

THE OWNERS, STRATA PLAN VIS 4928 – THE MOSAIC

NEW RULE

A new rule was passed at a Strata Council meeting of May 13, 2003, which states that:

"Any owner who falls two months in arrears in strata fees or other assessments, and who fails to pay these arrears within two weeks of formal notice, will be subject to a lien being filed on the title of their strata lot for the amount owing plus the cost of filing fees and administration."

Prepared by:
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THE MOSAIC
MEMORANDUM TO ALL RESIDENTS AND OWNERS

March 1, 2002

BYLAWS & RULES

The bylaw resolution passed at the General Meeting of owners held February 20th, 2002 has now been registered at the Land Titles Office in Victoria. That resolution, together with the standard bylaws of the Strata Property Act of British Columbia that were provided to you in your notice of Annual General Meeting package, constitute the bylaws of The Mosaic. The rules and regulations, which do not require registration at Land Titles Office, were also passed at the General Meeting.

In connection with these developments, we now attach a copy of the registered bylaw amendment resolution as well as a copy of the rules passed at the General Meeting.

You are asked to keep the bylaws and rules in a safe place where they can be referred to from time to time, and to ensure that, in the event that you ever rent your suite, the tenant is provided with a copy of the bylaws and rules.

Please contact us if you have any questions about this material.

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STRATA PLAN VIS 4928 – THE MOSAIC

MOSAIC RULES AND REGULATIONS

APPROVED BY THE OWNERS AT THE ANNUAL GENERAL MEETING FEBRUARY 20, 2002

The Mosaic Strata Council has developed a set of Rules and Regulations for all owners and tenants in the building. These Rules and Regulations, along with the Bylaws, form the contract between residents of the building and define how we share our common property and live in our community.

Under the *Strata Property Act* the Strata Council may develop rules and regulations for a strata property. These Rules and Regulations were passed at the June 18, 2001 Mosaic Strata Council Meeting and go into effect immediately. Owners will be asked, at the next Mosaic Annual General Meeting, to ratify the Rules and Regulations.

1. TENANTS AND GUESTS

- a) Tenants and guests are subject to the Mosaic Bylaws and these Rules and Regulations. Owners are responsible for the actions of any Tenants or guests admitted to their suites.
- b) Owners will provide Tenants with copies of the Mosaic Bylaws and Rules and Regulations before Tenants move into the Mosaic.

2. MOVE IN AND MOVE OUT

- a) Tenants and Owners will take proper care not to damage common areas when moving in or moving out of the building. Owners will be responsible for any damage caused by Tenants during move in and move out.
- b) Tenants and Owners are responsible for following all Mosaic Bylaws concerning move in and move out processes.
- c) Owners will complete and submit a *Strata Property Act* Form K before Tenants move in the building.
- d) All new Residents must meet with a Strata Council Member on moving into the building so that residents can be better informed about the Mosaic community, the Mosaic Bylaws and Rules and Regulations.

3. COMMON AREAS

- a) Residents will only use common areas for their intended purposes. Residents will not use common areas for entertaining, storing personal items or other activities that will impact on other residents.
- b) Residents will store belongings in their suite or in their storage locker. Storage of items beside or on top of lockers in the basement is prohibited.
- c) Residents and guests will not smoke or drink alcohol in common areas. Residents and guests will use covered beverage containers for beverages while in common areas. Spilled coffee is a major contributor to carpet cleaning costs.
- d) Guests will not loiter in common areas.
- e) Residents and guests will not use common areas for any illegal activities or for access to any illegal activities in suites.

4. BUILDING UPKEEP AND MAINTENANCE

- a) Residents will keep the building and the common areas free of litter, spillage and soilage. Residents are responsible for cleaning any litter, spillage or spoilage caused by their guests or themselves.

5. NOISE

- a) Residents will take care to control the noise from their suites and will comply with relevant Mosaic Bylaws and City of Victoria Bylaws. Residents and guests will not make undue noise in the common areas.

6. PETS

- a) Residents will supervise their pets at all times when their pets are in the common areas. Residents are responsible for damage or soilage in the common areas caused by their pets or by pets owned by their guests. Residents are required to clean any soilage caused by pets or pets owned by their guests.

7. BIKES

- a) Residents will ensure all locks, including the dead bolt, are properly secured when exiting the bike locker room. Residents and guests will not park bikes in the hallways or lobby of the building.

8. COURTESY

- a) Residents will treat each other with courtesy and respect. Residents are responsible for ensuring that their guests are courteous and respectful to other residents at all times.