

- 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*.

1. CONTACT: (Name, address, phone number)

Deduct LTSA Fees? Yes

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

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

Supplied
Ordered

Strata Property Act

FORM I

AMENDMENTS TO BYLAWS

(Section 128)

The Owners, Strata Plan VIS1216 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 General Meeting held on August 30, 2017.

Resolution:

BE IT RESOLVED AS A ¾ VOTE OF THE OWNERS OF STRATA PLAN VIS 1216 that the Strata Corporation amend its bylaws by amending the existing rental restriction bylaw to read as shown below, and to adopt a bylaw banning the use or advertisement of strata lots as short- term transient accommodation.

31.1. Rental Restriction Bylaw

- (1) The number of strata lots that may be rented, or leased, is limited to THREE (3) strata lots.
- (2) Pursuant to section 141(2)(b)(ii) of the *Strata Property Act*, the minimum period of time that a strata lot, or room in, or portion of a strata lot may be rented, or leased is ONE (1) MONTH.
- (3) An owner wishing to rent or lease a strata lot must apply in writing to the council for permission to rent or lease.
- (4) The council will keep a list of owners who wish to rent their strata lot and the priority of their application. If the number of strata lots rented or leased at the time an owner applies for permission to lease has reached the limit stated in subsection (1), excluding exempt strata lots pursuant to ss. 142, 143 and 144 of the *Strata Property Act*, the council must refuse permission and notify the owner in writing, as soon as possible stating that the limit has been reached or exceeded and place the owner of the strata lot on a waiting list to be administered by the council. The council must grant approvals on a first come basis in the order of the date such applications are received by the council. An owner whose permission to rent or lease has terminated in accordance with subsection (6) below and who wishes to reapply for permission will be placed at the back of the waiting list and the first owner on the waiting list will then be granted permission to rent.
- (5) An owner who has received permission to rent or lease a strata lot must exercise the permission within THREE (3) months from the date that the strata council granted the permission, otherwise the permission expires. During the THREE (3) months immediately following the grant of

- permission, the strata lot will be deemed leased or rented for the purposes of the limit stated in subsection (1).
- (6) Once an owner has received and exercised permission to rent or lease their strata lot, that owner may continue to lease his or her strata lot until the tenancy agreement with the tenant is determined, terminates, or expires.
 - (7) This rental restriction bylaw does not apply to prevent the rental or lease of a strata lot to an Owner's Family Members. For the purposes of this bylaw Family Member has the meaning set out in the *Strata Property Act* and *Strata Property Regulations*, namely:
 - (a) "Family" or "Family Member" means a spouse of the owner, a parent or child of the owner, or a parent or child of the spouse of the owner.
 - (b) "Spouse of the Owner" includes an individual who has lived and cohabited with the owner, for a period of at least 2 years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender.
 - (8) An owner who wishes to lease or rent his Strata Lot pursuant to a hardship exemption pursuant to section 144 of the *Strata Property Act* shall:
 - (a) apply in writing to the Strata Corporation for permission to lease or rent pursuant to a hardship exemption and the application shall include the following:
 - (i) the reason the owner thinks an exemption should be made and whether the owner wishes a hearing;
 - (ii) proposed term of the lease or rental, including the commencement date as well as the termination date, if any, of the lease or rental; and,
 - (iii) any other information or documents shall be provided as may reasonably be requested by the Strata Council;
 - (b) if the owner requests a hearing, then the Strata Corporation shall:
 - (i) hear the owner or the owner's agent within FOUR (4) weeks after the date the application is given to the Strata Corporation; and
 - (ii) provide its written decision within ONE (1) week of the hearing;
 - (c) if the owner does not request a hearing, then the Strata Corporation shall provide its written decision within TWO (2) weeks of the receipt of the application.
 - (9) An application for an exemption shall be allowed if the Strata Corporation does not give its written decision to the owner in the times specified by subsections (8)(b) and (8)(c) above.
 - (10) Prior to possession of a strata lot by a tenant, an owner shall deliver to the occupant or tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.

(11) Within two weeks of renting a strata lot, the owner shall give the strata corporation a copy of the Form K—Notice of Tenant's Responsibilities signed by the tenant, in accordance with s. 146 of the Act.

(12) Where an owner rents or leases a strata lot in contravention of this rental restriction bylaw, the owner is subject to a fine of \$500.00 for each SEVEN (7) day period that the Strata Lot is rented or leased in contravention of these Bylaws, and the strata corporation shall take all necessary steps to terminate the rental or lease or tenancy, including, but not limited to, seeking a declaration or court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation to enforce the rental restriction bylaws shall be the responsibility of the contravening owner and recoverable from the owner on a solicitor and own client basis by the strata corporation.

31.2. Prohibition against use of strata lot as transient accommodation

(1) The Strata Corporation is zoned by the District of Saanich as RT-4. Under the RT-4 zoning the following uses and no others are permitted:

- (a) Attached Housing
- (b) Home Occupation Office and Daycare for preschool children
- (c) Accessory Buildings and Structures.

(2) The use of a dwelling as transient, tourist or hotel accommodation is prohibited by the RT-4 zoning.

(3) Owners, occupants and tenants may not:

- (a) rent, let, or provide a license of occupancy to all or part of their strata lot for use as transient, tourist, hotel, motel accommodation, bed and breakfast or for the accommodation or housing of the transient, travelling, or vacationing public, in exchange for monetary compensation;
- (b) market, list, offer or advertise all or part of their strata lot as being available for any of the uses set out in section 3(a) above.

(4) For the purposes of this bylaw: owners, tenants and occupants will be deemed to be using their strata lot as transient, tourist, hotel, motel accommodation, or for the accommodation or housing of the transient, travelling, or vacationing public if they rent, lease, or provide a license of occupancy to all or part of their strata lot, in exchange for monetary compensation, to any person to reside in or occupy a strata lot for less than one month. For further clarity, the rental, lease, letting or licensing of a strata lot to two or more persons or parties, who occupy the strata lot at different times from each other, will be deemed to be a breach of the bylaw.

(5) Where an owner, occupant or tenant contravenes section (3)(a) or (3)(b) above the owner will be subject to a fine of up to \$200.00 for each such contravention.

WHEREAS the Strata Corporation's existing bylaw # 32 provides that:

32 The strata plan shall remain adult-oriented, and for the purposes of this bylaw, an adult is defined as a person nineteen (19) year or older.

AND WHEREAS the existing bylaw is likely unenforceable as the term "adult oriented" doesn't explicitly prohibit the occupation of strata lots by people under 19.

AND WHEREAS, the Strata Council believes it to be in the best interest of the Strata Corporation to repeal bylaw 32

BE IT RESOLVED AS A ¾ VOTE OF THE OWNERS OF STRATA PLAN VIS 1216 that the Strata Corporation amends its bylaws by repealing bylaw 32 in its entirety.

WHEREAS the Strata Corporation's existing enforcement bylaws:

- a) Contain duplicated language regarding frequency of fines;
- b) Do not provide for a \$500 fine for a breach of the rental restriction bylaw;
- c) Contain language limiting the Strata Corporation's actions in collecting arrears of strata fees or special levies;
- d) Do not allow for charging of interest on arrears of strata fees or special levies;
- e) Do not allow for commencement of Small Claims, Forced Sale or CRT actions without a ¾ vote;
- f) Do not require an owner who has breached the bylaws to pay the cost of enforcement.

AND WHEREAS, the Strata Council believes it to be in the best interest of the Strata Corporation to replace the enforcement bylaws with a more thorough bylaw that eliminates the gaps above.

BE IT RESOLVED AS A ¾ VOTE OF THE OWNERS OF STRATA PLAN VIS 1216 that the Strata Corporation amends its bylaws by repealing bylaw 22, 23 and 24 and replacing it with the following:

22. Enforcement Options

(1) The Strata Corporation may:

(a) fine an owner a maximum of:

(i) up to TWO HUNDRED DOLLARS (\$200), at the discretion of the Strata Council, for each contravention of a bylaw (save and except for a rental bylaw where the fine may not be more than FIVE HUNDRED DOLLARS (\$500)), and

(ii) up to FIFTY DOLLARS (\$50), at the discretion of the Strata Council, for each contravention of a rule.

(iii) up to FIVE HUNDRED DOLLARS (\$500) for a breach of the Rental Restriction Bylaw.

(b) an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than seven (7) days, a fine may be imposed every seven (7) days;

(c) charge owners who are in arrears of strata fees, and special levies, interest at the rate of TEN (10%) percent per annum compounded annually, on all late monthly strata fees, and special levies. Such interest shall be deemed to be part of

- unpaid strata fees and special levies for the purposes of Section 116 of the *Strata Property Act*;
- (d) if the Strata Corporation is entitled to register a lien against a Strata Lot under section 116(1) of the *Strata Property Act*, prohibit the owner of that strata lot from voting at any annual or special general meeting, except on matters requiring a 80% or unanimous vote;
- (e) do what is reasonably necessary to remedy a contravention of its bylaws or rules, including:
 - (i) doing work on or to a strata lot, the common property or common assets, and,
 - (ii) Removing objects from the common property or common assets.
- (f) charge the reasonable costs of remedying the contravention to the person who may be fined for the contravention under section 130.

23. Small Claims, Forced Sale and CRT Actions

- (1) The Strata Council may commence and prosecute small claims actions for the recovery of any monies owing to the Strata Corporation without the necessity of having the same approved by a THREE-QUARTER (3/4) vote.
- (2) The Strata Council may commence and prosecute a forced sale action against any owner who is in arrears of strata fees or special levies, without the necessity of having the same approved by a THREE-QUARTER (3/4) vote, and may pursuant to section 96 of the *Strata Property Act* expend funds from the contingency reserve fund on the legal fees and disbursements up to \$7,500 per case, to conduct the proceedings.
- (3) The Strata Council may make a request under section 4 of the *Civil Resolution Tribunal Act* asking the civil resolution tribunal to resolve a dispute concerning any strata property matter over which the civil resolution tribunal has jurisdiction, without the necessity of having the same approved by a THREE-QUARTER (3/4) vote, and may pursuant to section 96 of the *Strata Property Act* expend funds from the contingency reserve fund on the legal fees and disbursements up to \$5,000 per case, to conduct the proceedings.

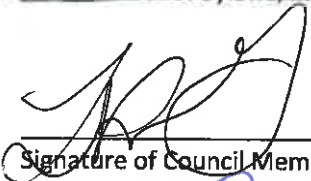
24. Full Indemnity For Enforcement Costs

- (1) A unit owner in default of the payment of common expenses, strata fees, special levies, interest, fines, and any other amounts owing pursuant to the *Strata Property Act* (the "Arrears") shall reimburse the Strata Corporation and save it harmless against any and all costs and expenses required to collect such Arrears, including legal costs, comprised of legal fees, taxes, disbursements and other related expenses, as between a solicitor and his own client or on a full indemnity basis.

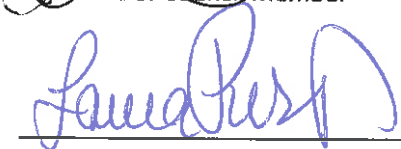
- (2) For purposes of section 133(2) of the Strata Property Act, "reasonable costs of remedying the contravention" of the Strata Corporation's bylaws or rules shall be interpreted to include, but not be limited to, legal costs, comprised of legal fees, taxes, disbursements and other related expenses, as between a solicitor and his own client or on a full indemnity basis.

Subject to the discretion of the council, any legal costs or expenses so incurred by the Strata Corporation arising out of an owner's breach of the bylaws or the *Strata Property Act* may be charged to that owner and shall be added to and become part of the assessment of that owner for the month next following the date on which the legal costs or expenses are incurred, but not necessarily paid by the corporation, and shall become due and payable on the date of payment of the monthly assessment.





Signature of Council Member



Signature of Second Council Member

Date: Oct 26 2017

Supplied to StrataDocs on 2017/11/09
Ordered by Ron Neal on 2019/06/14

Ordered by Ron Neal of RE/MAX Alliance

Form I

Strata Property Act

[am. B.C. Reg. 312/2009, s. 7.]

AMENDMENT TO BYLAWS

(Section 128)

The Owners, **Strata Plan VIS1216** 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 June 26, 2014:

"Be it resolved by a ¾ vote, pursuant to sections 126, and 128 of the Strata Property Act, that the Mayfair Village Strata Plan 1216 By-Laws are repealed in their entirety and shall be replaced by the attached Bylaws."

.....
Signature of Council Member

JEREMY S.G. DONALDSON

Strata Property Manager
Diversified Properties Ltd
541 Herald St. Vc. BC V2W1S5
250 812 2915

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

* Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the land title office.

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

Uploaded: Nov 06, 2017 Verified: Nov 06, 2017

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

Ordered By: Ron Neal of RE/MAX Alliance

Division 1 — Duties of Owners, Tenants, Occupants and Visitors**Payment of strata fee**

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 and keep it tidy, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws, including the removal of debris that may have been deposited by the wind.

(3) No covering shall be placed on top of the vinyl balcony deck surface, other than a door mat not larger than 2 feet by 3 feet.

(4) Each owner shall be responsible for maintaining the vinyl balcony deck surface in accordance with the manufacturer's specifications. Any structural damage resulting from lack of maintenance unmaintained deck surface shall be the responsibility of the owner.

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

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Ordered By: Ron Neal of Ron/Neal/Max Alliance

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 either

(a) one dog weighing up to 25 pounds; or

(b) two dogs with a total weight of up to 25 pounds; or

(c) two non-canine pets.

(4) Every pet must be on a leash and accompanied by the owner while outdoors within the strata plan.

(5) Pet excrement shall deposited on the strata plan shall be pick up immediately by the pet's owner, placed in a plastic bag and disposed of.

(6) Dangerous animals as defined by law are not permitted within the strata plan.

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;

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

Supplied to Ron Neal of Ron/Neal/Max Alliance
Ordered By: Ron Neal of Ron/Neal/Max Alliance
7171106/171106/174

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Ordered By: Ron Neal of RE/MAX Alliance

- (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; or
- (h) the installation of a combustible heating unit.

(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.

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

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

Applied to StrataDocs by Ron Neal of RE/MAX Alliance

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

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,

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Order By: Ron Neal of RE/MAX Alliance

- (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.
- 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.

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

Uploaded: Nov 06, 2017 Verified: Nov 06, 2017

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

(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

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Prepared By: Ron Neal of R/N/MAX Alliance

- (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.

Quorum of council

15(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

16(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:

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

Supplied by Ron Neal of StrataDocs 2017/11/06 17:14

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

-
- (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

- 17(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

- 18 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

- 19(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

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

Ron Neal of NE/MAX Alliance
Order By:

- (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

20(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

21(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**

22(1) The strata corporation may fine an owner or tenant a maximum of

- (a) \$200 for each contravention of a bylaw; and

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

(b) \$50 for each contravention of a rule.

(2) For a continuing contravention of any bylaw except a contravention of Bylaw 1 the fine may be imposed every 7 (seven) days.

(c) Notwithstanding any other provision, the fine for a contravention of Bylaw 1 may only be imposed after all the following events have taken place:

- (i) the unpaid strata fees have become at least one month over-due;
- (ii) no earlier than one month after the fees were due, a warning letter was delivered to the owner; and
- (iii) payment arrangements satisfactory to the Strata Council were not negotiated with the owner within 14 (fourteen) days of delivery of the warning letter.

Restriction on Voting Rights at General Meeting

23 The vote for a strata lot may not be exercised at a general meeting of the strata corporation, except on matters requiring a unanimous vote, if the strata corporation is entitled to register a lien against that strata lot under section 116(1)

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.

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

(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.

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

(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.

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 25, 2014

Ordered By: Ron Neal of Ron Neal of Ron/Max Alliance

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 — Other Bylaws**Window coverings**

- 30 Drapes, blinds or sheers which are visible from the exterior of the unit shall be a neutral beige colour or shall have beige liners.

Rentals

- 31(1) No more than three (3) strata units may be rented at any given time.
- (2) Each owner wishing to rent his unit must obtain permission to do so from the council, and such permission may not be unreasonably withheld.
 - (3) The procedure to be followed by the strata corporation in administering the rental limit is as follows:
 - (a) an owner wishing to rent his unit shall apply in writing to the council;

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

- (b) when a request is received it shall be placed on the agenda of the next council meeting and considered by the council at that meeting;
- (c) prior to the meeting council shall determine how many strata units are rented;
- (d) if at the time of the meeting fewer than three (3) units are rented then permission to rent the strata unit shall be granted.
- (e) applications to rent a strata unit shall be considered in order of the date and time of receipt by the council;
- (f) the council shall maintain a list of applications and shall consider the earliest of such applications when the number of units rented drops below three (3);
- (g) When an owner has been granted permission to rent his strata unit, that owner must enter into a rental agreement with a tenant within 60 (sixty) days, and if the unit has not been rented by that time, that owner must reapply to the Strata Council for permission to rent the strata unit.
- (4) When a rented strata unit is sold, the permission to rent is revoked, and the new owner must make a fresh application to the council for permission to rent the strata unit.

Adult Complex

- 32** The strata plan shall remain adult-oriented, and for the purposes of this bylaw, an adult is defined as a person nineteen (19) years or older.

Ordered by Ron Neal of RE/MAX Alliance

Form I

Strata Property Act

[am. B.C. Reg. 312/2009, s. 7.]

AMENDMENT TO BYLAWS

(Section 128)

The Owners, **Strata Plan VIS1216** 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 June 26, 2014:

"Be it resolved by a ¾ vote, pursuant to sections 126, and 128 of the Strata Property Act, that the Mayfair Village Strata Plan 1216 By-Laws are repealed in their entirety and shall be replaced by the attached Bylaws."

.....
Signature of Council Member

JEREMY S.G. DONALDSON

Strata Property Manager
Diversified Properties Ltd
541 Herald St. Vc BC V2W1S5
250 812 2915

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

* Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the land title office.

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

Uploaded: Mar 09, 2015 Verified: Mar 09, 2015

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

Ordered By: Ron Neal of RE/MAX Alliance

Division 1 — Duties of Owners, Tenants, Occupants and Visitors**Payment of strata fee**

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 and keep it tidy, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws, including the removal of debris that may have been deposited by the wind.

(3) No covering shall be placed on top of the vinyl balcony deck surface, other than a door mat not larger than 2 feet by 3 feet.

(4) Each owner shall be responsible for maintaining the vinyl balcony deck surface in accordance with the manufacturer's specifications. Any structural damage resulting from lack of maintenance unmaintained deck surface shall be the responsibility of the owner.

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

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Ordered By: Ron Neal of Ron/Neal/Max Alliance

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 either

(a) one dog weighing up to 25 pounds; or

(b) two dogs with a total weight of up to 25 pounds; or

(c) two non-canine pets.

(4) Every pet must be on a leash and accompanied by the owner while outdoors within the strata plan.

(5) Pet excrement shall deposited on the strata plan shall be pick up immediately by the pet's owner, placed in a plastic bag and disposed of.

(6) Dangerous animals as defined by law are not permitted within the strata plan.

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;

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

Supplied to Ron Neal of Ron/Neal/Max Alliance
Ordered By: Ron Neal of Ron/Neal/Max Alliance
2015/03/10 15:06/174

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Ordered By: Ron Neal of RE/MAX Alliance

- (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; or
- (h) the installation of a combustible heating unit.

(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.

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

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

Uploaded: Mar 09, 2015 Verified: Mar 09, 2015

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

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,

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Order By: Ron Neal of RE/MAX Alliance

- (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.
- 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.

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

Supplied to Ron Neal of RE/MAX Alliance
Order By: Ron Neal of RE/MAX Alliance
2014/06/17 4:51/03/1099

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Ordered By: Ron Neal of RNL/MAX Alliance

(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

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

Uploaded: Mar 09, 2015 Verified: Mar 09, 2015

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Prepared By: Ron Neal of R/N/MAX Alliance

- (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.

Quorum of council

15(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

16(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:

Supplied by Ron Neal of StrataDocs 2015/03/10 2015/06/14

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

- Ordered By: Ron Neal of RE/MAX Alliance
- (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

- 17(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

- 18 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

- 19(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

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

Ron Neal of NE/MAX Alliance
Ordered By:

- (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

20(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

21(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**

22(1) The strata corporation may fine an owner or tenant a maximum of

- (a) \$200 for each contravention of a bylaw; and

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

(b) \$50 for each contravention of a rule.

(2) For a continuing contravention of any bylaw except a contravention of Bylaw 1 the fine may be imposed every 7 (seven) days.

(c) Notwithstanding any other provision, the fine for a contravention of Bylaw 1 may only be imposed after all the following events have taken place:

(i) the unpaid strata fees have become at least one month over-due;

(ii) no earlier than one month after the fees were due, a warning letter was delivered to the owner; and

(iii) payment arrangements satisfactory to the Strata Council were not negotiated with the owner within 14 (fourteen) days of delivery of the warning letter.

Restriction on Voting Rights at General Meeting

23 The vote for a strata lot may not be exercised at a general meeting of the strata corporation, except on matters requiring a unanimous vote, if the strata corporation is entitled to register a lien against that strata lot under section 116(1)

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.

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

(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.

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 26, 2014

(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.

MAYFAIR VILLAGE STRATA VIS 1216**BYLAWS**

Rev. June 25, 2014

Ordered By: Ron Neal of Ron Neal of Ron/Max Alliance

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 — Other Bylaws**Window coverings**

- 30 Drapes, blinds or sheers which are visible from the exterior of the unit shall be a neutral beige colour or shall have beige liners.

Rentals

- 31(1) No more than three (3) strata units may be rented at any given time.
- (2) Each owner wishing to rent his unit must obtain permission to do so from the council, and such permission may not be unreasonably withheld.
 - (3) The procedure to be followed by the strata corporation in administering the rental limit is as follows:
 - (a) an owner wishing to rent his unit shall apply in writing to the council;

MAYFAIR VILLAGE STRATA VIS 1216

BYLAWS

Rev. June 26, 2014

Ordered By: Ron Neal of Ron Neal of MAX Alliance

- (b) when a request is received it shall be placed on the agenda of the next council meeting and considered by the council at that meeting;
 - (c) prior to the meeting council shall determine how many strata units are rented;
 - (d) if at the time of the meeting fewer than three (3) units are rented then permission to rent the strata unit shall be granted.
 - (e) applications to rent a strata unit shall be considered in order of the date and time of receipt by the council;
 - (f) the council shall maintain a list of applications and shall consider the earliest of such applications when the number of units rented drops below three (3);
 - (g) When an owner has been granted permission to rent his strata unit, that owner must enter into a rental agreement with a tenant within 60 (sixty) days, and if the unit has not been rented by that time, that owner must reapply to the Strata Council for permission to rent the strata unit.
- (4) When a rented strata unit is sold, the permission to rent is revoked, and the new owner must make a fresh application to the council for permission to rent the strata unit.

Adult Complex

32 The strata plan shall remain adult-oriented, and for the purposes of this bylaw, an adult is defined as a person nineteen (19) years or older.

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

Supplied to StrataDocs by Ron Neal of MAX Alliance 2015/03/10 15:06/14