

Strata Corporation #768

BY-LAWS

1. An owner shall not take onto or suffer or permit to be taken onto the common property any vehicle other than a bicycle and other than an emergency or service vehicle.
2. An owner shall not suffer or permit any horse on his strata lot unless adequately fenced to prevent its escape.
3. An owner shall not:
 - (a) Landscape or maintain any part of the common property:
 - i. Without first obtaining the consent in writing of the Strata Council, or
 - ii. After receiving notice in writing from the Strata Council to cease landscaping or maintaining any part of the common property.
 - (b) Wilfully damage any part of the common property or any fence, tree, shrub, hedge or plant located on the common property.
 - (c) Cut, prune or destroy any tree located on the common property without first obtaining the consent in writing of the Strata Council.
4. Notwithstanding the limitations set out in Sections 50 of the Condominium Act, R.S.B.C., 1979, Chapter 61,
 - (a) The Strata Council may levy a fine of up to \$500.00 per occurrence against any owner who breaches the provisions of the foregoing paragraph number 3.
 - (b) The removal, cutting or destruction of each tree which has a trunk having a diameter of five centimetres or more at 0.5 meters above ground level shall be deemed to be a separate occurrence for which the Strata Council may levy a fine for up to \$2000.00 pursuant to sub-paragraph 4(a).

Note: The above by-laws were enacted by the Strata Corporation and were registered as by-laws 4, 5, 6 and 7 at Land Titles. We cannot find a set of by-laws numbered 1, 2 and 3, therefore in order to reduce confusion, these by-laws have been renumbered as 1, 2, 3 and 4 at Land Titles.

The Strata Corporation is also governed by the by-laws contained in the Condominium Act, Part 5, Section 115 to 132.