

*Strata Property Act*

**FORM B**

**INFORMATION CERTIFICATE**

(Section 59)

The Owners, Strata Plan **BCS 1559** certify that the information contained in this certificate with respect to Strata Lot **194** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$ 210.47**
- (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*)  
**Pending clearance of May strata fee payment:** **\$ 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*)  
**To the best of our knowledge. The Owner should also be consulted re owner 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 **Unknown**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$329,611.29 (less – see attached Resolution #2)**
- (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 ¾ 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 ¾ 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 judgements 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 **95**

Date: May 12, 2010



The Wynford Group, as Managing Agents  
For Strata Plan BCS 1559, The Taylor  
per: Tracie Williams  
Strata Manager

**NB: THIS FORM IS SUBJECT TO PROVISIONS CONTAINED IN THE COVER LETTER ATTACHED HEREWITH.**

### **3/4 VOTE RESOLUTION #2 – COMMON AREA & SECURITY UPGRADES**

**WHEREAS** the Owners, Strata Plan BCS 1559, The Taylor, wish to approve an expenditure of up to \$30,000 from the expected year-end surplus (fiscal year ending January 31<sup>st</sup>, 2010) for common area and security upgrades, and transfer any remaining year-end operating surplus to the Contingency Reserve Fund. Should there be a deficit at year-end, it would be funded from the Contingency Reserve Fund. Should there be a surplus of less than \$30,000, the Strata Council may utilize said funds for common area and security upgrades;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve an expenditure of up to \$30,000 from the year-end operating surplus monies (fiscal year ending January 31<sup>st</sup>, 2010) for the purpose of common area and security upgrades and to transfer any remaining year-end operating surplus to the Contingency Reserve Fund, as and when cash flow permits. Should there be an operating surplus of less than \$30,000, the Strata Council may utilize said funds for common area upgrades. Should there be an operating deficit, said deficit would be funded from the Contingency Reserve Fund.

Notes to Resolution: At the time of preparation of this Resolution, the expected year-end surplus was \$43,483 (based on the November 2009 Financial Statements). As the fiscal year-end is January 31<sup>st</sup>, 2010, there will be expenses for December 2009 and January 2010 to take into account, the totals of which are not yet known. Accordingly, this Resolution contains language to provide the Strata Council with direction whether the year ends with a surplus or a deficit.

*Strata Property Act*  
**Form J**  
**RENTAL DISCLOSURE STATEMENT**  
*(Section 139)*

Re: **Lot 3, Block 17, District Lot 541, Group 1, Plan LMP36143**

The development described above includes 251 residential strata lots.

The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Description of Strata Lot <i>[strata lot number as shown on strata plan]</i>	Date Rental Period Expires <i>[month day, year]</i>
NIL	

In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 251 residential strata lots, as described below, until the date set out opposite each strata lot's description.

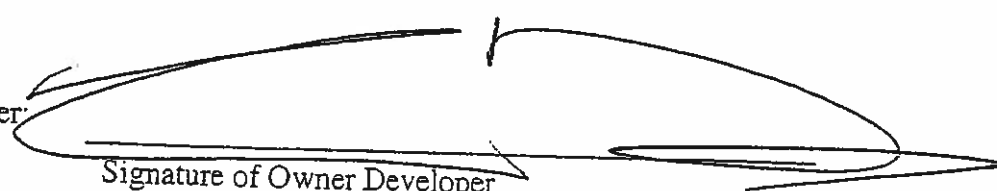
Description of Strata Lot <i>[strata lot number as shown on strata plan]</i>	Date Rental Period Expires <i>[month day, year]</i>
All	September 1, 2103

There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: August 29, 2002 *[month day, year]*.

**PINNACLE TAYLOR DEVELOPMENT PARTNERSHIP**

Per:

  
Signature of Owner Developer