

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

The Owners, Strata Plan VIS 6613 (The Aspen) 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 the Annual General Meeting held on January 16, 2018 .

This bylaw is to be included with all other registered bylaws of the strata corporation;

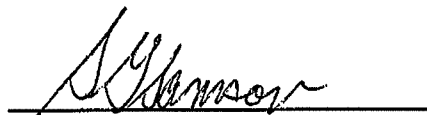
ADDITION OF BYLAW 3(6)

By-law 3(6):

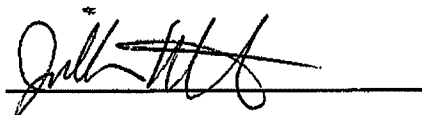
3(6) Use of Property

- Owners, tenants and occupants must not have
 - (i) a live Christmas tree in a strata lot or on common property, including limited common property, or
 - (ii) real candles on a Christmas tree.

The above Resolution was passed with the required 3/4 vote of the owners represented at the Annual General Meeting of the strata corporation held on January 16, 2018.



Strata Council Member



Strata Council Member

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs on 2019/01/24
Ordered by Ron Neal on 2019/09/25

Created by the Strata Property Act on Jan 16, 2018

Uploaded: Jan 24, 2018 Verified: Jan 24, 2018

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

The Owners, Strata Plan VIS 6613 (Aspens) certify that the following additions and revisions to the bylaws of the Strata Corporation is approved by a resolution passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on January 19 , 2015.

ADDITION OF BYLAW 3(5)

By-law 3(5):

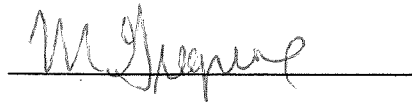
3(5) Use of Property

- (a) use a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane, natural gas or electricity and such propane, natural gas or electricity powered barbecues, hibachis and other light cooking devices shall not be used except in accordance with rules made by the strata corporation from time to time;

The above Resolution was passed with the required 3/4 majority of the owners represented at the Annual General Meeting of the strata corporation held on January 19, 2015.



Strata Council Member



Strata Council Member

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs on 2019/01/24
Ordered by Ron Neal on 2019/09/25

Created by the Staff of the Land Title Office on Feb 02, 2015

**THE OWNERS, STRATA PLAN VIS 6613
THE ASPENS**

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

By this resolution, passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held January 19, 2015, the owners have approved the following bylaw amendment to be added to the bylaws of the Strata Corporation:

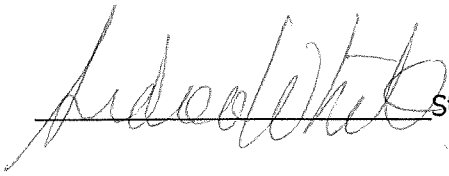
BE IT RESOLVED, by a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan VIS 6613, that, the Strata Corporation approve the following amendment to the bylaws of the Strata Corporation with the Schedule of Standard Bylaws of the Strata Property Act:

Miscellaneous

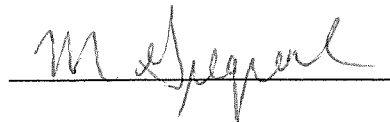
- (1) An owner is responsible for all costs, including insurance deductible(s) in the event a claim is submitted (other than reasonable wear and tear) associated with any damage they, their guest(s), invitee(s), or tenant(s) cause to common property, limited common property, common assets, their strata lot, or another strata lot(s).

This Resolution is to have effect from the date filed in the land titles office.

This resolution was approved by the required 3/4 majority of owners represented at the Annual General Meeting of the Strata Corporation held January 19, 2015.



Strata Council Member



Strata Council Member

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs on 2015/01/24
Ordered by Ron Neal on 2015/03/25

Created by the Staff of the Land Title Office on Feb 02, 2015

Uploaded: Jan 24, 2018 Verified: Jan 24, 2018

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

The Owners, Strata Plan VIS 6613 (Aspens) certify that the following additions and revisions to the bylaws of the Strata Corporation is approved by a resolution passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on January 14, 2014.

ADDITION OF BYLAW 31

By-law 31:

31. Quorum of Meeting

31(1) If within 1/2 hour from the time appointment for an annual or special general meeting, a quorum is not present, the meeting stands adjourned for a further 15 minutes on the same day and at the same place. If within a further 15 minutes from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.

This bylaw 31 is an alternative to section 48(3) of the Act. This bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to Section 43 terminates, and does not adjourn, that meeting.

The above Resolution was passed with the required 3/4 majority of the owners represented at the Annual General Meeting of the strata corporation held on January 14, 2014.

Andrea White

Strata Council Member

Andrea White

Strata Council Member

Phillip Boudreau

Phillip Boudreau

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs on 2019/01/24
Ordered by Ron Neal on 2019/09/25

Created by the Staff of West Vancouver on Sep 20, 2013

Uploaded: Jan 24, 2018 Verified: Jan 24, 2018

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

The Owners, Strata Plan VIS 6613 (ASPEN) certify that the following bylaw be added to the bylaws of the Strata Corporation were approved by a resolution passed by the owners in accordance with Section 128 of the Strata Property Act at the Annual General Meeting held on February 20th, 2013.

No-Smoking Bylaw

Owners, tenants and occupants shall not smoke on the property, or limited common property.

This Bylaw is to have effect from the date of filing at Land Titles Office, Victoria, B.C.



Strata Council Member 2012/13 VP



Strata Council Member

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs on 2019/01/24
Ordered by Ron Neal on 2019/09/25

Created by the Staff of the Land Title Office on Sep 20, 2013

Uploaded: Jan 24, 2018 Verified: Jan 24, 2018

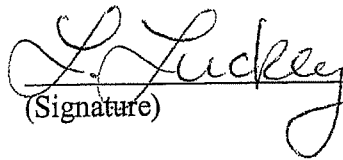
14 JUL 2008 10 56

FB191713

REGISTRAR
LAND TITLE OFFICE
VICTORIA, BRITISH COLUMBIA

Please receive herewith, the following document(s) for filing:

FORM Y – OWNER DEVELOPERS’ NOTICE OF DIFFERENT BYLAWS


(Signature)

Liz Luckey
LANDO & COMPANY LLP
Barristers and Solicitors
P.O. Box 11140
Suite 2010 – 1055 West Georgia Street
Vancouver, BC V6E 3P3
Phone: 604-682-6821

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs on 2019/01/24
Ordered by Ron Neal on 2019/09/25

Controlled by the Rules of the British Columbia Law Society

51342\0008

Uploaded: Jan 24, 2018 Verified: Jan 24, 2018

14 JUL 2008 10 56

FBI91713

Strata Property Act

FORM Y

OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS

(Section 245(d); Regulations section 14.6(2))

Re: Strata Plan VIS 6613, being a strata plan of
[parcel identifier] [legal description of strata lot]
026-532-468 Lot B Section 6 Esquimalt District Plan VIP80154

The following Bylaws of the Strata Corporation are in addition or in substitution to the Schedule of Standard Bylaws contained in the *Strata Property Act*.

Definitions and Interpretation

1. (1) All words used in these bylaws shall have the meanings ascribed to them in the *Strata Property Act*, unless the context otherwise requires.
- (2) The "*Strata Property Act*" means the *Strata Property Act*, Statutes of British Columbia 1998 and subsequent amendments to that act.

Use of Strata Lots

2. Bylaw 3(4)(d) is deleted and replaced with:
3(4)(d) either two dogs or two cats or one dog and/or one cat unless otherwise permitted by the Owner/development or Strata Council and then subject to any conditions imposed by them.

Fines

3. (1) The Strata Council may levy fines against owners for breach of these bylaws or the rules of the Strata Corporation and the fines shall be added to or become part of the assessment of that owner and be due and payable on the date for payment of the owner's next monthly assessment fee;
- (2) Except in the case of an emergency, an owner shall be sent a written warning for the owner's first breach of a bylaw or rule thereafter;
 - (a) The fine for a second offence shall be \$100.00; and
 - (b) The fine for third and subsequent offences shall be \$300.00.

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs on 2019/01/24
Ordered by Ron Neal on 2019/08/25

Created by the Staff of West Vancouver on Nov. 20, 2017

51342\0002

Uploaded: Jan 24, 2018 Verified: Jan 24, 2018

- (3) Notwithstanding Bylaw 25(2), where the contravention of any Bylaw, Rule or Regulation in the opinion of the Strata Council threatens the life or safety of any other Owner or occupant the Strata Corporation may levy a fine not to exceed \$500.00 per offence.

Date: July 4, 2008



Signature of Owner Developer

This document was obtained from the StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs on 2019/01/24
Ordered by Ron Neal on 2019/09/25

51342\0002

Controlled by the Strata Council of the Strata Corporation on the 20th, 2018

Schedule of Standard Bylaws

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.

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, 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) 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.

Inform strata corporation

- 4 (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.
- (2) On request by the strata corporation, 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 strata corporation 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, 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) This section does not apply to a strata lot in a bare land strata plan.

Obtain approval before altering common property

- 6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including 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.

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 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 or 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 and windows 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

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, 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.

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.

(4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

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.

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

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 The 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 The strata corporation may fine an owner or tenant a maximum of

- (a) \$50 for each contravention of a bylaw, and
- (b) \$10 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.

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 -- Marketing Activities by Owner Developer

Display lot

- 30 (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.