

MEMORANDUM TO OWNERS
STRATA CORPORATION VIS 6079 (GOLDSTREAM PLACE)

RATIFIED RULES

Your Strata Council adopted a new rule at the council meeting of August 27th, 2013, which was ratified by the owners at the AGM held September 16th, 2013, which states that:

16. MOVING PROCEDURES

1. Unit owners must contact the **Moving Coordinator** least seventy-two (72) hours in advance to schedule a move, to ensure the elevator pads are hung and the elevator service key can be provided on moving day. Moves may be prohibited if proper notice hasn't been provided.
2. In the event that multiple moves are scheduled, the authorization shall be given on a first come basis
3. **UNIT OWNERS AND RESIDENTS ARE RESPONSIBLE FOR THE PROPER OFF SITE DISPOSAL OF MOVING TRASH, DEBRIS (COUCHES, BEDS AND ANY LARGE ITEMS AND ALL BOXES.**
4. Elevator blankets and the service key must be used during each move to minimize elevator damage and interruptions.
5. The costs associated with any elevator service call outs required or damages caused to the common property during a move shall be assessed against the unit owner.
6. NOTE: The Strata Corporation Bylaw 12 provides for a charge for each move into the building. The owner of the suite is responsible for this move-in charge.
7. Moves must not block any of the parking stalls unless prior consent is given from those unit owners affected.
8. Owners, tenants and occupants shall move into or out of the buildings only between the hours of 8:00 a.m. and 9:00 p.m. daily.
9. For security purposes, during a move all open doorways to the building must not be left unattended.

The enter phone list at the front door is updated once the move in fee and all other arrears have been paid and the required Form K is received for a tenant.

I have read and understood the above moving rules and agree to abide by these rules or pay the fine or fines for each contravention of these rules.

**MOVING COORDINATOR : KEVIN JACKSON #308 – 250-818-0711 or
ROBBIE VEENHOFF #204 – 250-889-8812**

Prepared by:
Firm Management Corporation
Suite 200 – 1931 Mt. Newton X Road, Saanichton, B.C., V8M 2A9
Ph. (250) 544-2300 Fax (250) 544-0550

MEMORANDUM TO OWNERS

STRATA PLAN VIS 6079 GOLDSTREAM PLACE

RULE FOR RATIFICATION RENTAL PARKING STALLS

The rule regarding user fees for parking stalls and storage lockers in the stairwells created by Council at their meeting of September 20th, 2012 was passed at the council meeting held on September 20th, 2012 and which was ratified by the owners at the AGM held September 16th, 2013.

Additional parking stalls will be rented for \$40.00 per month. Storage areas under the stairwells will be rented out for \$50.00 per month. The allocation of additional stalls and storage areas will be determined by a draw. A waiting list will be created if there is a shortage of extra stalls/lockers. Fees for these rental areas will be due and payable on the first day of each month.

1. Any owner wishing to rent a parking stall/storage locker shall apply to the strata corporation, and shall place the request on a wait list, on a first come first served basis.
2. Permission to rent shall be deemed to terminate on the termination of the existing tenant or owner and the new owner or tenant must reapply to the strata corporation, and take their turn on the wait list.

In no case may a tenant sublet or assign his tenancy and all agreements shall prohibit the same.

Vehicles parked in contravention of the Strata Corporation's rules, bylaws or any posted signs may be towed at the owner's expense.

Prepared by:
Firm Management Corporation
Suite 200 – 1931 Mt. Newton X Road, Saanichton, B.C., V8M 2A9
Ph. (250) 544-2300 Fax (250) 544-0550

Supplied to StrataDocs
Ordered by Ron Neal

STRATA PLAN VIS 6079**GOLDSTREAM PLACE****Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)**

The Owners, Strata Plan VIS 6079 (Goldstream Place) certify that the following amendment to the bylaws of the Strata Corporation are approved by a resolution passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on September 11th, 2017.

BE IT RESOLVED that the Strata Corporation adopt the following Bylaw amendment, in addition to all previously registered bylaws:

The following added as Bylaw 31:**SMOKING RESTRICTION** – 31 is amended by adding:

An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets as follows:

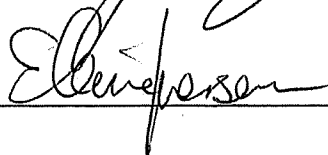
46) *by smoking or permitting smoking cigarettes, cigars, or any similar product whose use generates smoke anywhere within the boundaries of the Strata Plan. This prohibition shall include the strata lot, limited common property, common property which consist of private units and private outdoor balconies and patios, enclosed common areas including the front lobby, hallways, elevators, corridors, stairwells, exclusive use common areas and all exterior grounds.*

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

This resolution was approved by the required $\frac{3}{4}$ majority of owners represented at the Annual General Meeting held September 11th, 2017, at which a quorum was present.



Strata Council Member



Strata Council Member

STRATA PLAN VIS 6079**GOLDSTREAM PLACE****Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)**

The Owners, Strata Plan VIS 6079 (Goldstream Place) certify that the following amendment to the bylaws of the Strata Corporation are approved by a resolution passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on September 11th, 2017.

BE IT RESOLVED that the Strata Corporation adopt the following Bylaw amendment, in addition to all previously registered bylaws:

The following added as Bylaw 32:

MOVE IN/OUT – 32 is amended by adding:

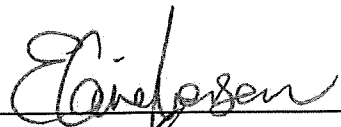
32. MOVING RESTRICTIONS

1. Unit owners must contact the **Moving Coordinator/strata council member** at least seventy-two (72) hours in advance to schedule a move, to ensure the elevator pads are hung and the elevator service key can be provided on moving day. Moves may be prohibited if proper notice hasn't been provided.
2. In the event that multiple moves are scheduled, the authorization shall be given on a first come basis
3. **UNIT OWNERS AND RESIDENTS ARE RESPONSIBLE FOR THE PROPER OFF SITE DISPOSAL OF MOVING TRASH, DEBRIS (COUCHES, BEDS AND ANY LARGE ITEMS AND ALL BOXES.**
4. Elevator blankets and the service key must be used during each move to minimize elevator damage and interruptions.
5. The costs associated with any elevator service call outs required or damages caused to the common property during a move shall be assessed against the unit owner.
6. NOTE: The Strata Corporation Bylaw 12 provides for a charge for each move into the building. The owner of the suite is responsible for this move-in charge.
7. Moves must not block any of the parking stalls unless prior consent is given from those unit owners affected.
8. Owners, tenants and occupants shall move into or out of the buildings only between the hours of 8:00 a.m. and 9:00 p.m. daily.

9. For security purposes, during a move all open doorways to the building must not be left unattended.

The enter phone list at the front door is updated once the move in fee and all other arrears have been paid and the required Form K is received for a tenant.

This resolution was approved by the required $\frac{3}{4}$ majority of owners represented at the Annual General Meeting held September 11th, 2017, at which a quorum was present.



Strata Council Member



Strata Council Member

Ordered by: Ron Neal on 2018/12/04

Supplied to StrataDocs on 2017/10/10
Ordered by Ron Neal on 2018/12/04

STRATA PLAN VIS 6079, GOLDSTREAM PLACE

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

The Owners, Strata Plan VIS 6079 (Goldstream Place) certify that the following amendment to the bylaws of the Strata Corporation are approved by a resolution passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on September 15th, 2016.

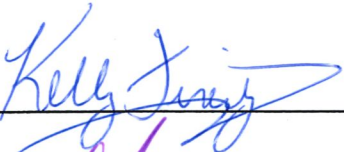
BE IT RESOLVED, by a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan No. 6079, that, the Strata Corporation approve the following amendment to the bylaws of the Strata Corporation with the Schedule of Standard Bylaws of the Strata Property Act:

Bylaw 8 – Repair and maintenance of property by strata corporation Bylaws is amended by adding to the end of (8) (C) (ii) (E) :

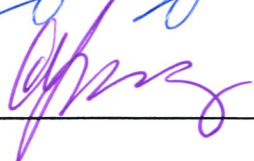
With the exception of those fences and gates around the ground floor units, as these were an upgrade from the original construction done by the owner(s). An owner must maintain, repair and replace any additions or alteration made to their strata lot, the common property, or limited common property, such as the ground floor fences around the patios, and it shall, in all cases, be a term and condition of the consent of the Strata Corporation to the construction of such improvements that the owner, and any subsequent owners, shall indemnify and save harmless the Strata Corporation from all costs relating to the maintenance, repair, and replacement of such additions or alterations or any damage caused to any strata lot, limited common property, or common property now and in the future. The strata council must first approve any and all exterior changes or alterations.

The owner of the strata lot will at his, her or it's full cost, within 30 days' notice from the Strata Council, do all such things as are necessary to remove the alteration/upgrade to the extent that such removal is necessary or desirable in the opinion of the Strata Council.

This resolution was approved by the required 3/4 majority of owners represented at the Annual General Meeting held September 15th, 2016, at which a quorum was present.



Strata Council Member



Strata Council Member

Created by the tool of StrataDocs on 2016/09/15

Supplied to StrataDocs on 2017/10/10
Ordered by Ron Neal on 2016/12/04

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STRATA PLAN VIS 6079

GOLDSTREAM PLACE

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

The Owners, Strata Plan VIS 6079 (Goldstream Place) certify that the following amendment to the bylaws of the Strata Corporation are approved by a resolution passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on September 16th, 2014.

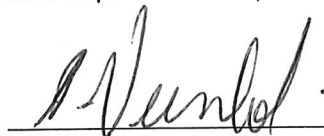
BE IT RESOLVED, by a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan No. 6079, that, the Strata Corporation approve the following amendment to the bylaws of the Strata Corporation:

Bylaw 28 – Eligibility for council of the Strata Corporations Bylaws is amended by adding the following:

As permitted in section 28(2) of the Act, a person other than an Owner, an individual representing a Corporate Owner and a Tenant may be a member of the council provided such person falls within one of the following classes of persons:

- (a) a spouse, including a common law spouse, of an Owner;

This resolution was approved by the required ¾ majority of owners represented at the Annual General Meeting held September 16th, 2014, at which a quorum was present.

 Strata Council Member

 Strata Council Member

Created by the Dept. of Public Safety on Dec 04, 2009

Supplied to StrataDocs on 2017/10/10
Ordered by Ron Neal on 2018/12/04

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STRATA PLAN VIS 6079, GOLDSTREAM PLACE

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

The Owners, Strata Plan VIS 6079 (Goldstream Place) certify that the following amendment to the bylaws of the Strata Corporation are approved by a resolution passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on September 20th, 2012.

BE IT RESOLVED, by a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan No. 6079, 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:

Bylaw 3 – USE OF PROPERTY of the Strata Corporations Bylaws is amended by deleting :

(6) Damages



Any owner that causes damage to any other strata lot or to the common property due to negligence of the owner will be held responsible for the payment of the insurance deductible and any clean up and repair costs not covered by the strata corporation’s insurance policy.

and substituting the following:

Bylaw 3 USE OF PROPERTY – (6) DAMAGES

An owner is responsible for all costs (other than reasonable wear and tear) associated with any damage they, their guest, invitee, or tenant cause to common property, limited common property, common assets, their strata lot, or another strata lot. The owner will be held responsible for the payment of the insurance deductible and any extra costs not covered by the strata corporation’s insurance policy for any such damage.

This resolution was approved by the required ¾ majority of owners represented at the Annual General Meeting held September 20th, 2012, at which a quorum was present.

	_____ Strata Council Member	Carolyn Young unit #403
	_____ Strata Council Member	Kevin Jackson unit #308

Supplied to StrataDocs on 2012/11/02
Ordered by Ron Neel on 2012/11/02

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STRATA PLAN VIS 6079, GOLDSTREAM PLACE

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

The Owners, Strata Plan VIS 6079 (Goldstream Place) certify that the following amendment to the bylaws of the Strata Corporation are approved by a resolution passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on September 12th, 2011.

BE IT RESOLVED, by a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan No. 6079, 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:

Bylaw 3 – USE OF PROPERTY of the Strata Corporations Bylaws is amended by deleting :

(1) Bylaw 3(4) of the Standard Bylaws is amended by adding after "one dog or one cat" the following:

" , provided that no dog or cat may weigh more than 25 pounds. This bylaw is grandfathered to owners with a dog or cat over 25 pounds prior to September 20th, 2007 which are registered with the strata corporation and picture provided.) 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. Owners must clean up any excrement left by their pets.

and substituting the following:

(1) Bylaw 3 (4) (d) of the Standard Bylaws is amended to state the following:

"any combination of dogs or cats so long as it does not exceed two in total."

and

"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. Owners must clean up any excrement left by their pets.

Supplied to StrataDocs on 2017/10/10
Ordered by Ron Neal on 2018/12/04

The following added as Bylaw 13:

Rental Restriction

13 (1) 8 (1) Pursuant to Section 141(2) (b) of the Strata Property Act, only up to 8 of the strata lots may be rented or leased at any one time. An owner may not lease or rent their strata lot if 8 units are currently being rented or leased.

_For the purpose of rental restrictions, with the exception of 'family member' as defined in the Schedule of Standard Bylaws (section 142), the following shall apply:

1. No more than EIGHT (8) strata lots may be rented at any one time.
2. Any owner wishing to rent his strata lot shall apply to the strata council in writing, and council shall place the request on a wait list, on a first come first served basis.
3. When permission to rent is granted, the owner must exercise their option within sixty days (60) of being notified. Should this not occur, permission to rent their unit will be revoked and the owner must re-apply to council for approval.
4. Permission to rent shall be deemed to terminate on the termination of the existing tenancy by either the owner or the lessee, and the owner must reapply to the strata council in writing, and take their turn on the wait list to re-assign a rental. No owner shall be entitled to priority based on having received permission to rent in the past.
5. In no case may a tenant sublet or assign his tenancy and all agreements shall prohibit the same.
6. In accordance with section 146(1) of the Strata Property Act, a landlord who received permission to rent must give the prospective tenant the current bylaws and rules, and complete a 'Form K – Notice of Tenant's Responsibilities'. A copy of the signed 'Form K' must be given to the strata corporation within TWO (2) weeks of rental.
7. Before a Strata Lot is leased or rented, the Owner must give the intended tenant copies of the current bylaws and rules, and obtain from the tenant an undertaking, on Form K, that the tenant and other occupants of the Strata Lot will comply with the Strata Property Act, these bylaws and the rules set by the Council. The Owner shall deliver an original signed copy of Form K to the Manager.

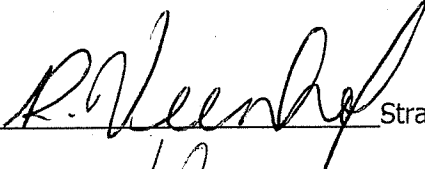
Bylaw 4 – LOCK BOXES of the Strata Corporations Bylaws is amended by deleting:

No lockboxes of any type are to be affixed to any portion of the interior or exterior of the building. An owner who has contracted the services of a real estate agent for the purpose of selling their suite must make alternate arrangements for the realtor to access the building, as a lock box will not be permitted on site.


and substituting the following:

No lockboxes of any type are to be affixed to any portion of the **exterior** of the building with the exception of the master lock box for use by all real estate agents under a Keybox Installation and Usage Agreement with the Victoria Real Estate Board containing only the common area key(s). No lockboxes of any type are to be affixed to any portion of the **interior** of the building with the exception of lock boxes on unit doors containing only the unit key which an owner has listed for sale.

This resolution was approved by the required $\frac{3}{4}$ majority of owners represented at the Annual General Meeting held September 12th, 2011, at which a quorum was present.



Strata Council Member



Strata Council Member

Goldstream Place
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**STRATA PLAN VIS 6079
GOLDSTREAM PLACE**

**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 a Annual General Meeting held on September 8th, 2010, the owners have adopted/amended/deleted the following bylaws for the Strata Corporation in addition to the current bylaws already amended and the Standard Bylaws of the Strata Property Act, as permitted by section 120 of the Act:

Parking

- 3 (d) Residents shall keep walkways, driveways parking areas free of obstruction at all times.
- (e) Owners, tenants and occupants shall not undertake any mechanical repairs or adjustments to motor vehicles on the common property or limited common property including the allocated parking stall.
- (f) Any oil leaks or motor vehicle fluid leaks that occur in the parking area must be cleaned up by the strata lot owner, tenant or occupant whose actions caused the leak or who had care of the motor vehicle when the leak occurred. If an owner, tenant or occupant fails to remove refuse or clean up motor vehicle fluid leaks, the Strata Corporation may do so at the expense of the owner of the strata lot in which the owner, tenant or occupant responsible for the motor vehicle leak resides.
- (g) Owners, tenants and occupants shall not use any part of the limited common property or common property for parking or operating motor vehicles except in accordance with these bylaws and the rules of the strata corporation.
- (h) All motor vehicles shall be parked in designated parking stalls only. A violation of this bylaw may result in the motor vehicle being towed at the owner's expense.
- (i) Residents who use their allotted parking stall(s) in a manner which impedes access to neighbouring stalls or impedes the general traffic flow shall remedy such impediments immediately, upon request, and are otherwise subject to tow, at their expense.
- (j) No oversized vehicles or trailers of any kind may be parked in any parking stall unless approved prior by the strata council.

This Resolution was approved by the required ¾ majority of owners represented at the Annual General Meeting held September 8th, 2010, at which a quorum was present, and is to have effect from the date of filing at Land Titles Office.

Piddell Strata Council Member

K. Johnson Strata Council Member

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Ordered by Ron Neal on 2018/12/04

STRATA PLAN VIS 6079

GOLDSTREAM PLACE

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 a Annual General Meeting held September 8th, 2009, the owners have adopted the following bylaws for the Strata Corporation which differ from the Standard Bylaws of the Strata Property Act.

Bylaw 3(4)(a) of the Standard Bylaws is amended by adding after "small aquarium animals" the following:

“, provided that an aquarium tank be limited to one per Strata Lot, with the tank not to exceed 50 gallons.”

and the following are amended as new bylaws:

SMALL CLAIMS ACTIONS BYLAW

11 (1) The strata council may commence and prosecute small claims actions for damages or for money owing to the Strata Corporation without the necessity of having such approved by a ¾ vote of the owners in general meeting.

MOVE IN FEE

12 (1) The owner of a strata lot is responsible for any damage caused during moves into or out of a strata lot. In addition, a move in fee of \$100.00 shall be paid by persons moving into any strata lot. If the party moving in is a tenant, the owner of the suite is responsible for ensuring that the fee is paid within 2 weeks of the move in.

This Resolution is to have effect from the date of filing at Land Titles Office.

This resolution was approved by the required ¾ majority of owners represented at the Annual General Meeting held September 8th, 2009, at which a quorum was present.

R Pollock Strata Council Member

Alidell Strata Council Member

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Ordered by Ron Neal on 2018/12/04

STRATA PLAN VIS 6079 GOLDSTREAM PLACE

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 a Annual General Meeting held October 8th, 2008, the owners have adopted/amended/deleted the following bylaws for the Strata Corporation which differ from the Standard Bylaws of the Strata Property Act, as permitted by section 120 of the Act:

8) Quorum for annual or special general meeting - Division 48 (3) is amended by deleting:

"Unless otherwise provided in the bylaws, if within 1/2 hour from the time appointed for an annual or special general meeting a quorum is not present, the meeting stands adjourned to the same day in the next week at the same place and time but, if on the day to which the meeting is adjourned a quorum described in subsection (2) is not present within 1/2 hour from the time appointed for the meeting, the eligible voters present in person or by proxy constitute a quorum."

And substituting the following as bylaw 8:

"If a quorum is not present within 1/2 hour of the meeting time, the owners who are present in person or by proxy constitute a quorum"


The following are added as Bylaw 9:


9) Owner liable for legal Costs

Should the Strata Corporation be required to undertake any legal action or arbitration with respect to a breach by an owner, tenant or occupant of any strata lot of the Strata Property Act, the Strata Property Regulations, the bylaws or rules or any amendments thereto and be successful, then the owner of the strata lot shall be responsible for and shall pay all of the Strata Corporation's legal costs incurred on a solicitor and own client basis and agrees to indemnify and save harm less the Strata Corporation from all such costs incurred directly or indirectly as a result of such breach.

This Resolution is to have effect from the date of filing at Land Titles Office.

This resolution was approved by the required 3/4 majority of owners represented at the Annual General Meeting held October 8th, 2008 at which a quorum was present.

 Strata Council Member

 Strata Council Member

Supplied to StrataDocs on 2017/10/10
Ordered by Ron Neal on 2018/12/04

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STRATA PLAN VIS 6079 GOLDSTREAM PLACE

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 a Annual General Meeting held September 20th, 2007, the owners have adopted the following bylaws for the Strata Corporation which differ from the Standard Bylaws of the Strata Property Act.

1. NSF CHARGES AND FINES RELATING TO PAYMENTS AND BYLAW CONTRAVENTIONS

(1) Council may impose a charge for every payment tendered by an owner that is not duly honoured.

(2) The amount of the charge referred to above shall be the greater of:

- (a) the amount charged to the strata corporation by its financial institution in relation to a dishonoured payment; and
- (b) \$25.00 per occurrence.

(3) Council may impose a charge of \$25.00 for a failure to pay a strata assessment on time, and may impose a further charge of \$25.00 every 30 days after the date it imposes such a charge for any payment that remains unpaid.

(4) Bylaw 23 of the Standard Bylaws is amended by deleting :
"\$50 for each contravention of a bylaw, and
\$10 for each contravention of a rule"

and substituting the following:

- "\$200 for each contravention of a bylaw, and
\$50 for each contravention of a rule"

2. INTEREST ON AMOUNTS OWING TO STRATA CORPORATION

(1) Subject to subsection (2), the rate of interest payable by owners to the strata corporation on money owed by owners to the corporation shall be 10.0 per cent, compounded annually not in advance, and shall start running on such amounts on the due date of the amounts.

(2) Council may by resolution alter the rate of interest from time to time, and may forgive interest.

3. USE OF PROPERTY

(1) Bylaw 3(4) of the Standard Bylaws is amended by adding after "one dog or one cat" the following:

", provided that no dog or cat may weigh more than 25 pounds. This bylaw is grandfathered to owners with a dog or cat over 25 pounds prior to September 20th, 2007 which are registered with the strata corporation and picture provided.) 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. Owners must clean up any excrement left by their pets.

(2) BALCONIES

No one shall place planters, plants, furniture or equipment on any limited common property if, in the opinion of the strata corporation, any such item is not appropriate, having regard to design, proportion, color, location, quality, safety, and potential effect on neighbouring owners.

(3) PARKING

(a) The designated "Visitor Parking" stalls are for short-term visitor parking only. Owners, tenants, and occupants located in the building are not permitted to park in these stalls under any circumstances. The loading stall may be used for no longer than 30 minutes. Owners and occupants who park in the visitor parking stalls may be fined for each infraction. Council may, at their sole discretion, tow any vehicle from these stalls that, after receiving notice, parks a vehicle in Visitor Parking or exceeds the time limit for the load and unload stall. An owner, tenant, or occupant may not rent their assigned stalls to anyone other than another owner, tenant or occupant at Goldstream Place unless otherwise authorized by the strata council.

(b) Owners shall not permit the parking of vehicles that do not bear current motor vehicle licenses on common property (including limited common property).

(c) Vehicles parked in contravention of the Strata Corporation's rules, bylaws or any posted signs may be towed at the owner's expense.

(4) LOCK BOXES

No lockboxes of any type are to be affixed to any portion of the interior or exterior of the building. An owner who has contracted the services of a real estate agent for the purpose of selling their suite must make alternate arrangements for the realtor to access the building, as a lock box will not be permitted on site.

(5) REALTOR SIGNS

No signage of any kind may be placed in a strata lot in a location visible from the exterior of the building or the common property, other than in the real estate sign provided by the Strata Corporation.

(6) DAMAGES

Any owner that causes damage to any other strata lot or to the common property due to negligence of the owner will be held responsible for the payment of the insurance deductible and any cleanup and repair costs not covered by the strata corporation's insurance policy.

(7) WINDOW TINT

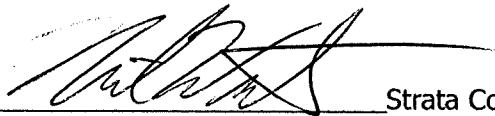
Owners may have solar film professionally installed on the inside of the windows of their unit, provided that a professional window tinting company as approved by council, which will has a warranty that will replace the original warranty provided by the window manufacturer. Owners wishing to install this film are required to contact Strata Council or the management company for verification that the product they propose to use is the specified product and warranty card is supplied for the Strata's records.

(10) Christmas Trees


No live or cut Christmas trees are permitted in the building.

This Resolution is to have effect from the date of filing at Land Titles Office.

This resolution was approved by the required ¾ majority of owners represented at the Annual General Meeting held September 20, 2007, at which a quorum was present.



Strata Council Member



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*Supplied to StrataDocs on 2017/10/10
Ordered by Ron Neal on 2018/12/04*

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STRATA PROPERTY ACT

[SBC 1998] CHAPTER 43

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

Ordained by the State of Alaska on the 06/06/2018

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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) 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 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

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.

(3) to (5) [Repealed 1999-21-51.]

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.

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