

Strata Property Act

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan VR855 certify that the information contained in this certificate with respect to Strata Lot 65 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ 470.00
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ 0.00
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
☒ no ☐ yes *[attach copy of all agreements]*
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved..... \$ 0.00
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year \$ 0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 105,234.19
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
☒ no ☐ yes *[attach copy of all amendments]*
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
☒ no ☐ yes *[attach copy of all resolutions]*
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
☒ no ☐ yes *[attach copy of all notices]*

- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
☒ no ☐ yes *[attach details]*
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
☒ no ☐ yes *[attach copies of all notices or work orders]*
- (l) Number of strata lots in the strata plan that are rented *Restriction*

Required Attachments

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- ☒ The rules of the strata corporation;
- ☒ The current budget of the strata corporation;
- ☒ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☐ The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: August 14, 2012

Signature of Council Member

Signature of Second Council Member
(not required if council consists of only one member)

OR



Signature of Strata Manager, Mike Elliott
if authorized by Strata Corporation

**VR855 Shawnoaks
Rules & Regulations**

1. No pots at all can be placed on the balcony railing, the only flowering pots allowed will be pots that have hooks and hang from the balcony railing.

Passed at Strata Council Meeting on October 5th, 2011.

EXHIBIT "E"

THE SHAWNOAKS APARTMENTS

CONDOMINIUM ACT
(Section 31)

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is described as the Shawnoaks Apartments located on Lot 28, Block 915, District Lot 526, Plan 11811 in Vancouver, British Columbia and contains 72 residential strata lots.
2. Sixty-two of the strata lots are rented as of the date of this statement and the owner-developer intends to continue to rent each of these strata lots until they become vacant through normal turnover, or until notice of termination is given in accordance with the Residential Tenancy Act and the owner-developer's arrangements with the City of Vancouver.
3. The owner-developer reserves the right to rent each of the strata lots for an indefinite period, possibly permanently.
4. There is no by-law of the strata corporation which limits the number of strata lots that may be rented by the owners.

DATED this 17th day of October, 1980.

DAON DEVELOPMENT CORPORATION

Per: 

FIRST CITY DEVELOPMENTS LTD.

Per: 