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Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

FILE
Alameda
Bylaws

The Owners, Strata Plan NW 2744 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on June 20, 2002.

Move Fee Bylaw

Be it resolved by special resolution that the Owners of Strata Plan NW 2744 adopt the Move Fee Bylaw.

A \$50.00 (fifty dollar) move in and a \$50.00 (fifty dollar) move out fee shall be levied on a Strata Lot each time a move in/or out occurs within the Strata Lot.

C. Barbosa
Signature of Council Member

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

**THE BY-LAWS OF
STRATA CORPORATION LMS - 2744
ALAMEDA PARK
(AS APPROVED, APRIL 25, 2001)**

These bylaws are in addition to the standard bylaws found in the Schedule of Standard Bylaws Section of the *Strata Property Act*, numbered 1 to 30. Should any portion of this regulation be deemed unenforceable by any Court of competent jurisdiction then for the purposes of interpretation and enforcement of the regulation each sub-paragraph hereof shall be deemed a separate provision and severable, and the balance of the provisions contained herein remain in full force and effect.

□ **Adopting the Standard Bylaws under the Strata Property Act:**

Be it resolved by special resolution that the owners of Strata Plan LMS 2744 adopt the Standard Bylaws under the Strata Property Act as enacted by the Province of B.C. on July 1, 2000.

□ **Strata Lot Rental Bylaw:**

Be it resolved by special resolution that the owners of Strata Plan LMS 2744 requires an owner who leases his or her strata lot shall provide to the Strata Corporation a Form "K," A Notice of Tenant's Responsibilities in accordance with sections 146 of the Strata Property Act. The owner will lease their strata lot for a rental period of one (1) year to ensure the stability of the tenancy.

□ **Voting Restriction Bylaw:**

Be it resolved by special resolution that the owners of Strata Plan, LMS 2744 to amend the Strata Property Act, Section 53 (2) to include a bylaw for those registered unit owner(s) who have unpaid amounts with their Strata Fees, Special Assessments and/or Special Levies in which a lien can be registered against the strata lot, to be prohibited from voting at a Special General Meeting, Annual General Meeting and/or Extraordinary General Meeting, unless an unanimous vote is required.

□ **Strata Council Eligibility Restriction Bylaw:**

Be it resolved by special resolution that the owners of Strata Plan, LMS 2744 amend the Strata Property Act Section 28 to prohibit any unit owner(s) who owes money (as per Section 53 Strata Property Act) to the Strata Corporation to serve as a Strata Council Member.

□ **Collection of Monies Owning Bylaw:**

Be it resolved by special resolution that the owners of Strata Plan, LMS 2744 pass a bylaw authorizing the Strata Corporation to begin a small claims action to collect money owing including Strata Fees and fines without prior approval. (Strata Property Act Section 171(4).)

□ **Payment of Strata Fees Bylaw:**

Be it resolved by special resolution that the owners of Strata Plan, LMS 2744 pass a bylaw that will require an owner to pay their strata fees by the first of each month. On the fifth (5th) business day of the month the owner shall be considered in arrears and subject to a rate of interest of 10% per annum compounded annually. (Strata Property Act Section 107, regulation 6.8)

□ **Monetary Fines for Bylaw Violations & Rule Infractions Bylaw:**

Be it resolved by special resolution that the owners of Strata Plan, LMS 2744 pass a bylaw setting out a fine schedule as follows; with the imposition of a fine for a continuing contravention of a bylaw or rule every 15 days:

- a. To a maximum of \$ 200.00 for each contravention of a bylaw, and
- b. To a maximum of \$ 50.00 for each contravention of a rule, and
- c. \$ 500.00 for each contravention of the Strata Lot Rental Bylaw (Strata Property Act Section 130)

□ **Number of Council Members:**

Be it resolved by special resolution that the owners of Strata Plan, LMS 2744 have a Strata Council consisting of seven members, four (4) for a two-year term, and three (3) for a one-year term. In subsequent years council members will be elected for a two-year term.

□ **Pet Restriction Bylaw:**

Be it resolved by special resolution that the owners of Strata Plan, LMS 2744 pass a bylaw restricting pets as follows:

- a) All animals including, and without limiting to amphibians, cats, dogs, domestic animals, fur bearing animals, game, livestock, reptiles and wildlife shall be considered pets for the purposes of this bylaw. Birds in cages and fish in aquariums not exceeding twenty (20) gallons shall be permitted subject to the conditions of this bylaw.
- b) An owner, tenant, occupant, or visitor must ensure that all animals are clean, leashed, under control or otherwise secured when on the common property or on land that is a common asset of the corporation.
- c) An owner shall restrict the number of pets to comply with the Bylaws of the City of Vancouver.
- d) Any pet that becomes the object of a written complaint to the Strata Council will be subject to the review of the Strata Council to determine if their pet is a nuisance. Any pet declared a nuisance must be removed from the property within 20 days after written notice has been sent to the individual owner. After 20 days, if the animal is not removed, a monthly penalty will be added to the individual owners monthly Strata Fee Assessment until such time as the animal is removed.

ALAMEDA PARK – LMS 2744

RULES AND REGULATIONS

Rules & Regulations

Rules & Regulations, following, have been developed for the preservation of the overall consistent appearance and the value of the interior and exterior of the building.

It is the intention of the Strata Corporation to maintain both a secure, livable environment and a property of good resale value. It is in this context that the Rules & Regulations have been developed.

Adequate Insurance

None of the Strata Corporation, Strata Council, nor the Managing Agent are responsible for any personal injury, loss or damage to personal property in a strata lot, limited or common property. However, an owner may be responsible for all actions, damages and/or injury caused by themselves or their guests.

Therefore, an owner should check with their household insurance agent and inquire about additional insurance for a condominium owner which will cover an owner in the event of such injury or damage.

Alterations to Common Property

An owner shall not make any changes or alterations to the Common Property including limited Common Area *e.g. Balconies and patios*, unless approval has been granted to the owner, in writing, by the Strata Council. If an owner makes changes/alterations without the consent of the Strata Council, the owner will be asked to restore the area to its original condition. If the owner fails to do so, the Strata Council will authorize work to have the area restored and the owner will be charged with all cost incurred.

The Strata Council will not approve any item using screws or nails to affix items to the exterior of the building as it may allow water through the membrane damaging the structure and the interior of the building. Changes shall include hanging baskets, shelves and decorations.

Changes that have already been made without the Strata Council's approval must still be brought to the Council for approval.

Apartment Entry

The owner has the only key to the strata lot. Therefore, if you lose your keys you must call a locksmith to gain entry. If access to your strata lot is required you will be contacted to provide entry. One time per year the Strata Corporation will be entering your strata lot, with notice, to check all fire equipment contained in the suite.

Air Conditioners

Owner may not install air conditioners without the prior written consent of the Strata Corporation.

Animals

Pets are only allowed under the following restrictions:

- Owners/Occupiers must keep their pets within their strata lot and under their control, and under no circumstances are dogs allowed within the halls, parking level, gated and fenced areas unless leashed.
- Animals are to be exercised off the property to maintain the plant and grass areas.
- Owners would be responsible for picking up immediately, any wastes that such pets may have deposited.
- Pigeons, seagulls, crows and other wildlife are not to be fed from any Strata Lot, Limit Common or Common Property.

Balconies and Patios

Balconies are to present an overall neat appearance at all times. They are not to be used for storage or for hanging or drying clothes. Only seasonal furniture is to be visible on the balconies or patios.

Ground floor patios may be planted with any plant material within the confines of the patio, or patio fences, but owners must have prior written consent to add or remove plant or other materials in the gardens outside this area.

When cleaning balconies or watering plants, owners should take care not to drip or let water run over the side and onto another balcony or patio. Mops or brooms should not be shaken over the edge of the balconies or into the garden areas.

Only propane or electric Bar-B-Q's are allowed. Ensure that your Bar-B-Q is kept away from the wall.

Bicycles

The bicycle parking on the main floor is for Visitor Parking Only. Owners are not to store their bicycles over night in this location.

No bike shall be locked to the stair railings as they present a hazard to pedestrians using the stairs and should not be locked to the gates as it causes damage and obstructions to other owners/residents.

Changing Locks

An Owner may change locks as long the changes matches the color of the original installation.

Electrical Additions

Owners shall not install additional heating units or electrical outlets which could cause an overload in the existing electrical circuits.

Fire

The Fire System and Panel are one system. An owner must not tamper with or alter any component, including those in the suites, of this system as any change will affect the entire building system.

In case of a fire, DO NOT use the elevator; use the stairs. There are no ash trays in the common property, therefore, you and/or your guest may not smoke in the halls, lobby or parking lot.

Owners shall not accumulate or store any waste or flammable materials in their apartments, balconies, patio's, locker's or any common area that would create any safety, fire, or health hazard.

Garbage

All garbage is to be disposed of in the bins provided in the area off the parking ramp. Garbage is wrapped and tied securely. If you do spill or drop something in the halls, parking area or around the bin, please clean it immediately.

There is a surcharge for the disposal of cardboard in the waste bin. Therefore, a dedicated bin has been provided. Flatten cardboard boxes to allow for maximum disposal.

Garbage - Recycling

The City of Vancouver does not offer recycling for apartment blocks at this time. However, we will continue to encourage the City to offer a broader recycling program to Condominiums.

Grounds and Landscaped Areas

Owners are responsible for the care of the gardens in the boundaries of the patios.

An owner may not:

- construct any fencing, plant any new trees, bushes, shrubs etc. on, or in any way alter, the limited common property or common property without first obtaining the written permission of the Strata Council;
- do, or permit to be done, anything that may cause damage or prevent growth to trees, plants, bushes, flowers and grass in the common property or interfere with the maintenance of the common property.

Holiday Decorations and Lighting

Holiday decorations and lighting are permitted on a strata lot for the duration of the holiday.

Mail

To ensure the area around the mail boxes remains clean. Owners are to:

- remove mail on a regular schedule;
- return unwanted mail to the Post Office;
- dispose of unwanted "junk" mail in the container provided in the lobby.

Municipal Rules

Owners shall conform to all Municipal Rules and Regulations relating to police, traffic, pets, noise, health and other matters.

Noise

An owner will:

- not make or permit any sound to be made in or about any strata lot, limited common property or common property which, in the opinion of the Strata Council, is a nuisance or unreasonably interferes with the use and enjoyment of a strata lot or the common property by any other owner;
- ensure that any noise created by pets does not unreasonably disturb the use and enjoyment of a strata lot or the common property by any other owner;
- confine private parties to the strata lot of the owner and any noise kept at a minimal volume after 11:00 p.m. Balcony and patio doors should be kept closed;

- remember to be courteous to your surrounding neighbors and have your guests leave building quietly.

Parking

- No vehicle may be parked or stored on the common property except private passenger motor vehicles and bicycles in designated areas. Without limiting the generality of the foregoing, **prohibited vehicles include, derelicts, trailers and uninsured vehicles.**
- **All parking stalls assigned to a specific strata lot.** There is no parking in another stall without written approval from the owner of the strata lot who has been assign the parking stall. Both the Strata Council and the Property Manager should have a copy of the assignment for information only.
- For security reasons, owners shall not rent/assign a parking stall to anyone who lives outside the building.

Cars found parked in contravention of the Regulations may be towed away at the owner's expense upon reasonable notice. The Strata Corporation, Strata Council and the Management Agent will not accept responsibility for vehicles, or damage to vehicles, which are towed away.

Parking Underground - Care of Stalls

- Owners are responsible for keeping their parking stalls clean.
- Due to the status of the drain system being a protected area. No vehicle leaking any substance shall be parked in the underground parking lot. A \$25 charged will be charge to an individual owner if the parking bay is not maintained.
- Owners are requested to pick up all papers and other debris in or around their assigned stalls. Storage of tires, car parts or any other items in the stall is not permitted.
- Vehicle repairs, are strictly prohibited, in any parking area of the building except minor maintenance not involving automotive fluids.

Routine scheduled maintenance to the parking area will be conducted by the Strata Corporation. Additional maintenance to a parking area to remedy damage or staining in an individual parking stall will be invoiced to the individual owner.

Playing on the Common Property

No skateboarding, rollerblading, street hockey, baseball or racquet related games are to be played on the common property including gated areas and parking area, because of noise, the possible damage

to property or injury. An individual owner will be held responsible for property damage or injury that has resulted from their actions, including persons residing in the strata lot (including minors) and their guests. The Strata Corporation, Strata Council and the Management Agent will not accept responsibility for damage or injury which occurs from such play.

Rental of a Strata Lot by an Owner

An owner may rent their strata lot provided that they complete Form D for the Strata Corporation under the Condominium Act. Form D states that the tenant shall abide by the Condominium Act and the Bylaws and the Rules & Regulations of the Strata Corporation. At all times will the owner be responsible for the tenant and their guests.

The owner will lease their strata lot for a rental period of not less than one (1) year to ensure stability of the tenancy.

Signs

The posting of signs, posters etc. is permitted on the notice board provided by the Strata Council. All signs, posters etc. must be dated and will be removed after 30 days.

Storage

There is no additional storage at Alameda Park. Items may not be stored in the parking area as they present a fire hazard.

Use of Premises

Owners may not use the premises for any other purpose than that of a residence nor use the premises, or any part thereof, for any illegal purpose.

Window - Cleaning

Owners are responsible for cleaning interior and all accessible exterior windows. The inaccessible exterior windows will be cleaned by the Strata Corporation.

Window - Coverings

To ensure the overall appearance of the property, owners shall ensure that all window coverings are to be of a white to a neutral cream color when viewed from the exterior of the building. An Owner may, at their discretion, change/add various window treatments to the inside of their apartment as long as the additional window coverings, in the opinion of the Strata Council, do not detract from the exterior appearance of the property.

Security

Security is everyone's responsibility. Report any thefts to your Strata Council Members or your Property Management Company.

Owners are responsible for their guests and anyone they allow into the building.

Building Security

When you are at home:

- **never let anyone into the courtyard or building you do not know. Meet you visitors in the Courtyard.**
- get to know your neighbors and let your neighbors get to know you;
- when entering or leaving the building or your apartment always make sure all doors are closed, latched and locked behind you. An open door is an invitation to trouble;
- when you answer your Entry Phone ensure you know who you are letting into the building. If you don't know who is on the other end of the line, do not let them in. If you are unsure of who is at the front entrance, go to the door to let them in. If you do not know them do not let them in;
- if you see a stranger in the building or on the parking level let them know you have seen them, ask them to leave if they should not be in the building and/or tell someone.

When you are *not* at home;

- always ensure the doors and windows of your apartment are locked when unattended;
- let your neighbors know when you are gone and when you will be back;
- let your neighbor know where you are or who to contact in case of an emergency;
- put your lights, TV/radio on timers even though your venetian blinds are closed;
- stop delivery of your mail and newspapers or have your neighbor clear your mail and newspapers;
- create that "lived in, at home look" even when you are gone.

Parking Underground – Entering and Exiting Safely

- Look to see if there is anyone close to the entrance and watch to ensure no one enters the underground parking at the same time.
- On entry and exit, when the gate opens, drive through so that your car clears the gate and stop. Watch for the gate to close completely before you proceed. Again, ensure no one has entered the underground parking while the gate is open..
- If there is a car following you into the underground parking, drive through to the other side of the gate, stop and allow the gate to close before proceeding.
- If you are following a car into the underground parking, the gate should close completely before you open the gate to proceed.

- When entering and exiting the building ensure that the doors are closed and latched properly behind you. An open door is an invitation to thieves.
- If someone enters the underground parking with you, let them know that you have seen them, ask them to leave if you don't know them, and/or tell someone.

Generally, you may want to consider:

- Use a locking devise, such as "The Club" to secure your car from theft.
- You may even want to disconnect your battery when your car is parked.

Don't provide any opportunity for thieves to rob you:

- leave your ashtray, and glove box open to show that you do not have money, credit cards, or keys in your car;
- remove all valuables from your car;
- if you must leave valuables in your car, secure them out of site in your trunk;
- **PROTECT YOUR KEYS AND REMOTE CONTROLS**

