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STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application, and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Howard Engman
W8K43E

c=CA, cn=Howard Engman
W8K43E, o=Notary,
ou=Verify ID at
www.juricert.com/
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1. CONTACT: (Name, address, phone number)

BAYSIDE PROPERTY SERVICES LTD.

Telephoen: 604-432-7774

100 - 6400 ROBERTS STREET

BURNABY

BC V5G 4C9

Document Fees: \$23.90

Deduct LTSA Fees? Yes ☒

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

NO PID NMBR COMMON PROPERTY STRATA PLAN LMS591Related Plan Number: **LMS591**

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

The Owners, **Strata Plan LMS 591** 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 February 25th, 2013.

WHEREAS The Strata Corporation proposes to update its Bylaws

BE IT RESOLVED THAT the Owners, Strata Plan LMS 591 hereby repeal Bylaw1, Payment of Strata Fees registered on June 21st, 2001 under registration number BR148442 and replace it with the following Bylaw:

Payment of strata fees and special levies

1(1) *An owner must pay:*

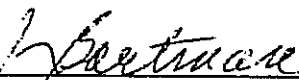
- (a) *strata fees on or before the first day of the month to which the strata fees relate; and*
- (b) *a special levy on the date or dates noted in the resolution authorizing the special levy.*

1(2) *Where an owner fails to pay strata fees or a special levy in accordance with bylaws 1(1)(a) or 1(1)(b), as applicable, the strata corporation may:*

- (a) *charge interest at the rate of 10% per annum compounded annually; and/or*
- (b) *levy a fine in accordance with bylaws 23 and 24.*



Signature of Council Member



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

L. Bartman

RECEIVED JUL 12 2001

The Owners
LMS 591

July 10, 2001

Re Bylaws

We have now been advised by our lawyer that the amended bylaws, which were approved at the Special General Meeting on May 30, 2001, were filed in the Land Title Office on June 21, 2001 and are therefore now in effect.

Re Address of the Strata Corporation

Section 62 of the Strata Property Act requires that the official mailing address for our Strata Corporation be filed in the Land Title Office. The Strata Council considered it preferable to use the mailing address of our management company for this purpose. Consequently the address which has been filed is as follows:

LMS 591
Suite 100
6400 Roberts Street
Burnaby, B.C.
V5G 4C9

Strata Council

cc: Bayside Property Services Ltd.

Dorothy Lieberman
Bayside Property Services Ltd.
Suite 600
6400 Roberts Street
Burnaby, B.C.
V5G 4C9

107-245 West 15th Street
North Vancouver, B.C.
V7M 1S3
July 10, 2001

Dear Dorothy;

Re LMS 591 - Bylaws

Our amended bylaws which were approved by the Owners at a Special General Meeting on May30, 2001 were filed in the Land Titles Office on June 21, 2001 and are therefore now in effect. A copy of the amended bylaws is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Hugh Dalglish".

Hugh Dalglish
Treasurer

SCHEDULE OF BYLAWS
The Owners, Strata Plan LMS 591
CHATSWORTH MEWS

Be it resolved that all previous bylaws and rules and regulations be repealed, and replaced with the following bylaws, with the exception that the rental restriction bylaw previously registered is amended as per Division 8 of the bylaws. These bylaws replace Part 5 of the *Condominium Act* and the Schedule of Bylaws in the *Strata Property Act*:

Division 1 – Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

- 1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate. If an owner fails to pay strata fees at the required time the strata corporation may charge interest at the rate of 10% per annum compounded annually. If an owner fails to pay a special levy at the required time he may be fined \$50.00 for each month the special levy remains unpaid.

Repair and maintenance of property by owner

- 2 (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.

Use of property

- 3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the 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, common assets or another strata lot,
 - (d) is illegal, or
 - (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.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the 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.
- (3) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals;
- (b) a reasonable number of small caged mammals;
- (c) up to 2 caged birds;
- (d) one dog or one cat.

(4) 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. The owner is responsible for the immediate clean-up of any pet excrement that occurs on common property and must dispose of same in a sanitary manner. The council may at any time require the removal of any pet which is a nuisance or is causing an annoyance to others, whereupon such pet shall be removed forthwith from the strata lot.

(5) No signs, fences, billboards, placards, advertising or other fixtures of any kind shall be erected on the common property or anywhere on a strata that is visible from outside of the strata lot, except when approved in writing by the council. This bylaw shall be interpreted in a manner consistent with all legislation, including legislation regarding elections. Notwithstanding the above, when a strata lot is listed for sale and the owner requests a sign the council will arrange for a 12" x 18" real estate sign to be placed at the main entrance. The sign shall provide "Townhouse for Sale – Contact Your Agent". In addition, normal "Open House" signs may be placed at the main entrance during an open house.

(6) No bedding, clothing, laundry, or washing shall be hung on the common property or in or about any strata lot except in such places as may be permitted by the council or in such location on the strata lot that is not visible from the outside of the strata lot.

(7) Sheds and hot tubs shall not be located on patios in yards or on the common property.

(8) No television or radio antennae, satellite dish or similar devices appurtenances thereto shall be located, placed, erected, fastened or attached to the outside of the building or to a patio except in connection with a common television antenna or cable system as authorized in writing by the council.

(9) No awning, shade, screen, window covering or air conditioning unit shall be located, placed, erected, fastened or attached to the exterior of the building or to a patio without the prior written authorization of the council.

(10) Drapes or blinds visible from the outside of the building shall be cream or white in colour.

(11) The underground irrigation and soaker hoses shall not be tampered with nor is any sprinkler head to be obstructed, blocked or removed.

(12) Speeds in excess of 10 k.m.h. within the development are prohibited.

(13) No noise shall be made in or about any strata lot or the common property, which is a nuisance or unreasonably interferes with the use and enjoyment of any other strata lot by its owners, tenants or other occupants. Between the hours of 10:00 p.m. and 7:00 a.m., Sunday to Thursday, and 11:00 p.m. to 8:00 a.m., Friday and Saturday, each owner, tenant and occupant shall ensure that there is no noise emanating from their strata lot that is likely to disturb others in the building.

(14) No owner, tenant, occupant or visitor shall trespass on that part of the property to which another owner is entitled to exclusive use.

(15) The only home-based businesses permitted from a strata lot are those that are permitted under the zoning bylaws of the City of North Vancouver for RM-2 for multi-family residential units. [i.e. no employees, no retail stock, no flow of traffic; e.g., consultant, accountant, artist, decorator, designer, seamstress, realtor, importer/exporter, clergyman, etc.]

(16) No restriction or hindrances shall be caused to sidewalks, entrances, exits, passages, stairways, or other parts of the common property.

(17) All complaints from owners must be made in writing and submitted to the legal address of the strata corporation.

(18) No material substances, especially burning material such as cigarettes or matches, shall be thrown out or permitted to fall out of any window, door, patio or other part of a strata lot or the common property.

(19) Only propane barbecues will be permitted. The propane tanks shall be stored on patios or balconies only.

(20) Smoking will not be permitted at any meeting of the strata corporation or on the common property.

(21) No one is allowed on the roof of any strata lot without the authority of the council.

(22) Everything should be done to reduce fire hazards and nothing should be brought to or stored on a strata lot or the common property which will in any way increase or tend to increase the risk of fire or the rate of fire insurance or any other insurance policy held by the strata corporation, or which will invalidate any insurance policy.

Inform strata corporation

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

(2) On request by the council, a tenant must inform the strata corporation of his or her name.

Obtain approval before altering a strata lot

- 5 (1) An owner must obtain the written approval of the council before making an alteration 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, or other things attached to the exterior of a building;
 - (d) doors, windows, skylights, solariums, or greenhouses on the exterior of a building, or that front on the common property;
 - (e) fences, railings or similar structures that enclose a patio, 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 council will require as a condition of its approval of an alteration that the owner agree, in writing, to take responsibility for any expenses relating to the alteration. The owner shall sign a document satisfactory to the council that the owner will be responsible for the cost of maintaining and repairing the alteration and be responsible to pay to repair any damage to the common property or the strata lots caused as a result of the alteration. In the event that the strata lot is sold, the purchaser of the strata lot shall sign a similar document. If the purchaser of the strata lot refuses to sign the document the seller will be responsible to pay for the cost of removing the alteration and restoring that portion of the building to its prior condition.
- (3) Applications will be reviewed by the council at its next regularly scheduled meeting. The application shall include any applicable drawings from an engineer or architect. The council reserves the right to require more information about the alteration prior to making its decision on same.
- (4) All alterations must comply with the building code and appropriate city permits must be obtained prior to the alteration being done.

Obtain approval before altering common property

- 6 (1) An owner must obtain the written approval of the council before making an alteration to common property, including limited common property, or common assets. Alterations to common property and common assets include but are not limited to dealing with wiring, plumbing, gas and pipe fittings and other services and painting the outside of the building, including the ironwork, concrete or any other materials.

Permit entry to strata lot

- 7 (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, 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.

(2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 – Powers and Duties of Strata Corporation

Repair and maintenance of property by strata corporation

- 8 (1) 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, 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, 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, and yards.
- (2) An owner is responsible for the maintenance and replacement of shrubs, including the cedar shrubs contained in patios (limited common property). Owners must ensure that foliage does not encroach on the building structure in order to maintain its waterproofing integrity.

(3) Maintenance, removal and replacement of trees in patios (limited common property) will be done by the strata corporation when necessary. Should owners have concerns of any nature regarding trees located in their patios, these should be brought to the attention of the council immediately. Under no circumstances should owners take unilateral action.

Division 3 – Council

Council size

9 (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.

(2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

Council members' terms

10 (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.

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

Removing council member

11 (1) Unless all the owners are on the council, the strata corporation may, by a 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 at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing council member

12 (1) If a council member resigns 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.

(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 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.

Officers

- 13 (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, but the offices of president and vice president cannot be held by the same person at the same time.
- (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.

Calling council meetings

- 14 (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.

Requisition of council hearing

- 15 (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.

Quorum of council

- 16 (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.

Council meetings

17 (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.

Voting at council meetings

18 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.

(2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the 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.

Council to inform owners of minutes

19 (1) At council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

20 (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.

Spending restrictions

- 21** (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 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.

Limitation on liability of council member

- 22** (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.

Division 4 – Enforcement of Bylaws and Rules

Maximum fine

- 23** Unless otherwise specifically provided for in the bylaws the strata corporation may fine an owner or tenant a maximum of
- (a) \$200 for each contravention of a bylaw, and
 - (b) \$50 for each contravention of a rule.

Continuing contravention

- 24** 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

Person to chair meeting

- 25**(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.

Participation by other than eligible voters

- 26 (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.

Voting

- 27 (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.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) 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.
- (8) Subject to Sections 28(3) and 53(2) of the *Strata Property Act*, an owner will not be entitled to vote at a general meeting except on matters requiring a unanimous vote or be elected to council or continue to stand on council if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the *Strata Property Act*.

Order of business

- 28 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) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 – Voluntary Dispute Resolution

Voluntary dispute resolution

- 29 (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
- (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 – Communication with Employees

Communication with employees

- 30 (1) Owners, tenants or occupants may not direct or confront the employees, contractors or service personnel of the strata corporation on their own.
- (2) Any comments on the manner in which employees, contractors and/or service personnel perform their duties should be made in writing to the council.

Division 8 – Rental Restriction Bylaw

31 (1) Subject to the provisions of the *Strata Property Act* rentals shall be prohibited except for three (3) strata lot, not including those that have been rented on the basis of an exemption from the rental restriction bylaw being granted to an owner on the basis of hardship.

(2) An owner may write to the council, at least one month prior to the proposed lease, to inquire about whether three (3) strata lots as mentioned in paragraph 1 of the bylaw have been rented. The council shall reply to the owner within 21 days of the request advising the owner whether or not the three (3) strata lots have been rented. If three strata lots, not including hardship rentals, have not already been granted permission to rent at that particular time the request shall be granted.

(3) The council shall keep a waiting list of those owners who have requested to rent if the maximum of three (3) rentals has already been reached and permission to rent will be granted to the owners on the list on a first come, first served basis if one of the three (3) units is no longer rented.

(4) Notwithstanding the preceding paragraphs, an owner may apply for an exemption on the grounds that the bylaw causes hardship to the owner. An owner may appeal to the council pursuant to the provisions of section 144 of the *Strata Property Act* and amendments thereto for permission to rent his strata lot.

(5) The council shall adhere to the provisions of section 144 with respect to appeals based on hardship. Where the council grants an exemption to an owner to rent his strata lot on the grounds of hardship, such exemption may be for a limited time. Within two weeks of renting all or part of his/her strata lot an owner must give the Strata Corporation a copy of the Notice of Tenant's Responsibilities signed by the tenant.

(6) The limitation on rentals is subject to section 143 of the *Strata Property Act* and amendments thereto.

(7) Where an owner leases his strata lot in violation of the bylaw, the Strata Corporation shall levy against the owner a fine of five hundred (\$500.00) dollars every seven days during the period of the lease.

(8) For the purposes of this Bylaw, wherever the singular or masculine is used, it shall be construed as meaning the plural or feminine or body corporate where the context requires and the terms "lease" and "rent" shall include any and all forms of rental, lease, tenancy or license relating to the occupancy of a suite.

(9) The prohibition will be administered and enforced by the council. If a complaint is received about an owner contravening this bylaw the council shall follow the procedure set out in section 135 of the *Strata Property Act*, or amendments thereto. The strata corporation may also initiate court proceedings or arbitration after proper approval is granted by the owners.

Division 9 – Severability

- 32 Should any portion of these bylaws be deemed unenforceable by any court of competent jurisdiction, then for the purposes of interpretation and enforcement of the bylaws, each paragraph, sub-paragraph or clause hereof shall be deemed a separate provision and severable, and the balance of the provisions contained herein shall remain in full force and effect.

Division 10 – Parking

- 33 (1) Only vehicles owned or leased by a resident owner, tenant, occupant or a house guest are permitted in the underground garage.
- (2) Vehicles must be licensed and insured to be parked in the underground garage. However, a resident may store a vehicle in his/her parking stall, as long as the vehicle is covered by third party liability insurance for at least \$1,000,000 and a copy of the policy is given to the council prior to the vehicle being parked in the garage.
- (3) No one shall park or leave unattended a vehicle in a position where it will interfere with those attempting to park in other spaces. A vehicle shall not be left in such a way that it blocks or infringes on access lanes or 'No Parking' zones.
- (4) Two of the four visitor's parking spaces immediately outside the secured parking area may be rented to a resident for a monthly fee of \$25.00 by making an application to the council. Any spaces that are not rented are deemed to be visitor parking and residents are not allowed to park in these spaces.
- (5) A resident shall use the parking space, which has been specifically assigned to his/her strata lot and shall not park on common property, nor shall the assigned parking space be leased or rented to a non-resident.
- (6) The use of the parking stalls is restricted to private vehicles, motorcycles, and bicycles. No other vehicles, including commercial vehicles, shall be brought to or parked on the premises, unless a commercial vehicle is providing a service such as delivery of goods, carpet cleaning, etc.
- (7) Vehicle repairs, including oil changes, are not allowed to be done in the garage or elsewhere on the premises.
- (8) Vehicles dripping excessive oil or any other fluid will be prohibited from parking in the garage or the rest of the complex until repaired. Owners of vehicles causing oil staining shall, at the corporation's notification, clean up all drippings. If the owner of the vehicle fails to appropriately clean up the area within seven (7) days after receiving written notification from council to do so the council may have the area cleaned and charge the cost of the clean up to the owner of the applicable strata lot.

(9) Any vehicle parked in an unauthorized area will be towed away at the vehicle owner's expense, without notification.

(10) Incoming cars have the right-of-way at the garage door.

(11) All garage areas are common property and may not be altered, defaced or used for storage of any material.

(12) Use of car horns in the parking garage or the driveways is prohibited, except in case of emergency.

(13) Vehicles may be washed only at the foot of the ramp to the parkade, and persons washing vehicles must clean the area including hosing down all dirt and removing excess water when they are done.

(14) Driveways shall not be blocked by parked vehicles.

(15) For the purpose of this bylaw the term "resident" includes owner-occupiers, tenants or any other occupant.

Division 12 – Cleanliness

34 (1) Household refuse and garbage, including recyclable materials are to be placed in appropriate containers. It is the responsibility of owners, tenants and occupants to arrange for the removal of household objects such as large pieces of wood, large metal objects, appliances, mattresses or furniture. Individuals who leave such items on the common property will be notified to remove the items by council. If the items are not removed within 7 days of notification being given, the council will arrange for its removal and charge the cost of the removal back to the owner of the applicable strata lot.

(2) The only items that can be stored on a patio are items directly related to the enjoyment of the patio, including patio furniture and plant pots. Patios shall not be used to store appliances, sports equipment, indoor furniture, or other items that in the opinion of the council will create an unsightly appearance.

(3) Any pest problems in individual units are to be reported to the council immediately.

Division 13 – Security

35 (1) No one shall leave open or unlocked any outside entrance or fire escape unless they are in constant supervision of that entrance. After entering or leaving through the garage each owner, tenant or occupant shall ensure that the garage door closes behind them.

(2) No one shall let another person into the building unless that person is known to them.

(3) Owners tenants and occupants are to report to the council and the police any suspicious persons in or around the building.

Division 14 – Moving Arrangements

- 36** The moving of furniture and other personal items of owners, tenants or occupants in and out of the building must be done between the hours of 8:00 a.m. and 9:00 p.m.