

# **BY-LAWS**

## **STRATA PLAN VR1428**

**555 West 14<sup>th</sup> Avenue,  
Vancouver, B.C.  
V5Z 4G8**

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### **NOTICE**

The attached bylaws for Strata Plan VR1428 are in addition to those bylaws contained in the Strata Property Act of B.C. In addition to bylaws, there could also be “Rules and Regulations” which are not registered at the Land Title Office, but are attached herein. **For legal purposes, you should obtain a true copy of the bylaws from the Land Title Office.**

**Passed:** At Annual General Meeting held on October 30<sup>th</sup>, 2006

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(This version supersedes the October 20, 2005 version)

**DIVISION 1 - DUTIES OF OWNERS, TENANTS,  
OCCUPANTS AND VISITORS**

- 1. Payment of strata fees, special levies and other financial obligations**
  - (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
  - (2) An owner must pay each special levy in accordance with the resolution authorizing the special levy.
  - (3) Unless specified otherwise in these bylaws, financial obligations that are neither strata fees nor special levies must be paid in full within 30 days after being incurred or imposed.
  
- 2. Repair and maintenance of property by owner**
  - (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
  - (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
  
- 3. Use of property**
  - (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property, limited 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, limited common property, common assets or another strata lot,
    - (d) is illegal,
    - (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,
    - (f) may increase the risk of fire or the cost of fire insurance,
    - (g) involves rental of the strata lot to the public as transient accommodation, or
    - (h) causes needless waste of water or electricity funded by the strata corporation.
  - (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, limited 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.

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- (3) An owner, tenant, occupant 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.
- (4) Pets may be kept only on a strata lot or limited common property, and only if they are in one or more of the following categories:
  - (a) waterlife in one or more aquariums with a combined capacity of up to 25 imperial gallons/114 litres;
  - (b) up to 4 small, caged, domestic mammals;
  - (c) up to 2 caged birds;
  - (d) one or two dogs, or one dog and one cat, or one or two cats, subject to subsection (e);
  - (e) An owner, tenant, occupant or visitor must not keep or permit a dog on a strata lot, limited common property or common property if:
    - (i) in the absence of any mitigating factor, the dog has chased or approached any person or domestic animal in a menacing fashion or apparent attitude of attack, including (but not limited to) behaviour such as growling or snarling; or
    - (ii) in the absence of any mitigating factor, the dog has attacked, bitten or caused injury to a person or has demonstrated a propensity, tendency or disposition to do so; or
    - (iii) in the absence of any mitigating factor, the dog has significantly injured a domestic animal.
    - (iv) a mitigating factor means a circumstance which, in council's judgement, excuses a dog's aggressive behaviour, and may include (but is not limited to) circumstances where:
      - (a) the dog was, at the time of the aggressive behaviour, acting in defence to an attack by a person or domestic animal; or
      - (b) the dog was, at the time of the aggressive behaviour, acting in defence of its young, or to a person or animal trespassing into the strata lot or its balcony/patio where the dog was kept; or
      - (c) the dog was, at the time of the aggressive behaviour, being teased, provoked, or tormented by the victim.
- (5) An owner, tenant or occupant must not keep or permit a pet on a strata lot, limited common property or common property after direction from council arising from repeated or continuous contraventions of one or more bylaws or rules involving the pet.

**4. Inform Strata Corporation**

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.

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- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her first and last names immediately upon receiving the request.
- (3) Owners and tenants must provide the strata corporation with all documentation and notices required to be provided to the strata corporation by the Act.

**5. Obtain approval before altering a strata lot**

- (1) An Owner must obtain written approval from the Strata Corporation before any alteration is made to a strata lot that involves any of the following:
  - (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) 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.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (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.
- (3) Unless otherwise specified by the strata corporation, if alterations to a strata lot, common property or limited common property do not begin within 90 days of receipt of written approval, the approval automatically expires.
- (4) Approved alterations to a strata lot, common property or limited common property must be completed in a timely manner.
- (5) Noise-generating renovations and repairs to a strata lot, common property and limited common property which do not need to be carried out immediately to ensure safety or to prevent significant loss or damage may be performed only on weekdays (statutory holidays excepted) between 8 am and 8pm, and on Saturdays between 10am and 6pm, unless the council grants a temporary, time-specified and necessary exception to this bylaw before the renovations or repairs begin.
- (6) Noise-generating repairs/renovations that have been approved by the council as temporary, time-specified and necessary exceptions to the scheduled hours for repairs/renovations as set out in bylaw 5(5) must not begin until the council has given all residents at least two days' written notice of the start and end times of each such exception.

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**6. Obtain approval before altering common property**

- (1) An Owner must obtain written approval from the Strata Corporation before any alteration is made to common property, limited common property, or common assets.
  - (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
  - (3) Alterations to any part of the building envelope must be endorsed by a practising BC professional engineer building envelope specialist before they begin and immediately after they have been completed, and must not invalidate or compromise any active warranty on the building envelope.
  - (4) Before alterations to any part of the building envelope begin, an owner must provide proof acceptable to the strata corporation that the proposed alterations have been endorsed by a practising BC professional engineer building envelope specialist, and will not invalidate or compromise any active warranty on the building envelope.
  - (5) Within 14 days after receiving a request from the strata corporation, an owner who has completed alterations to any part of the building envelope must provide proof acceptable to the strata corporation that a practising BC professional engineer building envelope specialist endorsed the alterations immediately after they were completed.
- 6 (a) To ensure compliance with plumbing codes and to minimize the likelihood of leaks into neighbouring suites, connections to the pressure piping system which require the common water supply to be turned off before they can be completed must be made by a plumber licensed in British Columbia.
- (b) The fine for contravention of subsection (a) is \$150.

**7. Permit entry to strata lot**

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
  - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice,
    - (i) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act, or
    - (ii) to ensure compliance with the Act and the bylaws.
- (2) The notice referred to in subsection (1)(b) must include the date and approximate time of entry, and the reason for entry.
- (3) A strata lot that is occupied by a person or persons other than the owner must be inspected by the owner or the owner's representative at least once every six months during such occupancy to confirm compliance with the Act and the bylaws.

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**DIVISION 2 - POWERS AND DUTIES OF STRATA CORPORATION**

**8. Repair and maintenance of property by strata corporation**

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:
    - (a) the structure of a building;
    - (b) the exterior of a building;
    - (c) chimneys, stairs, balconies and other things attached to the exterior of a building;
    - (d) doors, windows and skylights on the exterior of a building or that front on the common property;
    - (e) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
  - (i) the structure of a building,
  - (ii) the exterior of a building,
  - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
  - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
  - (v) fences, railings and similar structures that enclose patios, balconies and yards.

**DIVISION 3 - COUNCIL**

**9. Council size**

The council must have at least 3 and not more than 7 members.

**10. Council members' terms**

- (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 or appointed.
- (2) A person whose term as council member is ending is eligible for reelection or reappointment.

**11. Removing council member**

- (1) Unless all the owners are on the council, the strata corporation may, by a

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resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.

- (2) After removing a council member, the strata corporation must hold an election or appoint at the same annual or special general meeting to replace the council member for the remainder of the term.
- (3) Despite any other bylaw, no person may stand for council or 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 of the Act.

**12. Replacing council member**

- (1) If a council member resigns, or becomes ineligible to serve on council, or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council, but not a person who was removed from council within the same term.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign, or become ineligible to serve on council, or are unwilling or unable to act for a period of 2 or more months, 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.

**13. Additional council members**

- (1) The council may fill a vacancy on the council by appointing a new council member.
- (2) A new council member may be appointed from any person eligible to sit on the council, but not a person who was removed from council within the same term.

**14. Officers**

- (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.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (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, or
  - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

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**15. Calling council meetings**

- (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.
- (2) The notice does not have to be in writing.
- (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.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

**16. Requisition of council hearing**

- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

**17. Quorum of council**

- (1) A quorum of the council is
  - (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

**18. Council meetings**

- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), 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) rental restriction bylaw exemption hearings under section 144 of the Act;



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- (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

**19. Voting at council meetings**

- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote. If the president is absent from the meeting, or is unwilling or unable to vote, the vice-president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

**20. Council to inform owners of minutes**

- (1) The council must inform owners of the minutes of all council and general meetings within 2 weeks of the meeting, whether or not the minutes have been approved.
- (2) Minutes of all meetings must be delivered in paper form unless the recipient has requested that they be made available to him or her in an alternative form provided as a standard service by the property management firm.

**21. Delegation of Council's Powers & Duties**

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (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 subsection (3).
- (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.
- (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, or
  - (c) whether a person should be denied access to a recreational facility.

**22. Spending restrictions**

- (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.
- (2) Despite subsection (1), a council member may spend the strata corporation's

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money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

- (3) Pursuant to section 98(2) of the Act, the council must not authorize expenditures totalling more than \$2,000 per fiscal year which has not been approved in the budget or at an annual or special general meeting, but this limit does not apply to expenditures required immediately to ensure safety or prevent significant loss or damage.

**23. Limitation on liability of council member**

- (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.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.
- (3) The strata corporation must obtain and maintain errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

**DIVISION 4 - ENFORCEMENT OF BYLAWS AND RULES**

**24. Penalties**

- (1) Unless otherwise specified in these bylaws, the fine for a contravention of a bylaw is \$25 for the first offence and \$75 for each subsequent or continuing contravention.
- (2) Unless otherwise specified in these bylaws, the fine for a contravention of a rule is \$10 for the first offence and \$25 for each subsequent or continuing contravention.
- (3) Proceedings to register a lien against an owner's strata lot will begin and continue once any financial obligation specified in section 116 of the Act is in arrears for 4 months, subject to the provisions of section 116(3).
- (4) For the purposes of enforcement under section 135 of the Act, a complaint about a contravention of a bylaw or rule does not have to be in writing if:
  - (a) the person originating the complaint personally communicates it to council, and
  - (b) the person originating the complaint verifies the accuracy of all particulars of the complaint before the strata corporation gives them to the person who is alleged to have contravened the bylaw or rule, and
  - (c) the council judges that the complaint can be managed effectively without having to be in writing.
- (5) A communication from the strata corporation to an owner or tenant about a potential or proposed enforcement action against the owner or tenant is invalid if it does not provide the number and subsections (if applicable) of the bylaw, rule, law or regulation involved.

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**25. Continuing contravention**

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.

**DIVISION 5 - ANNUAL AND SPECIAL GENERAL MEETINGS**

**26. Person to chair meeting**

- (1) Annual and special general meetings must be chaired by the president of the council.
- (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.
- (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 who are present at the meeting.

**27. Participation by other than eligible voters**

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

**28. Voting**

- (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) 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.
- (3) 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.
- (4) 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.
- (5) 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. If the president and vice president are absent or unwilling to vote, and the chair is an owner eligible to vote, the chair may break the tie by casting a second, deciding vote.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (7) The vote for a strata lot may not be exercised, except on matters requiring a unanimous vote, if the strata corporation is entitled to register a lien against that strata lot under section 116 of the Act.

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- (8) General meetings other than the annual general meetings are to be called special general meetings.
- (9) A quorum is not required at any special general meeting if a vote is neither planned nor held.
- (10) If a proxy form is changed without first receiving the proxy-issuer's permission, the proxy is invalidated.

**29. Order of business**

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) report the total number of strata lots in arrears, and the total amount of strata fees and special levies in arrears as of the end of the fiscal year, if the meeting is an annual general meeting;
- (l) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (m) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (n) elect a council, if the meeting is an annual general meeting;
- (o) terminate the meeting.

**DIVISION 6 - VOLUNTARY DISPUTE RESOLUTION**

**30. Voluntary dispute resolution**

- (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
  - (a) all the parties to the dispute consent, and
  - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of

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- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

**DIVISION 7 – SUPPLEMENTARY BYLAWS**

**31. Exterior appearance**

- (1) No awning, shade, privacy screen (unless approved in advance by a majority of owners at a general meeting), lattice or fencing, tarp or antenna may be attached to, placed upon, or supported by the exterior of a strata lot, limited common property or common property.
- (2) Window coverings visible from outside the building must be neat, white or off-white blinds, shutters or draperies.
- (3) Laundry, clothing, bedding, rugs or similar articles may not be hung where they can be easily seen from outside the building.
- (4) Window-mounted air conditioners and fans are not permitted.

**32. Balconies and patios**

- (1) Dust and refuse (including cigarette/cigar butts) must not be disposed of from balconies or windows.
- (2) Seagulls, pigeons, starlings, crows and wild land-animals must not be fed or watered from any part of a strata lot, common property or limited common property.
- (3) No object or substance that emits a flame is permitted on balconies or patios except for a barbecue/hibachi and a candle or two, each in a fireproof and tip-resistant tabletop container/holder.
- (4) Objects which overload the structure of a patio or balcony are not permitted.
- (5) Objects or substances which may damage the deck membrane of a balcony are not permitted.
- (6) Seasonal/festive decorations are permitted on balconies and patios for 4 weeks prior to, and 2 weeks after the holiday date, but only if any fastenings do not alter any part of the building's exterior surfaces.
- (7) Bricks, pavers and hard tiles must not be placed anywhere on balconies.
- (8) Floor coverings such as mats, carpets and artificial turf which retain water and/or can trap objects under them must not be laid on balcony decks.
- (9) Plants on balconies must be watered in a way which does not cause water to spill onto the outdoor areas of suites below.
- (10) Plant containers on balcony railings must not exceed a combined total filled weight of 100 lbs., must be sturdy, must be equipped with drip trays and must not weigh more than 30 lb./14kg, each when filled.
- (11) Only the items listed below may be kept on a balcony or patio:

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- (a) a small number of garden items, and
- (b) one gas/electric barbeque or gas/electric hibachi, and
- (c) one fire extinguisher, and
- (d) a typical number of outdoor furniture items, and
- (e) freestanding self-contained planter boxes and containers, and
- (f) one small bundle of firewood, and
- (g) one human-powered watercraft (patio only), and
- (h) one bicycle (patio only).

**33. Garbage**

The garbage dumpster and adjacent area may only be used for the disposal of typical household garbage, excluding renovation refuse and large items such as mattresses and furniture.

**34. Advertising & Signs**

No sign, billboard, notice, banner or advertising matter of any kind shall be placed on any part of a strata lot (except for one sign bearing only the name and party affiliation of a candidate in a current election), or any part of the common/limited common property not designated by the strata corporation for postings.

**35. Vehicles**

- (1) Vehicles may be parked only in designated parking spaces.
- (2) Vehicles must not intrude upon or be parked in driveways, but vehicles being washed or loaded/unloaded, service vehicles and moving vans may park in driveways for short periods of time, and only if they do not obstruct traffic or create a hazard.
- (3) No major or fume-generating repairs/adjustments to motor vehicles or mechanical equipment shall be carried out on any part of the common property. If such repairs/adjustments are being carried out, reasonable measures to stop them immediately may be taken by anyone authorized by the strata corporation to take such measures.
- (4) Vehicles parked in contravention of the bylaws may be towed away without notice and at the owner's risk and expense.
- (5) All vehicles parked on common property must carry valid third-party liability insurance.
- (6) A parking stall may not be used to store anything except motor vehicles, a truck canopy, a trailer, bicycles, watercraft and other bulky transportation units (all of which are used by the owner and/or resident(s) of the strata lot associated with the parking stall). Tires, accessories, parts and repair/maintenance items are not considered transportation units.
- (7) Parking spaces must be kept clean, free of debris and free of automotive fluid spills.
- (8) Parking spaces must not be rented to non-owners who do not live in the building.

**36. Smoking**

Smoking is prohibited on common property.

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**37. Bicycles/In-Line Skates/Skateboards**

- (1) Skates, skateboards, scooters and other foot-powered transportation devices must not be ridden in common areas of the building, including hallways, lobbies and underground parking areas.
- (2) Bicycles must not be ridden on common property except for the underground parking area and outside driveway.
- (3) Bicycles must be moved from floor to floor via the elevator.
- (4) Bicycles stored on common property must be kept in the designated bicycle storage areas or parking stalls. Bicycles shall not be stored on balconies.

**38. Moving**

An owner, tenant or occupant must provide the Caretaker or the Property Manager with 7 day's notice of plans to move into or out of the building.

**39. Noise and Nuisance**

The building shall be slated a "quiet area" between the following hours:

Sunday to Thursday:	10:00 p.m. – 8:00 a.m.
Friday, Saturday & holidays:	11:00 p.m. – 9:00 a.m.

**40. Public Events**

- (1) An event which provides the general public with access to common property or limited common property is not permitted, except for an Open House held for the sole purpose of selling a strata lot.
- (2) If two or more owners jointly determine that a prohibited event is occurring, they or their representative(s) may immediately take all reasonable measures necessary to prevent the public in general from gaining access to common property or limited common property during such an event.

**41. Fireplace Maintenance**

- (1) An owner of a suite with a fireplace shall comply with all applicable governmental bylaws and regulations to ensure that the fireplace, flue and flue pipes are kept free from dangerous accumulations of combustible deposits and are kept in a state of good repair at all times.
- (2) Within 14 days after receiving a request from the strata corporation, an owner of a suite with a fireplace shall provide proof acceptable to the strata corporation that a qualified person has inspected the fireplace, flue and flue pipe within the previous 24 months, and they've been cleaned and repaired by a qualified person immediately if necessary.
- (3) The cost of fireplace, flue and flue pipe inspection, cleaning and repair shall be borne entirely by the strata lot owner.

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**42. Barbecues and hibachis**

To minimize the risk of fire and to prevent toxic fumes from entering neighbouring suites, only barbecues and hibachis fuelled by propane gas or electricity and accompanied by a minimum 3 pound ABC-type fire extinguisher within immediate reach are permitted on common property and limited common property.

**43. Hard-surface floors**

- (1) Before a hard-surface floor is installed in a second or third-floor strata lot, the owner of the strata lot must obtain written approval (valid for 90 days) from the council (at a regular council meeting) by providing written specifications proving that the installation will comply with the bylaws in effect on the date the strata corporation receives the owner's complete application for approval.
- (2) The council must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to installation of the hardsurface floor.
- (3) A hardsurface floor (including laminate, hardwood, resilient, parquet, stone and ceramic tile) in a second or third-floor strata lot must be installed with sound control underlay as follows:
  - (a) Based on tests conducted on a 6" or 8" concrete slab with a suspended gypsum ceiling (or comparable tests), underlay for ceramic tile and stone floors must have an Impact Insulation Class (IIC) rating of 61 or higher, or a Field Impact Insulation Class (FIIC) rating of 58 or higher, or an impact sound-reduction factor of 19 points or more.
    - (b) Based on tests conducted on a 6" or 8" concrete slab with a suspended gypsum ceiling (or comparable tests), underlay for non-ceramic/non-stone floors must have:
      - (i) An Impact Insulation Class (IIC) rating of 61 or higher, or a Field Impact Insulation Class (FIIC) rating of 58 or higher, or an impact sound-reduction factor of 19 points or more; and
      - (ii) A Sound Transmission Class (STC) rating of 60 or higher, or a Field Sound Transmission Class (FSTC) rating of 57 or higher, or a sound-reduction factor of 19 points or more.
  - (4) Before a hard-surface floor is installed in a second or third-floor strata lot, the owner of the strata lot must file proof (such as a priced or un-priced bill of sale) with the strata corporation that sufficient underlay conforming to the council's approval document or the bylaws has been purchased for installation in the strata lot.
  - (5) The fine for contravention of subsection (1) is \$100 and may be imposed only once.
  - (6) The fine for contravention of subsection (3) is \$200 and may be imposed only once, and the strata corporation retains the right to remedy the contravention pursuant to Section 133 of the Act.

**44. Lockers**

Lockers must not be used to store any hazardous materials or items that may rot, emit odour, deteriorate or attract pests.



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**BYLAW AMENDMENTS/REGISTRATION DATES!!!**

<b>Registration #</b>	<b>Registration Date</b>	<b>Bylaw Amendment and/or Addition</b>
BJ239180	August 15, 1995	Register full Bylaws 1 to 10, inclusive.
BK083265	March 25, 1996	Amendment Bylaw 2((a)(b)) and New Bylaw 11.
BL343343	October 7, 1997	Amendment Bylaw 5(e)
BN277265	October 15, 1999	Bylaw 12.
BR073057	March 29, 2001	Bylaw 13 and 14. (These bylaws had been renumbered to correlate with the numbering system of the existing registered bylaws and subsequently registered as such at the Land Titles Office.)
BR207295	August 14, 2001	New Bylaw 13(d), New Bylaw 15 and Amendment Bylaw 4.
BW206268	May 14, 2004	Registered full set of Bylaws 1 to 44, inclusive.
BW533309	Nov 23, 2004	Registered 37(4), 32(10) and 32(11)
BX025507	Nov 25, 2005	Amended Bylaw 3(4)(d), added Bylaw 3(4)(e), amended Bylaw 3(5), added Bylaw 6(6), amended Bylaw 22(3), amended Bylaw 29(k), amended Bylaw 42.
BA579033	December 4, 2006	Amended Bylaw 32(3), amended Bylaw, 35(6), Bylaw addition 31(4).