\$ 404.40
39	501-6233 Katsura St.	78	\$ 404.40	\$ 404.40
40	502-6233 Katsura St.	63	\$ 326.63	\$ 326.63
41	503-6233 Katsura St.	81	\$ 419.96	\$ 419.96
42	505-6233 Katsura St.	62	\$ 321.45	\$ 321.45
43	506-6233 Katsura St.	78	\$ 404.40	\$ 404.40
44	507-6233 Katsura St.	79	\$ 409.59	\$ 409.59
45	601-6233 Katsura St.	81	\$ 419.96	\$ 419.96
46	602-6233 Katsura St.	62	\$ 321.45	\$ 321.45
47	603-6233 Katsura St.	81	\$ 419.96	\$ 419.96
48	605-6233 Katsura St.	62	\$ 321.45	\$ 321.45
49	606-6233 Katsura St.	81	\$ 419.96	\$ 419.96
50	607-6233 Katsura St.	62	\$ 321.45	\$ 321.45
51	608-6233 Katsura St.	79	\$ 409.59	\$ 409.59
52	609-6233 Katsura St.	63	\$ 326.63	\$ 326.63
53	701-6233 Katsura St.	81	\$ 419.96	\$ 419.96
54	702-6233 Katsura St.	62	\$ 321.45	\$ 321.45
55	703-6233 Katsura St.	81	\$ 419.96	\$ 419.96
56	705-6233 Katsura St.	62	\$ 321.45	\$ 321.45
57	706-6233 Katsura St.	81	\$ 419.96	\$ 419.96
58	707-6233 Katsura St.	62	\$ 321.45	\$ 321.45
59	708-6233 Katsura St.	79	\$ 409.59	\$ 409.59
60	709-6233 Katsura St.	63	\$ 326.63	\$ 326.63
61	801-6233 Katsura St.	81	\$ 419.96	\$ 419.96
62	802-6233 Katsura St.	62	\$ 321.45	\$ 321.45
63	803-6233 Katsura St.	81	\$ 419.96	\$ 419.96
64	805-6233 Katsura St.	62	\$ 321.45	\$ 321.45
65	806-6233 Katsura St.	81	\$ 419.96	\$ 419.96
66	807-6233 Katsura St.	62	\$ 321.45	\$ 321.45
67	808-6233 Katsura St.	79	\$ 409.59	\$ 409.59
68	809-6233 Katsura St.	63	\$ 326.63	\$ 326.63
69	901-6233 Katsura St.	81	\$ 419.96	\$ 419.96
70	902-6233 Katsura St.	62	\$ 321.45	\$ 321.45
71	903-6233 Katsura St.	81	\$ 419.96	\$ 419.96
72	905-6233 Katsura St.	62	\$ 321.45	\$ 321.45
73	906-6233 Katsura St.	81	\$ 419.96	\$ 419.96
74	907-6233 Katsura St.	62	\$ 321.45	\$ 321.45
75	908-6233 Katsura St.	79	\$ 409.59	\$ 409.59
76	909-6233 Katsura St.	63	\$ 326.63	\$ 326.63
77	1001-6233 Katsura St.	81	\$ 419.96	\$ 419.96
78	1002-6233 Katsura St.	62	\$ 321.45	\$ 321.45

RES B
STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 SPECIAL LEVY SCHEDULE

To Replenish CRF for Boiler & Tank Replacement - \$220,844.70

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE ON JULY 1, 2024	AMOUNT DUE ON OCTOBER 1, 2024
79	1003-6233 Katsura St.	81	\$ 419.96	\$ 419.96
80	1005-6233 Katsura St.	62	\$ 321.45	\$ 321.45
81	1006-6233 Katsura St.	81	\$ 419.96	\$ 419.96
82	1007-6233 Katsura St.	62	\$ 321.45	\$ 321.45
83	1008-6233 Katsura St.	79	\$ 409.59	\$ 409.59
84	1009-6233 Katsura St.	63	\$ 326.63	\$ 326.63
85	1101-6233 Katsura St.	81	\$ 419.96	\$ 419.96
86	1102-6233 Katsura St.	62	\$ 321.45	\$ 321.45
87	1103-6233 Katsura St.	81	\$ 419.96	\$ 419.96
88	1105-6233 Katsura St.	62	\$ 321.45	\$ 321.45
89	1106-6233 Katsura St.	81	\$ 419.96	\$ 419.96
90	1107-6233 Katsura St.	62	\$ 321.45	\$ 321.45
91	1108-6233 Katsura St.	79	\$ 409.59	\$ 409.59
92	1109-6233 Katsura St.	63	\$ 326.63	\$ 326.63
93	1201-6233 Katsura St.	81	\$ 419.96	\$ 419.96
94	1202-6233 Katsura St.	62	\$ 321.45	\$ 321.45
95	1203-6233 Katsura St.	81	\$ 419.96	\$ 419.96
96	1205-6233 Katsura St.	62	\$ 321.45	\$ 321.45
97	1206-6233 Katsura St.	81	\$ 419.96	\$ 419.96
98	1207-6233 Katsura St.	62	\$ 321.45	\$ 321.45
99	1208-6233 Katsura St.	79	\$ 409.59	\$ 409.59
100	1209-6233 Katsura St.	63	\$ 326.63	\$ 326.63
101	1301-6233 Katsura St.	81	\$ 419.96	\$ 419.96
102	1302-6233 Katsura St.	62	\$ 321.45	\$ 321.45
103	1303-6233 Katsura St.	81	\$ 419.96	\$ 419.96
104	1305-6233 Katsura St.	62	\$ 321.45	\$ 321.45
105	1306-6233 Katsura St.	81	\$ 419.96	\$ 419.96
106	1307-6233 Katsura St.	62	\$ 321.45	\$ 321.45
107	1308-6233 Katsura St.	79	\$ 409.59	\$ 409.59
108	1309-6233 Katsura St.	63	\$ 326.63	\$ 326.63
109	1501-6233 Katsura St.	81	\$ 419.96	\$ 419.96
110	1502-6233 Katsura St.	62	\$ 321.45	\$ 321.45
111	1503-6233 Katsura St.	81	\$ 419.96	\$ 419.96
112	1505-6233 Katsura St.	62	\$ 321.45	\$ 321.45
113	1506-6233 Katsura St.	81	\$ 419.96	\$ 419.96
114	1507-6233 Katsura St.	62	\$ 321.45	\$ 321.45
115	1508-6233 Katsura St.	79	\$ 409.59	\$ 409.59
116	1509-6233 Katsura St.	63	\$ 326.63	\$ 326.63
117	1601-6233 Katsura St.	81	\$ 419.96	\$ 419.96
118	1602-6233 Katsura St.	62	\$ 321.45	\$ 321.45
119	1603-6233 Katsura St.	81	\$ 419.96	\$ 419.96
120	1605-6233 Katsura St.	62	\$ 321.45	\$ 321.45
121	1606-6233 Katsura St.	81	\$ 419.96	\$ 419.96
122	1607-6233 Katsura St.	62	\$ 321.45	\$ 321.45
123	1608-6233 Katsura St.	79	\$ 409.59	\$ 409.59
124	1609-6233 Katsura St.	63	\$ 326.63	\$ 326.63
125	1701-6233 Katsura St.	81	\$ 419.96	\$ 419.96
126	1702-6233 Katsura St.	62	\$ 321.45	\$ 321.45
127	1703-6233 Katsura St.	81	\$ 419.96	\$ 419.96
128	1705-6233 Katsura St.	62	\$ 321.45	\$ 321.45
129	1706-6233 Katsura St.	81	\$ 419.96	\$ 419.96
130	1707-6233 Katsura St.	62	\$ 321.45	\$ 321.45
131	1708-6233 Katsura St.	79	\$ 409.59	\$ 409.59
132	1709-6233 Katsura St.	63	\$ 326.63	\$ 326.63
133	1801-6233 Katsura St.	112	\$ 580.68	\$ 580.68

RES B
STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 SPECIAL LEVY SCHEDULE

To Replenish CRF for Boiler & Tank Replacement - \$220,844.70

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE ON JULY 1, 2024	AMOUNT DUE ON OCTOBER 1, 2024
134	1802-6233 Katsura St.	110	\$ 570.31	\$ 570.31
135	1803-6233 Katsura St.	110	\$ 570.31	\$ 570.31
136	1805-6233 Katsura St.	113	\$ 585.86	\$ 585.86
		8114		
APARTMENT AT SEQUOIA				
144	103-9133 Hemlock Dr.	87	\$ 451.06	\$ 451.06
145	101-9133 Hemlock Dr.	94	\$ 487.36	\$ 487.36
146	102-9133 Hemlock Dr.	51	\$ 264.42	\$ 264.42
150	203-9133 Hemlock Dr.	98	\$ 508.09	\$ 508.09
151	201-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
152	202-9133 Hemlock Dr.	90	\$ 466.62	\$ 466.62
160	305-9133 Hemlock Dr.	98	\$ 508.09	\$ 508.09
161	301-9133 Hemlock Dr.	94	\$ 487.36	\$ 487.36
162	302-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
163	303-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
167	506-9133 Hemlock Dr.	98	\$ 508.09	\$ 508.09
168	501-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
169	502-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
170	503-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
171	505-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
172	601-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
173	602-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
174	603-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
175	605-9133 Hemlock Dr.	87	\$ 451.06	\$ 451.06
176	606-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
177	607-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
178	608-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
179	701-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
180	702-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
181	703-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
182	705-9133 Hemlock Dr.	86	\$ 445.88	\$ 445.88
183	706-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
184	707-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
185	708-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
186	801-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
187	802-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
188	803-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
189	805-9133 Hemlock Dr.	86	\$ 445.88	\$ 445.88
190	806-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
191	807-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
192	808-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
193	901-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
194	902-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
195	903-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
196	905-9133 Hemlock Dr.	86	\$ 445.88	\$ 445.88
197	906-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
198	907-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
199	908-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
200	1001-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
201	1002-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
202	1003-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
203	1005-9133 Hemlock Dr.	86	\$ 445.88	\$ 445.88
204	1006-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
205	1007-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
206	1008-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17

RES B
STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 SPECIAL LEVY SCHEDULE

To Replenish CRF for Boiler & Tank Replacement - \$220,844.70

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE ON JULY 1, 2024	AMOUNT DUE ON OCTOBER 1, 2024
207	1101-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
208	1102-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
209	1103-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
210	1105-9133 Hemlock Dr.	86	\$ 445.88	\$ 445.88
211	1106-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
212	1107-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
213	1108-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
214	1201-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
215	1202-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
216	1203-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
217	1205-9133 Hemlock Dr.	86	\$ 445.88	\$ 445.88
218	1206-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
219	1207-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
220	1208-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
221	1301-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
222	1302-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
223	1303-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
224	1305-9133 Hemlock Dr.	86	\$ 445.88	\$ 445.88
225	1306-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
226	1307-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
227	1308-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
228	1501-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
229	1502-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
230	1503-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
231	1505-9133 Hemlock Dr.	86	\$ 445.88	\$ 445.88
232	1506-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
233	1507-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
234	1508-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
235	1601-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
236	1602-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
237	1603-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
238	1605-9133 Hemlock Dr.	87	\$ 451.06	\$ 451.06
239	1606-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
240	1607-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
241	1608-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
242	1701-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
243	1702-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
244	1703-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
245	1705-9133 Hemlock Dr.	87	\$ 451.06	\$ 451.06
246	1706-9133 Hemlock Dr.	89	\$ 461.43	\$ 461.43
247	1707-9133 Hemlock Dr.	59	\$ 305.89	\$ 305.89
248	1708-9133 Hemlock Dr.	93	\$ 482.17	\$ 482.17
249	1801-9133 Hemlock Dr.	130	\$ 674.00	\$ 674.00
250	1802-9133 Hemlock Dr.	116	\$ 601.42	\$ 601.42
251	1803-9133 Hemlock Dr.	119	\$ 616.97	\$ 616.97
252	1805-9133 Hemlock Dr.	137	\$ 710.29	\$ 710.29
		8034		
	Total UE Aparments	16148		
Townhouses at Katsura				
1	1-6233 Katsura St.	118	\$ 611.79	\$ 611.79
2	2-6233 Katsura St.	115	\$ 596.23	\$ 596.23
3	3-6233 Katsura St.	115	\$ 596.23	\$ 596.23
4	4-6233 Katsura St.	115	\$ 596.23	\$ 596.23
5	5-6233 Katsura St.	115	\$ 596.23	\$ 596.23
6	6-6233 Katsura St.	115	\$ 596.23	\$ 596.23

RES B
STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2024-2025 SPECIAL LEVY SCHEDULE

To Replenish CRF for Boiler & Tank Replacement - \$220,844.70

STRATA LOT #	CIVIC ADDRESS	U.E.	AMOUNT DUE ON JULY 1, 2024	AMOUNT DUE ON OCTOBER 1, 2024
7	7-6233 Katsura St.	115	\$ 596.23	\$ 596.23
12	8-6233 Katsura St.	134	\$ 694.74	\$ 694.74
13	9-6233 Katsura St.	134	\$ 694.74	\$ 694.74
14	10-6233 Katsura St.	115	\$ 596.23	\$ 596.23
15	11-6233 Katsura St.	115	\$ 596.23	\$ 596.23
16	12-6233 Katsura St.	127	\$ 658.45	\$ 658.45
21	13-6233 Katsura St.	111	\$ 575.49	\$ 575.49
22	14-6233 Katsura St.	110	\$ 570.31	\$ 570.31
23	15-6233 Katsura St.	110	\$ 570.31	\$ 570.31
24	16-6233 Katsura St.	110	\$ 570.31	\$ 570.31
25	17-6233 Katsura St.	110	\$ 570.31	\$ 570.31
26	18-6233 Katsura St.	110	\$ 570.31	\$ 570.31
27	19-6233 Katsura St.	110	\$ 570.31	\$ 570.31
28	20-6233 Katsura St.	110	\$ 570.31	\$ 570.31
34	21-6233 Katsura St.	119	\$ 616.97	\$ 616.97
35	22-6233 Katsura St.	119	\$ 616.97	\$ 616.97
36	23-6233 Katsura St.	110	\$ 570.31	\$ 570.31
37	24-6233 Katsura St.	110	\$ 570.31	\$ 570.31
38	25-6233 Katsura St.	120	\$ 622.16	\$ 622.16
		2892		
Townhouses at SEQUOIA				
137	1-9133 Hemlock Dr.	118	\$ 611.79	\$ 611.79
138	2-9133 Hemlock Dr.	115	\$ 596.23	\$ 596.23
139	3-9133 Hemlock Dr.	115	\$ 596.23	\$ 596.23
140	4-9133 Hemlock Dr.	115	\$ 596.23	\$ 596.23
141	5-9133 Hemlock Dr.	115	\$ 596.23	\$ 596.23
142	6-9133 Hemlock Dr.	115	\$ 596.23	\$ 596.23
143	7-9133 Hemlock Dr.	115	\$ 596.23	\$ 596.23
147	8-9133 Hemlock Dr.	115	\$ 596.23	\$ 596.23
148	9-9133 Hemlock Dr.	115	\$ 596.23	\$ 596.23
149	10-9133 Hemlock Dr.	118	\$ 611.79	\$ 611.79
153	11-9133 Hemlock Dr.	111	\$ 575.49	\$ 575.49
154	12-9133 Hemlock Dr.	110	\$ 570.31	\$ 570.31
155	13-9133 Hemlock Dr.	110	\$ 570.31	\$ 570.31
156	14-9133 Hemlock Dr.	110	\$ 570.31	\$ 570.31
157	15-9133 Hemlock Dr.	110	\$ 570.31	\$ 570.31
158	16-9133 Hemlock Dr.	110	\$ 570.31	\$ 570.31
159	17-9133 Hemlock Dr.	110	\$ 570.31	\$ 570.31
164	18-9133 Hemlock Dr.	110	\$ 570.31	\$ 570.31
165	19-9133 Hemlock Dr.	110	\$ 570.31	\$ 570.31
166	20-9133 Hemlock Dr.	111	\$ 575.49	\$ 575.49
		2258		
		21298	\$ 110,422.35	\$ 110,422.35

Pre-Authorized Debit (PAD) Plan – Strata

FAX: (604) 684-1956

EMAIL: AR@ranchogroup.com

ATTACH VOID
CHEQUE HERE

STRATA PLAN: _____

STRATA LOT NO.: _____

UNIT NO.: _____

1. I/We hereby authorize Rancho Management Services (B.C.) Ltd. on behalf of our Strata Corporation to begin deductions effective _____ as per my/our instructions for the following: recurring monthly strata fee(s)/authorized charges (parking, etc) and one-time retroactive strata fee(s) adjustments as voted upon and passed by the general membership of the Strata Corporation from time to time. In addition to the monthly strata fee(s), authorized one-time or sporadic debits, any fines, gas consumption, chargebacks, penalties, and special levy fee(s) up to a maximum of \$1,000.00 as assessed according to the Strata Corporation Bylaws and Rules and Regulations. These above mentioned fee(s)/charges will be debited to my/our specified account on the 1st day of every month.
2. I/We undertake to inform Rancho Management Services (B.C.) Ltd. of any change in the account or address information provided in this authorization before the fifteenth day of the month.
3. I/We acknowledge that delivery of the authorization to Rancho Management Services (B.C.) Ltd. constitutes delivery by me/us to the financial institution below.
4. This authority is to remain in effect until Rancho Management Services (B.C.) Ltd. has received written notification from me/us of its change or termination. This notification must be received within 15 days before the next debit is scheduled at the address provided below. I/We may obtain a sample cancellation form, or more information on my/our right to cancel a PAD Agreement at my/our financial institution or by visiting www.cdnpay.ca.
5. Rancho Management Services (B.C.) Ltd. may not assign this authorization, whether directly or indirectly, by operation of law, change of control or otherwise, without providing at least 10 days prior written notice to me/us.
6. I/We have certain recourse rights if any debt does not comply with this agreement. For example, I/We have the right to receive reimbursement for any PAD that is not authorized or is not consistent with the terms of this PAD Agreement. To obtain more information on my/our recourse rights, I/We may contact my/our financial institution or visit www.cdnpay.ca.

Type of Service: Personal _____ Business _____

Name _____

Property Address _____

Phone # _____

Name of Financial Institution _____

Address of Financial Institution _____

Financial Institution Number _____

Branch Transit Number _____

Account Number _____

A Specimen cheque has been marked "VOID" and attached to this authorization. If your account does not provide cheques, please have your bank verify this information with a **bank stamp** after filling out the information above to ensure the account is coded correctly and will allow pre-authorized debit.

When the form is complete, mail, fax, or email to:

Rancho Management Services (B.C.) Ltd. – 8th Floor – 1125 Howe Street, Vancouver, British Columbia, V6Z 2K8

Phone – 604 – 684 – 4508 Fax – 604 – 684 – 1956 Email: ar@ranchogroup.com

Attention: Accounts Receivable

Date: _____ Signature: _____ Signature: _____

PLEASE NOTE THAT THIS FORM MUST BE RECEIVED BY RANCHO NO LATER THAN THE 20TH OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE. (I.e. To be on the Pre-Authorized Debit Plan for the month of June, the form must be in our office prior to the 20th of May. Forms received after the 20th of the current month (i.e. May) will be processed but your first payment will not come out of your account until July 1st), as this system is set up in conjunction with the bank, and processing time is required, **PAD enrolment cannot be applied retroactively. Please also enclose a cheque for payment of any balance owing prior to PAD commencement.**



Agents for the Owners

8th Floor – 1125 Howe Street
Vancouver, British Columbia V6Z 2K8
Phone: 604.684.4508
www.ranchovan.com

June 28, 2023

Owner(s) of “Katsura & Sequoia at Hamptons Park”

Strata Corporation BCS1060

9133 Hemlock Drive
6233 Katsura Street
Richmond, BC

Dear Owners:

Re: 2023/2024 Strata Fee Schedule for Strata Corporation BCS1060 “Katsura & Sequoia at Hamptons Park”

Please find attached the minutes of the Annual General Meeting held on June 14, 2023, the approved 2023/2024 strata fee schedule and a Pre-Authorized Payment (PAD) form. **As per the minutes and the enclosed strata fee schedule, you will note there is a 15.7% increase in strata fees for the 2023/2024 fiscal period retroactive to April 1, 2023. The retroactive increase (a.k.a. the “catch-up” fees) will be withdrawn by PAD on August 1, 2023 along with your new strata fee amount. Otherwise, a separate cheque made out to “Strata Plan BCS1016” must be submitted for the difference.**

The suggested method of paying your strata fees is the Pre-Authorized Debit Plan, whereby we can debit your account with your monthly strata fees. If you would like to take advantage of this convenient way to pay your strata fees, please complete and return the enclosed form to our office. Important Note: Those Owners already on the Pre-Authorized Debit Plan (P.A.D.), you do not have to fill in the form again. Your strata fees will continue to be withdrawn from your account.

NOTE: Owners can update their contact information and banking information (for existing pre-authorized debit users) by accessing their myRanchoStrata account. Registered Owners will continue to see statements of account and receive important notifications regarding minutes, bylaws and notices. To register or update your myRanchoStrata account, please visit www.ranchovan.com. More exciting changes to come!

If you have any questions with regards to the above and/or enclosed, please do not hesitate to contact our Accounts Receivable Department (Direct Line 604-331-4232 or the undersigned. Owners who do not speak English can also contact a Mandarin and Cantonese speaking line at 604-331-4223 (Mandarin) or 604-331-4243 (Cantonese).

Yours truly,

RANCHO MANAGEMENT SERVICES (B.C.) LTD

Agents for the owners

Per:

A handwritten signature in black ink, appearing to read 'Jeremy Lim', is written over the 'Per:' line.

Jeremy Lim
Senior Strata Agent
Direct Line: (604) 331-4236
Email: jlim@ranchogroup.com

JL/vc
Encl.

**“HAMPTON’S PARK AT KATSURA & SEQUOIA”
STRATA CORPORATION BCS 1060
6233 KATSURA STREET,
RICHMOND, BC**

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN BCS1060, “HAMPTON’S PARK AT KATSURA & SEQUOIA”, HELD IN THE 5TH FLOOR AMENITY ROOM LOCATED AT 6233 KATSURA STREET, RICHMOND, BC, ON WEDNESDAY, JUNE 14, 2023, AT 5:30 P.M.

IN ATTENDANCE

Fifty-seven (57) Owners were represented in person or by proxy at the Annual General Meeting.

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Jeremy Lim, Senior Strata Agent
Patrick Tan, Senior Administrative Assistant

1. CALL TO ORDER

The General Membership was notified at 5:30 p.m. that there was no quorum present. Therefore, in accordance with the Strata Corporation’s bylaws (Section 29.1), the meeting was adjourned and reconvened at 6:00 p.m. The relevant bylaw reads:

Annual and Special General Meetings

29. *Quorum of meeting*

29.1 If within 1/2 hour from the time appointed for an annual or special general meeting, a quorum is not present the eligible voters, present in person or by proxy, constitute a quorum.

The Meeting was officially called to order at 6:00 p.m. and it was agreed that Mr. Jeremy Lim, Senior Strata Agent, would chair the remainder of the meeting.

2. CALLING OF THE ROLL AND CERTIFICATION OF PROXY

It was confirmed at the beginning of the Meeting that there was a total of fifty-seven (57) Strata Lots represented at the Meeting (either in person or by proxy).

3. PROOF OF NOTICE

In accordance with the provisions of the *Strata Property Act*, Owners were required to be notified at least twenty (20) days in advance of holding an Annual General Meeting, which includes delivery time for the notice of the meeting. The notice of the Annual General Meeting was mailed out to all Owners on May 25, 2023, which meets the requirements set out in *the Strata Property Act*.

4. **APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

The General Membership was informed that a copy of the May 25, 2022, Annual General Meeting minutes were enclosed with the notice for Owner's review. There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED** to approve the meeting minutes of the Annual General Meeting of May 25, 2022, as presented.

5. **COUNCIL PRESIDENT'S REPORT**

There was no Council President's report discussed at tonight's meeting.

6. **REPORT ON INSURANCE COVERAGE**

Mr. Jeremy Lim informed the Owners that the building is currently being insured for \$106,426,360 with \$5,000,000 coverage for general liability and \$20,000,000 coverage for directors and officers. The deductibles are as follows:

- 20%, minimum \$250,000 for earthquake damage;
- \$250,000 for flood;
- \$75,000 for sewer back up damage;
- \$75,000 for water damage;
- \$50,000 for all property risks;
- \$100 for residential glass.

The Owners were also reminded that the Strata Corporation's insurance policy does not provide for individual contents, including in-suite betterments and improvements coverage. Owners must carry their own homeowner's package for insurance, for such coverage including any improvements and liabilities. Investor Owners should also have insurance in the event that a loss occurs and the unit is not habitable. This would cover the Owners loss of revenue, i.e. rent. Furthermore, the Strata Corporation's insurance policy only provides coverage for original fixtures within the Strata lots, i.e. original carpets, original cabinets, etc., that were installed by the Developer.

The Strata Agent then provided a sample calculation for the earthquake deductible (20%) which is as follows:

\$106,426,360 x (0.20) / total unit entitlement (21,298) x (individual unit entitlement found in the strata fee schedule).

There being no questions, it was then **MOVED, SECONDED** and **CARRIED** to approve the insurance report as presented.

7. **MOTION TO APPROVE THE 2022/2023 YEAR-END FINANCIAL STATEMENTS**

Mr. Lukas Wilson, the Treasurer, reviewed the year-end financial statements for the period ending March 31, 2023. The Owners were informed that the Strata Corporation ended the year with an operating deficit of \$77,931.16 and the value of the Contingency Reserve Fund (CRF) as of March 31, 2023, is \$608,544.26. The Treasurer reviewed each maintenance line item in detail explaining the overage to the Owners present.

7. **MOTION TO APPROVE THE 2022/2023 YEAR-END FINANCIAL STATEMENTS – CONT'D**

After review of the financial statements it was **MOVED, SECONDED** and **CARRIED** to approve the March 31, 2023, year-end financial statements as presented.

8. **PROPOSED 2023/2024 OPERATING BUDGET**

Owners were advised that the proposed operating budget for 2023/2024 calls for a 15.7% overall increase in strata fees. The Treasurer then reviewed the budget and answered questions from the Owners present. The Treasurer made note of the breakdown of certain line items in the budget to further clarify the details of the work performed in the operating budget.

After a brief Q&A period, it was **MOVED, SECONDED** and **CARRIED** to approve the budget as presented. (48 in favour, 9 opposed, 0 abstained).

9. **VOTE RESOLUTIONS**

a) **Resolution “A” – CFR Withdrawal - 2022/2023 Operating Deficit**

WHEREAS:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, have ended the 2022/2023 fiscal period with an operating deficit of \$77,931.*
2. *In accordance with the Strata Property Act, the deficit must be eliminated.*
3. *The Strata Council proposes to eliminate the operating deficit by transferring funds from the Contingency Reserve Fund (CRF).*

BE IT THEREFORE RESOLVED BY A ¾ VOTE RESOLUTION THAT:

1. *The Owners of Strata Corporation BCS1060, “Katsura & Sequoia”, approve withdrawing up to \$77,931 from the Contingency Reserve Fund in order to eliminate the 2022/2023 operating deficit.*

The ¾ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED** (56 in favour, 1 Opposed, 0 abstained).

b) **Resolution “B” – EV Charging Infrastructure:**

WHEREAS:

1. *The Strata Corporation BCS1060, “Katsura & Sequoia” proposes to install EV Charging infrastructure in the parkade. The cost to install a charger in the parking selected parking stall is a **separate** cost.*
2. *The Strata Council engaged with an electrical consultant (Cielo Electric) to prepare a scope of work for installing EV Charging infrastructure and to put the work out for tender.*

9. **VOTE RESOLUTIONS - CONT'D**b) **Resolution "B" – EV Charging Infrastructure – Cont'd:**

3. *The total estimated cost including taxes for the install of the EV Charging Infrastructure, including a small contingency is **\$500,000**. The cost includes energizing 252 parking stalls (one EV ready parking stall per unit, which meets the minimum grant requirements). Any special levy balance amount left over from the project will be refunded to the Owners after the project is completed and passes inspection. If the amount is less than \$100 per unit, the Strata Council may transfer the funds to the Contingency Reserve Fund (CRF).*
4. *The scope of work received will involve installing sixty-three (63) 208-volt 40-amp circuits based on a 4-to-1 circuit sharing configuration. The cost to install a charger is a **separate** cost, which is approximately \$1,500 per unit, paid for by the Owner. If the infrastructure is approved by unanimous vote, the Strata Council will select a charging system, which will also include a management fee paid by the Owner.*
5. *The total estimated cost be funded by way of **100% Special Levy**. As per section 108 (1)(b) of the Strata Property Act, if the levy is not divided by unit entitlement, but in another way that establishes a fair division of expenses, the levy must be approved by resolution passed by a **unanimous** vote.*
6. *The Strata Corporation will also be applying for government rebates of up to **\$120,000**. If the rebate is to be approved, the full amount will be put into the Contingency Reserve Fund.*
7. *Attached to this resolution is a simple vote card which you can submit to the Strata Agent (jlim@ranchogroup.com) no later than **August 15, 2023** for tallying. If the Strata Corporation does not receive 100% of the votes (252 Strata Lots) by **August 15, 2023** the vote will be **invalid**.*

BE IT THEREFORE RESOLVED, BY A UNANIMOUS VOTE RESOLUTION THAT:

1. *THAT the Owners, Strata Plan BCS1060, "Katsura & Sequoia", approve a special levy by **unanimous** vote **divided equally** amongst 252 Strata Lots in the amount of up to **\$500,000** to pay for the cost of the installing EV Charging infrastructure only as proposed by the Strata Council.*
2. *THAT the special levy will be payable by the Owners on record on the date of passing. Payment must be received no later than **September 1st, 2023**.*
3. *THAT the attached special levy will be assessed equally by 252 Strata Lots (see attached).*

The Unanimous Vote Resolution as presented was **MOVED** and **SECONDED** and **DEFEATED** (55 in favour, 2 Opposed, 0 abstained).

9. **VOTE RESOLUTIONS - CONT'D**c) **Resolution "C" – Bylaw Addition – EV Charging:*****WHEREAS:***

1. *The Owners of the Strata Corporation BCS1060, "Katsura & Sequoia", proposes to amend its bylaws to allow for the use and charging of electric vehicles by owners, occupants, and tenants who own electric vehicles.*

BYLAW ADDITION**BE IT THEREFORE RESOLVED BY 3/4 VOTE RESOLUTION THAT:**

1. *The Owners of the Strata Corporation BCS1060, "Katsura & Sequoia", adopt the following bylaw amendment to be effective immediately following the June 14, 2023, Annual General Meeting.*

XVII. EV Charging***54 EV Charging***

- 54.1 *An owner (the "EV Owner") who has the exclusive use of a parking stall (the "EV Parking Stall") may request written consent from the Strata Council to install electrical equipment and an associated EV charging station (the "Charging Equipment"), accessible to the EV Parking Stall for the purpose of charging an electric vehicle in the EV Parking Stall.*
- 54.2 *To the extent that the installation of the Charging Equipment and use of the EV Parking Stall constitutes a significant change to the use or appearance of the common property, such change is approved in accordance with Section 71 of the Strata Property Act.*

The $\frac{3}{4}$ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED**, (55 in favour, 2 Opposed, 0 abstained).

d) **Resolution "D" – Bylaw Addition:*****WHEREAS:***

1. *S. 71 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a strata corporation may approve a significant change in the use or appearance of common property by a 3/4 vote at a general meeting;*
2. *Section 128 of the Act, a strata corporation may amend its bylaws;*
3. *The Owners, Strata Plan BCS 1060 has considered the basis upon which it will allow or approve the installation of mini-split air conditioning units;*

9. **VOTE RESOLUTIONS - CONT'D**

d) **Resolution "D" – Bylaw Addition – Cont'd:**

BE IT THEREFORE RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

1. *THE OWNERS, STRATA PLAN BCS 1060 (the "Strata Corporation") that to the extent any approvals related to mini split air conditioning units require a $\frac{3}{4}$ vote pursuant to section 71 of the Strata Property Act, such $\frac{3}{4}$ vote resolution is approved.*

2. *The Strata Corporation that the following bylaw 8.6 be adopted as follows:*

8.6

- (a) *Owners may install mini-split air conditioning units upon obtaining prior written approval of the Strata Corporation and fulfilling any conditions to the approval set out by the strata council, including the agreement of the owner, in writing, to take responsibility for any expenses relating to the installation of the air conditioner unit, and for so long as he or she remains an owner, be responsible for all present and future maintenance, repairs and replacements, increases in insurance, and any damage suffered or cost incurred by the strata corporation as a result, directly or indirectly, of the installation of the air conditioner unit.*
- (b) *As a further condition of approval, the owner shall execute an indemnity agreement acceptable to council which specifies among other terms, that the owner, and any subsequent owner, who receives the benefit of the installation must, with respect only to claims or demands arising during the time that they shall have been owner, indemnify and save harmless the strata corporation and applicable section, its council or executive members, employees, contractors, and agents against any and all claims, demands, expenses, costs, damages, charges, actions, and other proceedings made or brought against, suffered by, or imposed upon the strata corporation or the section or their respective property with respect to any loss, damage, or injury, directly or indirectly, arising out of, resulting from or sustained by the strata corporation or the section by reason of the installation.*
- (c) *Applications for approval of a mini split air conditioning unit must contain:*
 - i. *Detailed plans for the placement of the air conditioning unit, including plans for the placement of coolant pipes;*
 - ii. *Details of the air conditioning unit that the owner plans to install, including but not limited to any manufacturer's specification sheets and information related to the sound produced by the unit;*

9. **VOTE RESOLUTIONS - CONT'D**

d) **Resolution "D" – Bylaw Addition – Cont'd:**

- iii. *the intended installer's name, contact information, written confirmation of the installer's current liability insurance and current Worksafe BC coverage.*
 - iv. *A City of Richmond permit for the installation of the air conditioning unit, should one be required, including but not limited to an electrical permit.*
 - v. *If the air conditioning unit installation will pierce the building exterior, a building envelope professional, approved by the strata council, must confirm that the installation will not compromise the integrity of the exterior of the building, and must provide that opinion in a written report to the strata council. The strata council may require that the building envelope professional return post-installation to confirm the installation did not compromise the integrity of the exterior of the building. All costs associated are to be borne by the requesting owner.*
- (d) *Any air conditioning unit must not produce noise at a decibel level greater than **58b**.*
- (e) *Owners must repair and maintain any air conditioning unit installed and benefitting their strata lot on a yearly basis and provide such maintenance record(s) to strata council upon request.*
- (f) *The air conditioning unit must be capable of being removed, and the owner must remove it as and when removal is required, at the owner's cost, in order to carry out any repair or maintenance work on the exterior of the building where the air conditioning unit is installed. Owners who fail to remove the air conditioning unit when removal is required will be fined \$200.00 every 7 days until the air conditioning unit is removed as required. The strata council may, at its option, take steps to remove the air conditioning unit and store it until the repair or maintenance work on the exterior of the building is completed and charge the removal and storage costs back to the owner, which shall be added to and become part of the assessment of that owner for the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of the monthly assessment.*

9. **VOTE RESOLUTIONS - CONT'D**d) **Resolution "D" – Bylaw Addition – Cont'd:**

- (g) *Air conditioning units are subject to removal at the direction of the strata council where the installation requirements set out in this bylaw have not been complied with. Owners will pay all costs associated with the removal of the air conditioning unit and the repair of the balcony, window or any exterior surface to the condition in which they would be had the air conditioning unit not been installed. Such costs shall be charged back to the owner and shall be added to and become part of the assessment of that owner for the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of the monthly assessment.*

The $\frac{3}{4}$ Vote Resolution as presented was **MOVED** and **SECONDED** and **CARRIED** (43 in favour, 12 opposed, 2 abstained).

10. **NEW BUSINESS / ANY OTHER MATTERS**a) **Liquidation of Sequoia Tower Guest Suite:**

The Strata Council President discussed with Ownership present a proposal to liquidate the Sequoia Tower Guest Suite. It was mentioned during the Meeting that in order to sell the guest suite, a few items such as the separation of the hydro meter and certain legal requirements must be completed including a unanimous vote before proceeding. After feedback from Ownership, the Strata Council will further discuss this item at a future Strata Council Meeting.

b) **Recreation Center Hours:**

An Owner present requested the Strata Council to look into changing the Recreation Center hours to adjust for high and low seasons to see whether it would save the Strata any money.

c) **Budget Control:**

An Owner present at the meeting requested the Strata Council to control the spending of the operating budget. The Treasurer and Strata Agent answered further inquiries from the Owner. No further discussion required.

d) **Strata Invoices:**

An Owner present at the meeting inquired whether Owners are able to view invoices and money spent throughout the fiscal year. The Strata Agent confirmed that the Owners can request this information from the monthly financial statements.

e) **Carpet Replacement:**

An Owner present at the meeting requested the Strata Council to review the replacement of the tower hallway carpet and consider changing it to carpet tiles. This item will be discussed at a future Council Meeting.

11. **ELECTION OF STRATA COUNCIL MEMBERS FOR 2022/2023 FISCAL PERIOD**

The Owners thanked the outgoing Strata Council Members for their contributions and efforts throughout the past year with a round of applause. It was then **MOVED, SECONDED** and **CARRIED** to elect the Strata Council members by way of volunteer. It was then **MOVED, SECONDED** and **CARRIED** to close the floor for all nominations.

It was noted that seven (7) Strata Council positions were available. There was a total of seven (7) Owners that volunteered for Council:

- Kam Lau – Strata Lot 25
- Alim Sunderji – Strata Lot 40
- Lukas Wilson – Strata Lot 215
- Jiuzheng Shen – Strata Lot 37
- Mary Cheung – Strata Lot 158
- Shi Fen Su – Strata Lot 148
- Yiu Shing Leung – Strata Lot 36

The following seven (7) Owners were elected to serve on the Strata Council by way of a majority vote:

*Kam Lau
Alim Sunderji
Lukas Wilson
Jiuzheng Shen
Mary Cheung
Shi Fen Su
Yiu Shing Leung*

It was **MOVED, SECONDED**, and **CARRIED** to declare the above Owners duly elected.

12. **NEXT MEETING**

The next meeting will be a **Strata Council Meeting** on July 12, 2023, at 5:30PM.

13. **TERMINATION OF MEETING**

There being no further business to discuss, it was **MOVED, SECONDED**, and **CARRIED** to terminate the Annual General Meeting at 7:28 p.m.

Respectfully Submitted,



Jeremy Lim, Senior Strata Agent
Rancho Management Services (B.C.) Ltd.

Held Wednesday, June 14, 20223

8th Floor - 1125 Hornby Street, Vancouver, BC, V6Z 2K8

Phone: 604-684-4508 (**24 HOUR EMERGENCY SERVICES**)

Direct Line: (604) 331-4236

E-mail: jlim@ranchogroup.com

Minutes are prepared by the Strata Agent and are approved for distribution by the Strata Council.

myRanchoStrata

Rancho offers a convenient way for Owners to access Strata-related documents through myRanchoStrata.

myRanchoStrata gives Owners 24/7 access to the following:

- | | |
|---------------------------|--------------------------------------|
| * Meeting minutes | * Insurance coverage |
| * AGM notices | * Depreciation & Engineering reports |
| * Building memos | * Important announcements |
| * Event calendars | * Bylaws & rules |
| * Account balance history | * Other strata related documents |

Owners can also now update their mailing address, primary/secondary phone numbers, email address and banking information for existing pre-authorized debit users. More exciting changes to come!

To sign up for more information about myRanchoStrata, Owners must visit <https://www.ranchovan.com/ownerRegistration.cfm>.

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2023-2024 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
APARTMENT AT KATSURA									
8	101-6233 Katsura St.	77	\$ 6.36	\$ -	\$ 6.36	\$ 410.24	\$ 12.96	\$ 423.19	\$ 429.55
9	102-6233 Katsura St.	39	\$ 3.22	\$ -	\$ 3.22	\$ 207.78	\$ 6.56	\$ 214.35	\$ 217.57
10	103-6233 Katsura St.	98	\$ 8.09	\$ -	\$ 8.09	\$ 522.12	\$ 16.49	\$ 538.61	\$ 546.70
11	105-6233 Katsura St.	72	\$ 5.95	\$ -	\$ 5.95	\$ 383.60	\$ 12.11	\$ 395.71	\$ 401.66
17	201-6233 Katsura St.	78	\$ 6.44	\$ -	\$ 6.44	\$ 415.57	\$ 13.12	\$ 428.69	\$ 435.13
18	202-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
19	203-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
20	205-6233 Katsura St.	78	\$ 6.44	\$ -	\$ 6.44	\$ 415.57	\$ 13.12	\$ 428.69	\$ 435.13
29	301-6233 Katsura St.	78	\$ 6.44	\$ -	\$ 6.44	\$ 415.57	\$ 13.12	\$ 428.69	\$ 435.13
30	302-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
31	303-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
32	305-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
33	306-6233 Katsura St.	78	\$ 6.44	\$ -	\$ 6.44	\$ 415.57	\$ 13.12	\$ 428.69	\$ 435.13
39	501-6233 Katsura St.	78	\$ 6.44	\$ -	\$ 6.44	\$ 415.57	\$ 13.12	\$ 428.69	\$ 435.13
40	502-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
41	503-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
42	505-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
43	506-6233 Katsura St.	78	\$ 6.44	\$ -	\$ 6.44	\$ 415.57	\$ 13.12	\$ 428.69	\$ 435.13
44	507-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
45	601-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
46	602-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
47	603-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
48	605-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
49	606-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
50	607-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
51	608-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
52	609-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
53	701-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
54	702-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
55	703-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
56	705-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
57	706-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
58	707-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
59	708-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
60	709-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
61	801-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
62	802-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
63	803-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
64	805-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
65	806-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
66	807-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
67	808-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
68	809-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
69	901-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
70	902-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
71	903-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
72	905-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
73	906-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
74	907-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
75	908-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
76	909-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
77	1001-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
78	1002-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
79	1003-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
80	1005-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
81	1006-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
82	1007-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
83	1008-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
84	1009-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
85	1101-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
86	1102-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
87	1103-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
88	1105-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
89	1106-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
90	1107-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
91	1108-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
92	1109-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
93	1201-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
94	1202-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
95	1203-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
96	1205-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
97	1206-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
98	1207-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
99	1208-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
100	1209-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
101	1301-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
102	1302-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
103	1303-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
104	1305-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
105	1306-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
106	1307-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
107	1308-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
108	1309-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
109	1501-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
110	1502-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
111	1503-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
112	1505-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2023-2024 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
113	1506-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
114	1507-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
115	1508-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
116	1509-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
117	1601-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
118	1602-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
119	1603-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
120	1605-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
121	1606-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
122	1607-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
123	1608-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
124	1609-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
125	1701-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
126	1702-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
127	1703-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
128	1705-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
129	1706-6233 Katsura St.	81	\$ 6.69	\$ -	\$ 6.69	\$ 431.55	\$ 13.63	\$ 445.18	\$ 451.87
130	1707-6233 Katsura St.	62	\$ 5.12	\$ -	\$ 5.12	\$ 330.32	\$ 10.43	\$ 340.75	\$ 345.87
131	1708-6233 Katsura St.	79	\$ 6.52	\$ -	\$ 6.52	\$ 420.89	\$ 13.29	\$ 434.19	\$ 440.71
132	1709-6233 Katsura St.	63	\$ 5.20	\$ -	\$ 5.20	\$ 335.65	\$ 10.60	\$ 346.25	\$ 351.45
133	1801-6233 Katsura St.	112	\$ 9.25	\$ -	\$ 9.25	\$ 596.71	\$ 18.84	\$ 615.56	\$ 624.80
134	1802-6233 Katsura St.	110	\$ 9.08	\$ -	\$ 9.08	\$ 586.06	\$ 18.51	\$ 604.56	\$ 613.65
135	1803-6233 Katsura St.	110	\$ 9.08	\$ -	\$ 9.08	\$ 586.06	\$ 18.51	\$ 604.56	\$ 613.65
136	1805-6233 Katsura St.	113	\$ 9.33	\$ -	\$ 9.33	\$ 602.04	\$ 19.01	\$ 621.05	\$ 630.38
		8114							
APARTMENT AT SEQUOIA									
144	103-9133 Hemlock Dr.	87	\$ 7.18	\$ -	\$ 7.18	\$ 463.52	\$ 14.64	\$ 478.15	\$ 485.34
145	101-9133 Hemlock Dr.	94	\$ 7.76	\$ -	\$ 7.76	\$ 500.81	\$ 15.82	\$ 516.63	\$ 524.39
146	102-9133 Hemlock Dr.	51	\$ 4.21	\$ -	\$ 4.21	\$ 271.72	\$ 8.58	\$ 280.30	\$ 284.51
150	203-9133 Hemlock Dr.	98	\$ 8.09	\$ -	\$ 8.09	\$ 522.12	\$ 16.49	\$ 538.61	\$ 546.70
151	201-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
152	202-9133 Hemlock Dr.	90	\$ 7.43	\$ -	\$ 7.43	\$ 479.50	\$ 15.14	\$ 494.64	\$ 502.07
160	305-9133 Hemlock Dr.	98	\$ 8.09	\$ -	\$ 8.09	\$ 522.12	\$ 16.49	\$ 538.61	\$ 546.70
161	301-9133 Hemlock Dr.	94	\$ 7.76	\$ -	\$ 7.76	\$ 500.81	\$ 15.82	\$ 516.63	\$ 524.39
162	302-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
163	303-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
167	506-9133 Hemlock Dr.	98	\$ 8.09	\$ -	\$ 8.09	\$ 522.12	\$ 16.49	\$ 538.61	\$ 546.70
168	501-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
169	502-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
170	503-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
171	505-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
172	601-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
173	602-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
174	603-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
175	605-9133 Hemlock Dr.	87	\$ 7.18	\$ -	\$ 7.18	\$ 463.52	\$ 14.64	\$ 478.15	\$ 485.34
176	606-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
177	607-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
178	608-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
179	701-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
180	702-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
181	703-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
182	705-9133 Hemlock Dr.	86	\$ 7.10	\$ -	\$ 7.10	\$ 458.19	\$ 14.47	\$ 472.66	\$ 479.76
183	706-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
184	707-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
185	708-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
186	801-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
187	802-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
188	803-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
189	805-9133 Hemlock Dr.	86	\$ 7.10	\$ -	\$ 7.10	\$ 458.19	\$ 14.47	\$ 472.66	\$ 479.76
190	806-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
191	807-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
192	808-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
193	901-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
194	902-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
195	903-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
196	905-9133 Hemlock Dr.	86	\$ 7.10	\$ -	\$ 7.10	\$ 458.19	\$ 14.47	\$ 472.66	\$ 479.76
197	906-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
198	907-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
199	908-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
200	1001-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
201	1002-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
202	1003-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
203	1005-9133 Hemlock Dr.	86	\$ 7.10	\$ -	\$ 7.10	\$ 458.19	\$ 14.47	\$ 472.66	\$ 479.76
204	1006-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
205	1007-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
206	1008-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
207	1101-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
208	1102-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
209	1103-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
210	1105-9133 Hemlock Dr.	86	\$ 7.10	\$ -	\$ 7.10	\$ 458.19	\$ 14.47	\$ 472.66	\$ 479.76
211	1106-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
212	1107-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
213	1108-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
214	1201-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
215	1202-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
216	1203-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
217	1205-9133 Hemlock Dr.	86	\$ 7.10	\$ -	\$ 7.10	\$ 458.19	\$ 14.47	\$ 472.66	\$ 479.76
218	1206-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50

STRATA CORPORATION BCS1060
"KATSURA & SEQUOIA AT HAMPTONS PARK"
APPROVED 2023-2024 STRATA FEE SCHEDULE

STRATA LOT #	CIVIC ADDRESS	U.E.	APARTMENT OPERATING CONTRIBUTION	APARTMENT CONTINGENCY CONTRIBUTION	TOTAL APARTMENT STRATA FEES	JOINT OPERATING CONTRIBUTION	JOINT CONTINGENCY CONTRIBUTION	TOTAL JOINT STRATA FEES	TOTAL STRATA FEES
219	1207-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
220	1208-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
221	1301-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
222	1302-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
223	1303-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
224	1305-9133 Hemlock Dr.	86	\$ 7.10	\$ -	\$ 7.10	\$ 458.19	\$ 14.47	\$ 472.66	\$ 479.76
225	1306-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
226	1307-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
227	1308-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
228	1501-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
229	1502-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
230	1503-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
231	1505-9133 Hemlock Dr.	86	\$ 7.10	\$ -	\$ 7.10	\$ 458.19	\$ 14.47	\$ 472.66	\$ 479.76
232	1506-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
233	1507-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
234	1508-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
235	1601-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
236	1602-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
237	1603-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
238	1605-9133 Hemlock Dr.	87	\$ 7.18	\$ -	\$ 7.18	\$ 463.52	\$ 14.64	\$ 478.15	\$ 485.34
239	1606-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
240	1607-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
241	1608-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
242	1701-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
243	1702-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
244	1703-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
245	1705-9133 Hemlock Dr.	87	\$ 7.18	\$ -	\$ 7.18	\$ 463.52	\$ 14.64	\$ 478.15	\$ 485.34
246	1706-9133 Hemlock Dr.	89	\$ 7.35	\$ -	\$ 7.35	\$ 474.17	\$ 14.97	\$ 489.15	\$ 496.50
247	1707-9133 Hemlock Dr.	59	\$ 4.87	\$ -	\$ 4.87	\$ 314.34	\$ 9.93	\$ 324.27	\$ 329.14
248	1708-9133 Hemlock Dr.	93	\$ 7.68	\$ -	\$ 7.68	\$ 495.48	\$ 15.65	\$ 511.13	\$ 518.81
249	1801-9133 Hemlock Dr.	130	\$ 10.73	\$ -	\$ 10.73	\$ 692.61	\$ 21.87	\$ 714.48	\$ 725.22
250	1802-9133 Hemlock Dr.	116	\$ 9.58	\$ -	\$ 9.58	\$ 618.02	\$ 19.52	\$ 637.54	\$ 647.12
251	1803-9133 Hemlock Dr.	119	\$ 9.83	\$ -	\$ 9.83	\$ 634.01	\$ 20.02	\$ 654.03	\$ 663.85
252	1805-9133 Hemlock Dr.	137	\$ 11.31	\$ -	\$ 11.31	\$ 729.91	\$ 23.05	\$ 752.96	\$ 764.27
		8034							
	Total UE Apartments	16148							
Townhouses at Katsura									
1	1-6233 Katsura St.	118			\$ -	\$ 628.68	\$ 19.85	\$ 648.53	\$ 648.53
2	2-6233 Katsura St.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
3	3-6233 Katsura St.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
4	4-6233 Katsura St.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
5	5-6233 Katsura St.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
6	6-6233 Katsura St.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
7	7-6233 Katsura St.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
12	8-6233 Katsura St.	134			\$ -	\$ 713.92	\$ 22.55	\$ 736.47	\$ 736.47
13	9-6233 Katsura St.	134			\$ -	\$ 713.92	\$ 22.55	\$ 736.47	\$ 736.47
14	10-6233 Katsura St.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
15	11-6233 Katsura St.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
16	12-6233 Katsura St.	127			\$ -	\$ 676.63	\$ 21.37	\$ 698.00	\$ 698.00
21	13-6233 Katsura St.	111			\$ -	\$ 591.38	\$ 18.68	\$ 610.06	\$ 610.06
22	14-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
23	15-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
24	16-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
25	17-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
26	18-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
27	19-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
28	20-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
34	21-6233 Katsura St.	119			\$ -	\$ 634.01	\$ 20.02	\$ 654.03	\$ 654.03
35	22-6233 Katsura St.	119			\$ -	\$ 634.01	\$ 20.02	\$ 654.03	\$ 654.03
36	23-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
37	24-6233 Katsura St.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
38	25-6233 Katsura St.	120			\$ -	\$ 639.33	\$ 20.19	\$ 659.52	\$ 659.52
		2892							
Townhouses at SEQUOIA									
137	1-9133 Hemlock Dr.	118			\$ -	\$ 628.68	\$ 19.85	\$ 648.53	\$ 648.53
138	2-9133 Hemlock Dr.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
139	3-9133 Hemlock Dr.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
140	4-9133 Hemlock Dr.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
141	5-9133 Hemlock Dr.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
142	6-9133 Hemlock Dr.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
143	7-9133 Hemlock Dr.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
147	8-9133 Hemlock Dr.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
148	9-9133 Hemlock Dr.	115			\$ -	\$ 612.69	\$ 19.35	\$ 632.04	\$ 632.04
149	10-9133 Hemlock Dr.	118			\$ -	\$ 628.68	\$ 19.85	\$ 648.53	\$ 648.53
153	11-9133 Hemlock Dr.	111			\$ -	\$ 591.38	\$ 18.68	\$ 610.06	\$ 610.06
154	12-9133 Hemlock Dr.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
155	13-9133 Hemlock Dr.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
156	14-9133 Hemlock Dr.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
157	15-9133 Hemlock Dr.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
158	16-9133 Hemlock Dr.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
159	17-9133 Hemlock Dr.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
164	18-9133 Hemlock Dr.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
165	19-9133 Hemlock Dr.	110			\$ -	\$ 586.06	\$ 18.51	\$ 604.56	\$ 604.56
166	20-9133 Hemlock Dr.	111			\$ -	\$ 591.38	\$ 18.68	\$ 610.06	\$ 610.06
		2258							
		21298	\$ 1,333.33	\$ -	\$ 1,333.33	\$ 113,471.09	\$ 3,583.33	\$ 117,054.43	\$ 118,387.76

Pre-Authorized Debit (PAD) Plan – Strata

FAX: (604) 684-1956

EMAIL: AR@ranchogroup.com

ATTACH VOID
CHEQUE HERE

STRATA PLAN: _____

STRATA LOT NO.: _____

UNIT NO.: _____

1. I/We hereby authorize Rancho Management Services (B.C.) Ltd. on behalf of our Strata Corporation to begin deductions effective _____ as per my/our instructions for the following: recurring monthly strata fee(s)/authorized charges (parking, etc) and one-time retroactive strata fee(s) adjustments as voted upon and passed by the general membership of the Strata Corporation from time to time. In addition to the monthly strata fee(s), authorized one-time or sporadic debits, any fines, gas consumption, chargebacks, penalties, and special levy fee(s) up to a maximum of \$1,000.00 as assessed according to the Strata Corporation Bylaws and Rules and Regulations. These above mentioned fee(s)/charges will be debited to my/our specified account on the 1st day of every month.
2. I/We undertake to inform Rancho Management Services (B.C.) Ltd. of any change in the account or address information provided in this authorization before the fifteenth day of the month.
3. I/We acknowledge that delivery of the authorization to Rancho Management Services (B.C.) Ltd. constitutes delivery by me/us to the financial institution below.
4. This authority is to remain in effect until Rancho Management Services (B.C.) Ltd. has received written notification from me/us of its change or termination. This notification must be received within 15 days before the next debit is scheduled at the address provided below. I/We may obtain a sample cancellation form, or more information on my/our right to cancel a PAD Agreement at my/our financial institution or by visiting www.cdnpay.ca.
5. Rancho Management Services (B.C.) Ltd. may not assign this authorization, whether directly or indirectly, by operation of law, change of control or otherwise, without providing at least 10 days prior written notice to me/us.
6. I/We have certain recourse rights if any debt does not comply with this agreement. For example, I/We have the right to receive reimbursement for any PAD that is not authorized or is not consistent with the terms of this PAD Agreement. To obtain more information on my/our recourse rights, I/We may contact my/our financial institution or visit www.cdnpay.ca.

Type of Service: Personal _____ Business _____

Name _____

Property Address _____

Phone # _____

Name of Financial Institution _____

Address of Financial Institution _____

Financial Institution Number _____

Branch Transit Number _____

Account Number _____

A Specimen cheque has been marked "VOID" and attached to this authorization. If your account does not provide cheques, please have your bank verify this information with a **bank stamp** after filling out the information above to ensure the account is coded correctly and will allow pre-authorized debit.

When the form is complete, mail, fax, or email to:

Rancho Management Services (B.C.) Ltd. – 8th Floor – 1125 Howe Street, Vancouver, British Columbia, V6Z 2K8

Phone – 604 – 684 – 4508 Fax – 604 – 684 – 1956 Email: ar@ranchogroup.com

Attention: Accounts Receivable

Date: _____ Signature: _____ Signature: _____

PLEASE NOTE THAT THIS FORM MUST BE RECEIVED BY RANCHO NO LATER THAN THE 20TH OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE. (I.e. To be on the Pre-Authorized Debit Plan for the month of June, the form must be in our office prior to the 20th of May. Forms received after the 20th of the current month (i.e. May) will be processed but your first payment will not come out of your account until July 1st), as this system is set up in conjunction with the bank, and processing time is required, **PAD enrolment cannot be applied retroactively. Please also enclose a cheque for payment of any balance owing prior to PAD commencement.**