

# URANA MEWS STRATA CORPORATION

458 East 43rd Avenue  
Vancouver, B.C. V5W 1T4

## BYLAWS: STRATA PLAN VR1679

[Updated December 1993]

1. a) Be it resolved, that for the purposes of Sections 15(4) & (5) of the Condominium Act, a Council Member performing his/her duties as a Council Member in good faith shall not be subject to being designated as an Owner whose act, default or omission has given rise to claim against the Corporation.
- b) Any damages or expense whatever incurred by a Council Member as a result of a claim made against that member of Council for any act, default or omission of the Council Member, shall be indemnified by the Strata Corporation, provided the Council Member was acting in good faith in carrying out his/her duties as a member of the Strata Council.

**Addendum:** The above bylaw is intended to protect a Member of the Council from any claim against that Member while acting in good faith. He/she shall not be placed in double jeopardy by an action against him/her as an Owner or as well as a Member of the said Council.

- 3rd Annual General Meeting (AGM)
- Vancouver Land Registry (VLR) No. GCO89546, July 7, 1989

2. Be it resolved that the Annual General Meeting of the Urana Mews Strata Corporation, Strata Plan VR1679, will be held during the month of May 1989, and in succeeding years similarly.

- 3rd AGM, VLR No. GCO895461 July 7, 1989

3. Be it resolved that any owner or resident found wilfully delinquent in closure of access and/or fire doors shall be subject to a \$10.00 fine levied by Council and collectable from the person culpable.

- 3rd AGM, VLR No. GCO89546, July 7, 1989

4. Repealed; 2nd Special General Meeting (SGM) VLR No. BF300678, Aug. 110, 1992, including Form VR1679(1).

**Bylaws: VR1679**

5. Upon registration of this Bylaw, all fines levied against Owners by the Strata Council for violation of Bylaws and/or House Rules shall be incorporated as part of the following month's maintenance fee and shall be collectable as such in accordance with provisions of the Condominium Act, R.S.B.C. 1979, Ch. 61, ss. 34(3), 117(i) and 127(1).  
- 3rd AGM, VLR No. GCO89546, July 7, 1989
6. Repealed; 1st SGM, VLR No. GC101218, August 8, 1989.
7. That the Strata Council shall not, except in emergencies that may threaten life and/or the common interests of the Strata Plan VR1679 Owners authorize any expenditure exceeding \$500.00 where such an amount was not included in the Annual Budget of the said Corporation without a Special Resolution of the said Owners approved in a properly constituted General Meeting.  
- 3rd AGM, VLR No. GCO89546, July 7, 1989
8.
  - a) Strata Lot Owners renting out strata lots in Urana Mews do so only by regular lease agreement of not less than six (6) months with optional renewal subject to approval of the Urana Mews Strata Council;
  - b) Not more than four (4) strata lots shall be available for lease in Urana Mews at one time. From the date of registration of this bylaw, any Owners wishing to lease or rent his/her strata lot in accordance with paragraph "a" above, shall make written application to the Strata Council who, after due consideration, will render their decision within fourteen (14) days to approve or refuse the application;
  - c) Where the application to lease is approved, the Strata Council will issue a Certificate of Lease Approval (Form VR1679(2)) to the strata lot owner for the term and duration of the lease subject to the tenant's or prospective tenant's agreement to comply with the bylaws and standing rules of Urana Mews Strata Corporation and completing Form "D" Tenant's Undertaking. The Certificate of Lease Approval is not transferable and any subsequent renewal is subject to the approval of the Strata Council;
  - d) Upon termination of a lease or a rental agreement, the total number of Strata Lots permitted to be leased or rented shall automatically be reduced by one (1). A Strata Lot owner wishing to re-lease his Strata Lot must re-apply to the Strata Council in accordance with paragraphs "a" and "b" above;

**Bylaws: VR1679**

- e) Any strata lot owner who leases or rents his strata lot in contravention of the provisions of paragraphs "a" through "d" above, shall be subject to a fine of \$25.00 per day during which time the tenant illegally occupies the Strata Lot;  
- 1st SGM VLR No. GC101218, Aug 8, 1989
  - f) Repealed: 2nd SGM, VLR No. BF300678, Aug. 10, 1992;
  - g) All Strata Lots will now fall within the scope of this By-law; i.e., Sections (a) through (e) above;  
- 7th AGM, VLR No. BG2942191, May 20, 1993
  - h) All approval rentals of Strata Lots will be subject to a levy of fifty cents (50c) per day for the term of the lease, which levy will be due and payable by postdated cheques upon the first day of each and every month of the lease. This levy will serve to defray some administrative costs, out-of-pocket expenses and/or repair minor damage to the common areas through moving tenants' belongings in and out of strata lots and will be similarly collectable to the usual monthly fee for fair share of the common expenses;
  - i) Speculative investors and/or prospective landlords who plan to buy within the Strata plan for the sole purpose of renting out their strata lot(s) will not comprise qualified applicants under this By-law;
  - j) The provisions of Sections (h) and (i) above will take full effect upon September 1, 1992, and henceforth.  
- 2nd SGM, VLR No. BF300678, Aug. 10, 1992
9. Strata Plan VR1679 is registered as wholly residential; therefore, commerce or business of any kind may not be conducted by owners or their tenants from their suites. Fine \$25.00 per day in violation.  
- 1st SGM, VLR No. GC101218 Aug. 8, 1989
10. No member or officer of the Urana Mews Strata Council VR1679 shall receive a salary, fee, commission or other remuneration for acting as such, unless such remuneration is sanctioned by special resolution in the bylaws of the Urana Mews Strata Corporation.  
**Fine:** loss of tenure as an owner in Strata Plan VR1679.  
- 1st SGM, VLR No. GC101218, Aug. 8, 1989
11. The space of Common Property previously known as the "Hobby Shop" be henceforth known as the "Council Office". This Space remains as Common Property for the exclusive use of the Strata Corporation as an Office for the Strata Council.  
- 7th AGM, VLR No. BG294191, May 20, 1993

# URANA MEWS STRATA CORPORATION

458 East 43rd Avenue  
Vancouver, B.C. V5W 1T4

## HOUSE RULES ; STRATA PLAN VR1679

[Updated December 1993]

### Security of Building

All access doors to Urana Mews are secured by locking devices of one kind or another, to which owners have keys. Care should be taken that keys do not fall into unauthorized hands. Owners are urged to be security conscious for the mutual protection of all residents of the building. They should exercise extreme care in ensuring doors are neither left or propped open so as to permit access to unauthorized persons, and care should be taken to establish bona fides of tradesmen or other persons not known personally to the owners, who ring from the front door up for admission.

### Fire Prevention

1. Do not put burning materials such as cigarettes, ashes etc. into garbage containers or waste baskets.
2. Do not put loose papers cartons into the garbage. Flatten cartons, tie them in bundles and take the bundles down to the bin in the yard.
3. Remember even empty aerosol cans may explode violently if exposed to excessive heat.
4. **NEVER** melt paraffin wax or similar inflammable substances over an open element. Put the container in a pan of water and heat the water.
5. Do not wedge open the corridor fire doors or exit doors to stairs, they must be kept closed at all times to prevent chimney action and rapid spread of fire. Do not block doors or stairs.
6. Familiarize self and family with location of pull alarms, fire extinguisher and exit stairs nearest to your apartment, remember, if fire occurs, some confusion may occur in getting clear of building and may be aggravated by presence of smoke, fumes, etc. Familiarity with most direct means of exit will minimize risk.

**Fire Regulations**

1. If a fire is more than minor flame capable of easy control immediately close door of room in which fire located.
2. Warn occupants of danger by pulling alarm box nearest to your suite. These are local alarms and do not alert the Fire Department.
3. **CALL FIRE DEPARTMENT AT 911**
4. Contact Strata Council members in order that they may mobilize all available assistance.
5. Before leaving your suite, check door to the corridor for heat. If heat is present, remain in your suite until the Fire Department arrives; if the door is cool and no pressure is felt when opening, check the corridor for smoke and/or flames. If such is present, remain in your suite, but stand on the balcony or by an open window and signal your position by waving a sheet or towel.
6. **DO NOT PANIC.** In a fire resistant building you are safer in your suite than attempting to escape through flame and smoke, if the fire is elsewhere.
7. If you decide it is safe to leave the building, exit by the most direct, safe route.
8. Inform your Council in writing of any personal handicap and/or physical disability that renders you in need of special assistance in case of fire. Such assistance will be arranged. If fire occurs, give such details to Fire Department personnel.

**Garbage**

1. Garbage must be firmly wrapped and tied in bags.
2. Large boxes, packages or containers should be taken down to the garbage bin in the yard.
3. Large cartons should be collapsed and folded flat before placing in garbage bin in the yard.
4. Boxes, other containers of paper or garbage must not be left in hallways.

House Rules: VR1679

Real Estate Signs

No signs are permitted to be displayed on the exterior of the building or any place where they are visible from the outside of the building.

Report Violations

Violations of House Rules and Bylaws should be reported to your Strata Council for corrective measures.

- June 21, 1989

Laundry

Owners/residents are not permitted to install clotheslines on their individual balconies and/or patios for drying laundry neither/nor are they permitted to hang laundry, bedding, etc. on balcony railings, nor in any place visible to the public. **Fine: \$10.00 each violation.**

Garden

Owners/residents may not grow any personal plants in the undivided common property/common garden. Such plants may be removed without notification to violators. **Fine: \$10.00 each violation.**

Health

Owners/residents may not spread any bread, other garbage and/or bird seed to encourage the presence of birds on the common property or adjacent areas. **Fine: \$10.00 each violation.**

- July 10, 1989

Washers and/or Dryers : Hours of use (amended)

Owners/residents are requested to follow the schedule stated herein below when using their insuite washers and/or dryers.

**Monday through Friday 9:00 am to 10:00 pm**  
**Saturday and Sunday 11:00 am to 9:00 pm**

[Amended from a request in similar interest stated in "*Minutes*" , Second Annual General Meeting, Strata Corporation VR1679, "Urana Mews", July 19, 1988.]

- September 29, 1989

Access

All owners are required to provide access to their suites in case of emergency. If the owner does not provide access, he is responsible for the costs associated with entering the suite, including locksmithing charges. Towards this remote possibility, an owner may, but is not required to, provide a copy of his key to council.

January 26, 1993

Insurance : Automobile and Household

1. (a) Uninsured/registered vehicles may be neither parked nor operated upon Urana Mews limited common and/or common property areas.
- (b) All vehicle insurance must include third party liability coverage.
- (c) Insurance proof must be supplied to the Strata Council upon request and immediately.

**Penalty:** (for all or part of the foregoing) the offending vehicle will be towed and/or impounded without notice; the owner/landlord, tenant, agent or invitee, all jointly and severally responsible, will be assessed a \$50.00 fine plus any and all costs.

2. (a) All suites must be covered by Household Insurance as a condition of ownership/tenancy in Strata Plan VR1679.
- (b) Insurance proof must be supplied to the Strata Council upon request.

**Penalty:** \$50.00 will be assessed for each and every day of the period where suites are not covered by such insurance.

- June 3, 1992

**Automobiles**

Parking spaces may be rented to a fellow resident only. Automobiles may be washed in the parking area at the washing site. Residents may use hoses from the workshop. Care should be taken to prevent spray from falling on other vehicles.

**Parking**

Each suite is assigned one parking space. This may be used by whosoever the owner chooses so long as the vehicle is properly parked, insured and registered. Council will have vehicles towed away only at the request of the suite owner.

Jan. 26, 1993

**Fines**

All fines levied require the agreement of the majority of council.

Jan. 26, 1993