

**EXHIBIT E****BYLAWS****REVIVA**

**Preface:** For the purposes of these bylaws, the word "resident" includes an owner, tenant or occupant of a strata lot.

**Division 1 -- Duties of Owners, Tenants, Occupants and Visitors****Payment of strata fees and special levies****1**

- (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) A late payment fine of \$50 per month will be assessed against a strata lot in arrears after the 6<sup>th</sup> working day of the month.
- (3) Bank charges for cheques returned marked "Non Sufficient Funds", stop payment cheques or closed account cheques will be charged back to the owner, and a \$25.00 fine will apply for each such cheque.
- (4) Any payments made by an owner shall first be applied to the payment of outstanding interest, fines and special levies and secondly to the payment of outstanding strata fees.

**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) A resident 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,
- (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) A resident 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) A resident 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) No exotic pets such as snakes, rodents and reptiles will be permitted within the building.**

**(5) All pets shall be registered with the council, and dogs and cats must wear collar identification with the name and address of the owner.**

**(6) An owner of a pet shall not permit the pet to urinate or defecate on the common property, and if any pet does urinate or defecate on the common property, the owner shall immediately and completely remove all of the pet's waste from the common property and dispose of it in a waste container or by some other sanitary means.**

**(7) A resident whose guest or invitee brings an animal or pet onto the common property shall ensure that the guest or invitee complies with all requirements of these bylaws as they relate to animals and shall perform all of the duties and obligations with respect to that animal or pet as set out in these bylaws.**

**(8) No resident shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling.**

**(9) No loose or unlicensed pets of any kind will be permitted at any time within the boundaries of the common property, excluding the property to which the owner of the animal has exclusive use. When on common property all pets must be leashed (with a leash not exceeding six (6) feet in length) or carried, and under the control of a resident at all times. The municipal pound will be authorized to patrol the common property and to impound any pets found at large, at the owner's expense.**

**(10) Any resident who keeps a pet which proves to be a nuisance, whether on a strata lot or the common property, may be ordered by the council to remove the**

animal permanently from the premises. Any resident who fails to comply within 7 days of receiving written notice from the council will be fined \$50.00 per month, or portion thereof, during which the offending pet continues to occupy the premises.

(11) A resident must not:

- (a) use a strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
- (b) make, cause or produce undue noise, smell, vibration or glare in or about any strata lot or common property or do anything which will interfere unreasonably with any other resident;
- (c) use any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other resident;
- (d) obstruct or use the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;
- (e) leave on the common property or any limited common property, any shopping cart or any other item designated from time to time by the council;
- (f) use a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane, natural gas or electricity and such propane, natural gas or electricity powered barbecues, hibachis and other light cooking devices shall not be used except in accordance with rules made by the strata corporation from time to time;
- (g) shake any mops or dusters of any kind, nor throw any refuse, out of the windows or doors or from the balcony of a strata lot;
- (h) permit a condition to exist within a strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
- (i) allow a strata lot to become unsanitary or a source of odour;
- (j) feed pigeons, gulls or other birds, squirrels, rodents or other animals from a strata lot or anywhere on or in close proximity to the common property or any limited common property, or install a bird feeder of

any form on the outside of the building, but this shall not apply to a pet permitted to be kept in a strata lot pursuant to these bylaws and the rules made hereunder, which pet shall be fed only in a strata lot;

- (k) install any window coverings, visible from the exterior of his strata lot, which are different in size or colour from those of the original building specifications;
  - (l) hang or display any laundry, washing, clothing, bedding or other articles from windows, balconies or other parts of the building so that they are visible from the outside of the building;
  - (m) use or install in or about a strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the council;
  - (n) erect on or fasten to the strata lot, the common property or any limited common property any television or radio antenna, satellite dish or similar structure or appurtenance thereto without the prior written approval of the council;
  - (o) give any keys, combinations, security cards or other means of access to the parking garage or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws.
- (12) Each strata lot shall be used exclusively as a private single family residence.
- (13) No signs, fences billboards, placards, advertising, or notices of any kind shall be erected or displayed on the common property or in or on a strata lot in a manner which is visible from outside the strata lot, without the prior written approval of the council.
- (14) A resident shall not allow the area around his or her strata lot to become untidy. Rubbish, garbage, boxes, packing cases, or the like shall not be thrown, piled or stored in corridors, stairways, or any other parts of the common property. The council shall be at liberty to remove rubbish and clean up the common area and charge the expense to the resident involved.
- (15) Any material other than ordinary household refuse and garbage must be removed from the common property or the owner's strata lot by the owner and at the owner's expense.
- (16) No resident shall do anything that will cause a safety hazard to the building and/or other residents including interfering with proper closure of fire doors by adjusting the door closure, by blocking the doors open and/or by encumbering the hallways or stairways with boxes, rubbish and/or bicycles.

(17) Everything should be done to reduce fire hazards, and nothing shall be brought or stored on a strata lot or the common property which will in any way increase or tend to increase the risk of fire or the rate of fire insurance or any other insurance policy held by the strata corporation, or which will invalidate any insurance policy.

(18) Smoking or consumption of alcohol is not permitted in any of the indoor common areas.

(19) Storage of toxic, offensive or hazardous materials not used for normal household purposes is prohibited. Materials which could give off flammable vapour, such as gasoline, solvents, paints (industrial), and the like shall not be stored in the strata lot.

#### Inform strata corporation

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(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) A resident 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 (including the casings, the frames and the sills of such doors, windows and skylights) on the exterior of a building, or that front on the common property (i.e. including, for example, adding security devices or door bells to the entrance door to a strata lot);
- (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) A resident must not do any act, nor alter a strata lot, in any manner, which in the opinion of the council will alter the exterior appearance of the building. Without limiting the generality of the foregoing, no metallicized or reflective coatings are permitted on glass windows or doors, and woodwork, concrete and metal work cannot be painted without prior approval from the council.**

#### Obtain approval before altering common property

6

(1) A resident 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 **and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage relating to the alteration.**

**(3) Residents shall not cause damage to trees, plants, bushes, flowers, lawns or landscaping features and shall not place chairs, tables or other objects on the lawns and grounds so as to damage them or to prevent growth or to interfere with the cutting of the lawns or the maintenance of the grounds generally.**

#### Permit entry to strata lot

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(1) A resident 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 **property damage to the common property or another strata lot or those portions of a strata lot that are the responsibility of the strata corporation under these bylaws;** and

(b) at a reasonable time, on 48 hours' written notice,

(i) 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; and

(ii) to ensure compliance with the Act and these bylaws.

(2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

(3) **If the authorization cannot be obtained then the person authorized by the strata corporation to enter the strata lot may do so by using reasonable force on the locking devices, and the replacement of the locking device and any resulting damage to the door and door frame will be at the expense of the strata lot owner.**

## Division 2 – Powers and Duties of Strata Corporation

### Repair and maintenance of property by strata corporation

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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 (**including the casings, the frames and the sills of such 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, 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 (**including the casings, the frames and the sills of such 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 4 and not more than 7 members.
- (2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

**Council members' terms**

10

- (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for reelection.

**Removing council member**

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- (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a ¾ 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.
- (3) **No person may stand for council or continue to be on council with respect to a strata lot if such person is in contravention of any of these bylaws.**



**Replacing council member**

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- (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, 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.

**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) No person other than a member of the council shall be entitled to attend a meeting of the council unless authorized by a resolution of the council. In the course of a meeting of the council, any person or persons (other than members of the council) may be excluded from such meeting by a resolution of the council.**

(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.

- (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 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) 2, if the council consists of 3 or 4 members,
  - (b) 3, if the council consists of 5 or 6 members, and
  - (c) 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.

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\* [SPA Reg.]

#### **Definition for section 15 of Standard Bylaws**

18.1 For the purposes of section 15 of the Standard Bylaws, "hearing" means an opportunity to be heard in person at a council meeting.

**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 and Council Remuneration**

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 subsections (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

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

- (a) \$200 for each contravention of a bylaw; and
- (b) \$50 for each contravention of a rule.

(2) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses on a full indemnity basis, interest charges and any other expenses incurred by either the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule which may be established from time to time by the council pursuant to the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.

**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.
- (8) **An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring an unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.**

### 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 – Promotion**

##### **Promotion**

30

- (1) During the time that the owner developer of the strata corporation is a first owner of any strata lots, it shall have the right to maintain any strata lots, whether owned or leased by it, as a display unit, and to carry on sales or leasing functions it considers necessary in order to enable it to sell or lease the strata lots.
- (2) At the reasonable discretion of the owner developer, it may use the common property to conduct the sale or lease of strata lots up to 24 months after the date of first occupancy of any strata lot in the development.
- (3) Notwithstanding bylaw 35, marketing signs of the owner developer may be displayed on the common property and/or the limited common property or window of any strata lot owned or leased by the owner developer at the reasonable discretion of the owner developer.

#### **Division 8 – Miscellaneous**

##### **Quorum for Adjourned Meeting**

31

Notwithstanding section 48(3) of the Act, if within 15 minutes from the time appointed for an annual or special general meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of members; but in any other case, the meeting shall stand adjourned for a further 15 minutes from the time appointed and, if within  $\frac{1}{2}$  hour from the time appointed a quorum is not present for the meeting, the eligible voters present in person or by proxy shall constitute a quorum.

##### **Small Claims Actions**

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Notwithstanding any provision of the Act, the strata corporation may proceed under the Small Claims Act (British Columbia) against an owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a  $\frac{3}{4}$  vote.



### Use of Patios and Balconies

33

(1) A resident of a strata lot shall not place planters, lattices, trellises or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the council, such items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour. Any such items or equipment will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the resident entitled to the use of the limited common property on which they are placed.

(2) All residents are responsible for the cleaning, good appearance and repair (including, without limitation, proper drainage) of their patios and balconies, if applicable, at all times. Residents are responsible for keeping the drains clean and are responsible for contacting the council if problems exist.

(3) No permanent shading device shall be erected over the patios or balconies nor shall any screen be permanently attached to the building without the prior consent of the council. Any resident wishing to do so should submit designs or plans to the council outlining the materials to be used.

(4) Patios shall not be used for unsightly storage (e.g. boxes).

### Storage and Parking

34

(1) Bicycles are not to be kept on balconies or patios.

(2) Any resident that leaves any item anywhere on or in the common property or on any limited common property does so at his own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone that is an insured under that policy.

(3) A resident must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the council.

(4) A resident shall not:

- (a) use any parking space in the building or on the common property or on any limited common property, except the parking space which has been specifically assigned to his strata lot, a parking space leased by the owner or, when specifically agreed with another owner, the parking space assigned to the strata lot of that other owner;

- (b) carry out any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, except in the case of emergency;
  - (c) rent or lease the parking space assigned to his strata lot to or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
  - (d) park any vehicle in a manner which will reduce the width of the garage roadway or ramp or any roadway on the common property or on any limited common property; and
  - (e) use any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the council.
- (5) A resident must promptly and at its own expense clean up any oil or other substance which spills or leaks onto the common property.
- (6) The speed limit within the common property shall be no more than 10 km/h.
- (7) No honking or other noise which is a nuisance will be made by any vehicle on the common property.
- (8) Cars may only be washed in such manner as will not cause a nuisance or annoyance to other owners and in such place and at such time as the council may from time to time direct. Persons washing vehicles must hose down and remove all dirt, refuse and excess water resulting from the vehicle washing.
- (9) All vehicles which do not comply with these bylaws will be removed at the owner's expense.

#### Selling of Strata Lots

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Signs advertising the sale, lease or open house of a strata lot must be displayed on the common post supplied by the strata corporation and may not be displayed in the windows or on the balcony of a strata lot.

#### Rental Prohibition

36

An owner who leases his or her strata lot must provide to the strata corporation a Form K, Notice of Tenant's Responsibilities, in accordance with section 146 of the Act. Failure to provide a Form K within two weeks of the commencement of the tenancy shall be cause for a fine for breach against the strata lot owner.

**Damage to Property**

37

A resident or visitor must not do, or omit to do, whether deliberately or negligently, any act which would result in costs being incurred by the strata corporation due to a claim being made on the insurance policy of the strata corporation. In the event that loss or damage occurs that gives rise to a valid claim under the strata corporation's insurance policies, where such loss or damage arises as a result of a negligent or deliberate act of a resident or visitor, then such owner or the resident who is responsible for the visitor, shall, as permitted by section 133 of the Act, be responsible for paying to the strata corporation the reasonable costs of the strata corporation remedying the contravention of this bylaw, being an amount equal to the insurance deductible payable by the strata corporation.



15 JUN 2005 09 09

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REGISTRAR  
LAND TITLE OFFICE  
NEW WESTMINSTER, BC

08/06/05  
Day/Month/Year

88 05/06/15 09:12:24 03 LH 627850  
DOC FILE \$21.50

Please receive herewith the following document(s) for filing: Form I - Amendment to Bylaws (see attached).

Strata Corporation BCS 616

*C Parker*

(Signature)


**C PARKER**

(Name)

Compton Steel & Associates Ltd.  
#200 - 555 Sixth Street  
New Westminster BC V3L 5H1  
Phone: 604-526-7400

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

The Owners, Strata Plan BCS 616 certify that the following or attached amendments to the Bylaws of the Strata Corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at the Annual General Meeting held on May 17<sup>th</sup>, 2005.

  
\_\_\_\_\_  
Signature of Council Member

  
\_\_\_\_\_  
Signature of Council Member

**STRATA CORPORATION BCS 616  
REVIVA**

**APPROVED BYLAW AMENDMENTS**

The following Bylaw amendments were approved at the Annual General Meeting held on May 17<sup>th</sup>, 2005.

**BE IT RESOLVED** as a  $\frac{3}{4}$  Vote Resolution of the Owners, Strata Plan BCS 616, Reviva, to approve to delete the existing Bylaw #3(11)(k) and replace it with the following Bylaw relating to window coverings:

***“Bylaw 3(11)(k)***

***Owners are permitted to install window coverings of any shape or size, providing the visibility from the exterior of his/her strata lot is a colour of white or beige neutral tones.***

***Beddings, sheets, blankets, flags, etc. will not be accepted as window coverings, regardless of colour, size or shape. A resident must not install any window coverings, visible from the exterior of his/her strata lot, which is a colour other than white or beige neutral tones.***

***Colourful drapes are not permitted.”***

---

**BE IT RESOLVED** as a  $\frac{3}{4}$  Vote Resolution of the Owners, Strata Plan BCS 616, Reviva, to approve that the Bylaws of Strata Corporation BCS 616 be amended to include the following Bylaws #3(20) (a) and (b) respectively, as follows:

***“Bylaw #3(20)***

- (a) Live Christmas trees are not permitted in a strata lot or on common, or limited common property.***
- (b) Christmas lights and Christmas ornaments, that are sold as such, must not be displayed on common or limited common property or in a strata lot where it is visible from the exterior of the building before November 15<sup>th</sup> and after January 31<sup>st</sup>.”***

---

**BE IT RESOLVED** as a  $\frac{3}{4}$  Vote Resolution of the Owners, Strata Plan BCS 616, Reviva, to approve that the Bylaws of Strata Corporation BCS 616 be amended to include the following as Bylaw #38 – Hardwood Floors:

***“Bylaw 38 – Hardwood Floors***

***An owner of a strata lot, who has or installs hard floor surfaces such as hardwood floors or tile in a strata lot, must ensure that high quality underlay is installed under the hard surface flooring. The owner who installs hard surface flooring must take all reasonable steps to satisfy noise complaints from neighbours, ensuring that sufficient area rugs are used to reduce sound transfer, excepting only kitchens, bathrooms and entry areas. Occupants must avoid walking on such flooring with hard shoes. Prior to installation, owners shall obtain approval from the strata council in particular in regards to underlay quality. Such approval shall not be unreasonably withheld.”***

---

**BE IT RESOLVED** as a  $\frac{3}{4}$  Vote Resolution of the Owners, Strata Plan BCS 616, Reviva, to approve that the Bylaws of Strata Corporation BCS 616 be amended to include the following as Bylaw #39 – Visitor Parking:

***“Bylaw #39 – Visitor Parking***

***Visitor parking passes (2 per unit) will be assigned to owners at no charge.***

***There will be a \$20.00 replacement fee for lost or stolen visitor parking passes.***

***Owners are not permitted to park their vehicles in the visitor parking, with the exception of 30 minutes for loading and unloading their vehicles.***

***Owners using the visitor parking shall have their vehicle towed at the owner’s expense.***

***All overnight visitor vehicles (between 10:00 p.m. and 8:00 a.m.) must have a visitor parking pass displayed on their windshield at all times or their vehicle will be towed away at the owner’s expense.***

***All vehicles in the visitor parking lot must have proper insurance and license plates or they will be towed at the owner’s expense.***

***Visitors wishing to use the visitor parking facilities for extended visits beyond a 1-week period will be required to obtain approval from council, at which time they will be issued a special “extended stay” visitor parking pass; not to exceed 30 days, or the vehicle will be towed at the owner’s expense.”***



*Strata Property Act*

FORM I

AMENDMENT TO BYLAWS

(Section 128)

The Owners, **Strata Plan BCS616** certify that the following 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 a special general meeting held on November 20, 2008:

Rental Restrictions Bylaw

It was RESOLVED, by a majority of 82% of the owners, that bylaw 12 be amended by modifying the existing bylaw and adding new clauses 1 through 9 as follows:

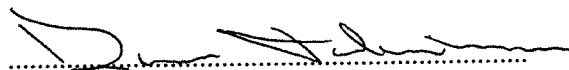
12. Each strata lot shall be used exclusively as a private single family residence.
- 12.1 The number of strata lots within the strata corporation that may be rented at any one time is limited to twelve (12). This bylaw is not intended to prevent (or include) the rental of a strata lot to a member of the family of an owner, meaning:
  - (a) the spouse of the owner;
  - (b) a parent or child of the owner; or
  - (c) a parent or child of the spouse of an owner;
  - (d) "spouse of the owner" includes an individual who has lived and cohabitated with the owner, for a period of at least two years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender.
- 12.2 An owner wishing to rent a strata lot must apply in writing to the council for permission before entering into a tenancy agreement;
- 12.3 If the number of strata lots rented at the time an owner applies for permission has reached the limit stated in bylaw 12.1, excluding exempt strata lots pursuant to sections 143 and 144 of the Act and section 17.15 of the Regulations, the council must refuse permission and notify the owner. If requested, the owner will be placed on a waiting list.
- 12.4 If the limit stated in bylaw 12.1 has not been reached at the time the owner applies for permission to rent a strata lot, excluding exempt strata lots pursuant to sections 143 and 144 of the Act and section 17.15 of the Regulations, the council shall grant permission in writing.
- 12.5 An owner receiving permission to rent a strata lot must exercise the permission to

rent within 90 days from the date that the council granted same, otherwise the permission expires. During the 90 days immediately following the grant of permission, the strata lot shall be deemed rented for the purposes of the limit stated in bylaw 12.1.

- 12.6 Prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K at the owner's expense. An owner must also deliver to the tenant "amended" bylaws and/or rules, from time to time, at the owner's expense.
- 12.7 Within two weeks of renting a strata lot; the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act, together with an updated copy of the Owner/Tenant Information Sheet.
- 12.8 A tenant shall not be allowed to sublet a strata lot.
- 12.9 Where an owner rents a strata lot in contravention of bylaws 12.1, 12.2 or 12.3, the owner shall be subject to a fine of \$200.00 and the strata corporation shall take all necessary steps to terminate the tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation, in enforcing the rental restriction bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and client basis by the strata corporation.

\* \* \* END \* \* \*

  
.....  
Signature of Council Member

  
.....  
Signature of Second Council Member

\*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

FORM I

AMENDMENT TO BYLAWS  
(Section 128)

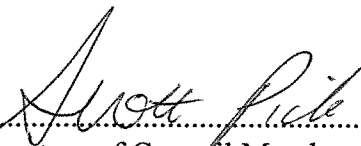
The Owners, **Strata Plan BCS616** certify that the following amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at a general meeting held on May 27, 2010:

**It was duly moved, seconded and RESOLVED that the bylaws be amended by deleting Bylaw 1 and substituting with:**

Bylaw 1 - Payment of Fees

- (1) An owner must pay the strata fees on or before the first day of each month to which the strata fees relate by:
  - a) Providing postdated cheques for the entire current fiscal year; or
  - b) Providing a pre-authorized debit (withdrawal) "PAD" form.
- (2) The monthly strata fees include the following "Schedule of Fees" items, as adjusted from time to time by the strata council of the day and ratified by the owners at a general meeting:
  - (a) interest applied to outstanding amount over 90 days outstanding;
  - (b) estimated out of pocket cost to providing monthly statements of account for any outstanding monies;
  - (c) cost of returned items from the bank and/or service/handling fees;
  - (d) letter and imposed fines regarding violations of bylaws and/or rules; and
  - (e) estimated out of pocket cost for any costs incurred specifically for an absentee owner such as; general meeting notices, extra set of minutes;
- (3) Payments shall be applied firstly to the payment of current strata fees and secondly to the oldest outstanding amounts. The monthly penalty for non payment will not be imposed upon an owner who has made a full or reasonable partial payment in that calendar month.
- (4) Unless an owner submits a request and is granted an exemption by the strata corporation to this subclause, an escalating monthly fine starting at \$25.00 per month to a maximum of \$50.00 per month will be applied to all accounts that are in arrears more than 90 days.
- (5) In the event that collection proceedings are commenced against an owner, the owner shall be responsible for all actual expenses including reasonable legal fees and all disbursements incurred by the Strata Corporation for any services involved in collecting, enforcing or realizing or attempting to do so on the outstanding debt. All sums paid and expenses incurred by the Strata Corporation in connection therewith including all sums the strata corporation may be required to pay for or in respect of the collection proceedings, shall be added as a charge, debt or obligation to the indebtedness of the owner and be payable by the owner to the strata corporation without deduction or abatement.

\*\*\* END \*\*\*

  
 .....  
 Signature of Council Member

  
 .....  
 Signature of Second Council Member

\*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

AMENDMENT TO BYLAWS  
(Section 128)

The Owners, **Strata Plan BCS616** certify that the following 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 a general meeting held on May 27, 2010:

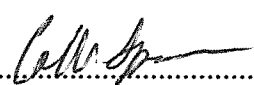
**It was duly moved, seconded and RESOLVED that the bylaws be amended by deleting Bylaw 1 and substituting with:**

Bylaw 1 - Payment of Fees

- (1) An owner must pay the strata fees on or before the first day of each month to which the strata fees relate by:
  - a) Providing postdated cheques for the entire current fiscal year; or
  - b) Providing a pre-authorized debit (withdrawal) "PAD" form.
- (2) The monthly strata fees include the following "Schedule of Fees" items, as adjusted from time to time by the strata council of the day and ratified by the owners at a general meeting:
  - (a) interest applied to outstanding amount over 90 days outstanding;
  - (b) estimated out of pocket cost to providing monthly statements of account for any outstanding monies;
  - (c) cost of returned items from the bank and/or service/handling fees;
  - (d) letter and imposed fines regarding violations of bylaws and/or rules; and
  - (e) estimated out of pocket cost for any costs incurred specifically for an absentee owner such as; general meeting notices, extra set of minutes;
- (3) Payments shall be applied firstly to the payment of current strata fees and secondly to the oldest outstanding amounts. The monthly penalty for non payment will not be imposed upon an owner who has made a full or reasonable partial payment in that calendar month.
- (4) Unless an owner submits a request and is granted an exemption by the strata corporation to this subclause, an escalating monthly fine starting at \$25.00 per month to a maximum of \$50.00 per month will be applied to all accounts that are in arrears more than 90 days.
- (5) In the event that collection proceedings are commenced against an owner, the owner shall be responsible for all actual expenses including reasonable legal fees and all disbursements incurred by the Strata Corporation for any services involved in collecting, enforcing or realizing or attempting to do so on the outstanding debt. All sums paid and expenses incurred by the Strata Corporation in connection therewith including all sums the strata corporation may be required to pay for or in respect of the collection proceedings, shall be added as a charge, debt or obligation to the indebtedness of the owner and be payable by the owner to the strata corporation without deduction or abatement.

\*\*\* END \*\*\*

  
.....  
Signature of Council Member

  
.....  
Signature of Second Council Member

\*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

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

The Owners, **Strata Plan BCS616** certify that the following 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 a general meeting held on May 26, 2011:

**It was duly moved, seconded and RESOLVED that** the existing bylaw 35 be deleted and the following be inserted:

Bylaw 35

- (i) "For Sale" signs may be placed on the post installed at the 105 Street entrance's solely for that purpose providing:
  - (a) the professionally made sign (no hand written permitted) does not exceed 61 centimeters (24 inches) by 25 centimeters (10 inches);
  - (b) the For Sale sign must be removed within two (2) weeks from date of subject removal or one (1) week before completion, whichever is sooner. In the event of non-compliance of this section, the strata lot will be charged not less than \$100.00 for the sign removal;
  - (c) the For Sale sign must identify the strata lot by having the strata lot number or suite number indicated somewhere on the sign. The number need not be predominate.
- (ii) Signs including, but not restricted to, "For Sale" and "For Rent" may not be attached or displayed from any strata lot; and
- (iii) Signs, notices and personal advertising including notices may be placed on the bulletin board providing they do not exceed 21.5 by 28 centimetres (8.5" X 11").

**It was duly moved, seconded and RESOLVED that** bylaw 3(5) be deleted and a substituted with the following::

Bylaw 3(5)

- (1) The burden of proof rest with the owner to show that the Canadian Kennel Club ("CKC") or Society for the Prevention and Cruelty of Animals ("SPCA") or a qualified veterinarian would find that the breed:
  - (i) is a toy or miniature size breed;
  - (ii) does not to exceed 381 millimetres (15 inches) at the shoulder blade, when fully grown;
  - (iii) does not exceed 15.9 kilograms (35 pounds) in weight, when fully grown;
- (2) The dog must be suitable (non aggressive) for residing in a apartment strata lot and in close

proximity of neighbours including elderly and small children;

- (3) The dog must not be permitted to bark from inside their strata lot, or from the balcony, in such a manner as to generate a written complaint; and
- (4) PitBull or PitBull type dogs are specifically prohibited from being on common property, limited common property or in a strata lot.

\* \* \* END \* \* \*

  
.....  
Signature of Council Member

  
.....  
Signature of Second Council Member

\*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

***Strata Property Act***

**FORM I**

**AMENDMENT TO BYLAWS**  
*(Section 128)*

The Owners, **Strata Plan BCS616** certify that the following 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 a special general meeting held on June 13, 2013:

It was unanimously RESOLVED that The Owners, Strata Corporation BCS616 approve the deletion of the current Bylaw 1 and replace with the following:

**Bylaw 1 PAYMENT OF STRATA FEES and SPECIAL LEVIES**

- 1(a) Strata fees must be submitted prior to the first day of the month to which the fees are related to by way of preauthorized auto debit or by postdated cheques up to and including March's payment.

The regular monthly assessment includes the annual budgeted operational costs, the contingency reserve fund and special reserve costs, insurance deductible amounts, any other assessments approved by the owners, and any service charges as listed in the "Schedule of Fees."

The "Schedule of Fees" may be amended, from time to time, by a resolution of the strata council.

- (i) All cheques submitted must have the suite number as "RV\_ \_ \_" (a three-digit number) on the face of the cheque(s).
- (ii) Monies paid are firstly applied to the current month's charges and secondly applied to the oldest outstanding balance, if any.
- (iii) In lieu of including a potential insurance claim deductible amount in the annual budget, if and when the strata corporation is required to pay an insurance deductible amount, the strata corporation is authorized to charge the deductible amount, based on unit entitlement, to each strata lot without requiring a general meeting, for such approval. Amounts when assessed, will form part of that monthly assessment and becomes due and payable with the next regular monthly strata fees.

(b) **ANNUAL COSTS:**

The cost incurred by the strata corporation to provide a second copy of minutes, notices and other documents to absentee owners and/or third parties. This cost as set out in the Schedule of Fees is to be billed to the applicable strata lot(s), on an annual basis in the month of May and the cost is to form part of the June fees.

(c) **MONTHLY**

- (i) Strata lots that have outstanding monies due will be assessed the set costs of

- providing monthly statements of accounts as outlined in the Schedule of Fees.
- (ii) Strata lots that have outstanding monies due for 90 days or more shall be charged monthly interest at the maximum rate as set out in the regulations of the Act.

(d) PERIODICALLY

Where a claim has been made against the strata corporation's insurance policy, or repairs are made by the strata corporation to a strata lot, which is attributable to damage caused by a strata lot owner or originating within that owner's strata lot, except for any damage originating from common property; the owner of that strata lot shall be charged a sum equal to the deductible amount charged by the insurer or the actual cost of repairs, whichever is less.

- (i) Owners must check their hot water tank, plumbing beneath the sinks, toilet, dishwasher and washing machine on a monthly basis for any corrosion, dripping, water seepage or leaks. Water damage repairs to adjacent strata lot(s) will be charged to the strata lot where the water originates.
- (ii) Owners are strongly advised to obtain their own personal liability insurance policy to cover any losses or deductible amounts incurred due to the strata corporation's high insurance policy deductible limits and/or any betterment or improvements made to the strata lot. NOTE: Betterments and improvements are not covered under the strata corporation's policy.

(e) RECEIVABLES AND MISCELLANEOUS CHARGES

- (i) Any strata lot that has a cheque or funds returned by a financial institute will be charged costs associated, including bank charges, receiving notice and data posting filing, etc., as set out in the Schedule of Fees;
- (ii) The Strata Council may, after due consideration of the circumstances, authorize a lien to be placed on a strata lot with outstanding monies owing. All costs associated shall be charged to the strata lot as set out in the Schedule of Fees including, but not restricted to, drafting, filing, serving the lien, etc.
- (iii) The strata corporation will notify a strata lot owner when the strata fees owing have reached an amount exceeding four months assessment or if the charge has been outstanding more than six months. The strata lot will be assessed the amount for a letter as set out in the Schedule of Fees. The notice may:
  - (a) Advise the owner that they have the right to have their situation reviewed by council, on compassionate grounds, or if a situation exists beyond the strata lot owner's control, to request a stop or delay in the collection procedures. Each request will stand on its own merit and will not set a precedent for other like or similar situations.
  - (b) In the event of an unfavourable response is received from the council, the owner may submit a written request to the Trustee Committee, as set out herein, who may either refer the matter back to the council for a second review or concur with council's decision.
  - (c) Advise that the owner may submit to the council, a repayment plan, for the councils approval and such repayment plan proposed for council's consideration must include:
    - (i) acknowledgment of the debt;
    - (ii) date the owner expects to make the final repayment under their proposed plan;
    - (iii) postdated cheques or auto debit authorization payable monthly for the full amount outstanding;



- (iv) proposed plan of repayment must not extend beyond twelve months period;
  - (v) include in the monthly repayment plan, the interest and statement fees that will accrue; and
  - (vi) acknowledging that collection procedures will commence once their account exceeds \$800.00.
- (d) Once a strata lot's account has exceeded \$800.00 or the charge has been outstanding more than four months the strata corporation may:
- (i) send a letter informing that unless the amount is paid in full within ten days, a lien will be registered against the property;
  - (ii) forward the account to a third party for legal or collection action;
  - (iii) include in the amount due, all costs associated with collections including, but not restricted to, contacting the owner, legal or collection action charged by a third party including legal fees and charges, court filing, etc. These charges will become due and payable with the next regular monthly assessment and form part of the amount due; and
  - (iv) include all appropriate costs listed herein or estimates thereof, in any settlement.
  - (v) in the event that collection proceedings are commenced against an owner, the owner shall be responsible for all actual expenses including reasonable legal fees and all disbursements incurred by the Strata Corporation for any services involved in collecting, enforcing or realizing or attempting to do so on the outstanding debt. All sums paid and expenses incurred by the Strata Corporation in connection therewith including all sums the strata corporation may be required to pay for or in respect of the collection proceedings, shall be added as a charge, debt or obligation to the indebtedness of the owner and be payable by the owner to the strata corporation without deduction or abatement.

The owners unanimously RESOLVED that the sample Schedule of Fees be adopted for use by the strata council with the fees to be amended from time to time by the strata council, as required.

#### SAMPLE

#### Schedule of Fees

As approved by resolution of the council on: \_\_\_\_\_

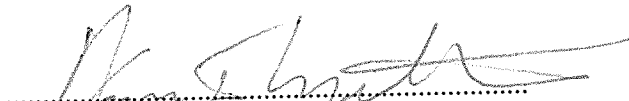
1(b)	Annual Absentee Fee	\$ 15.00	
1(c)(i)	Statement Fee	\$ 2.75	
1(c)(ii)	Annual Interest Rate	10%	
1(d)	Actual Cost(s) to the Strata Corporation		
1(e)	Processing Returned Item	\$ 42.50	(based on fee charged by bank)
1(e)(ii)	Lien on Title	\$400.00 + taxes	
1(e)(iii)	Letter to Owner(s)	\$ 25.00 + HST	(for Bylaw violations)

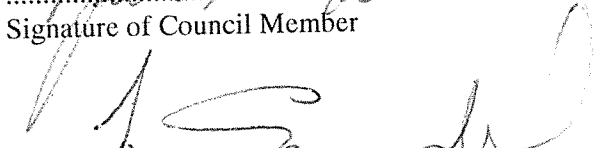
**Bylaw 39 Parking**

It was unanimously RESOLVED that The Owners, Strata Corporation BCS616 rescind bylaw 39 in its entirety and substitute it with the following:

**Bylaw #39 Visitor Parking**

- a) Owners are not permitted to park their vehicles in the visitor parking, with the exception of up to 2 hours for loading and unloading their vehicles.
- b) In the case of an unusual circumstance, an owner may seek permission for a temporary exemption of clause (a) by contacting the strata manager and/or a council member. If the exemption requested is more than 24 hours, it must be submitted in writing;
- c) No vehicle may be parked overnight (from 2:00 AM to 4:00 AM) in the visitor's parking area unless the strata corporation has been advised by:
  - i) leaving a message at the office; and/or
  - ii) e-mailing the office; and/or
  - iii) texting the strata's emergency phone number.
- d) The information which must be provided is: the suite number, the type and colour of the vehicle and the plate number.
- e) No vehicle may be parked in the visitor parking for more than seven (7) days in any 30-day period without the strata council's advance permission.
- f) The strata corporation is authorized to tow, at the owner's expense, any vehicle that remains in the visitor parking after 2:00 a.m. that is not registered.

  
.....  
Signature of Council Member

  
.....  
Signature of Second Council Member

\*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

BV493967

27 NOV 2003 14:17

Date November 27, 2003


The Registrar  
88-6<sup>th</sup> Street,  
New Westminster, B.C.

20-  
DF

Please accept the following for filing:

Form Y Strata Property Act

02 03/11/27 14:15:29 04 LH 504315  
DOC FILE \$20.00



Rod King  
Powell Research (1995) Ltd.  
150-625 Agnes Street,  
New Westminster, B.C.  
V3M 5Y4  
Phone: 604-777-2198

**POWELL RESEARCH**  
**CLIENT NO. 010386**

4/4

*Strata Property Act*

**FORM Y**

**OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS**

*(Section 245(d), Regulations section 14.6(2))*

Re: Strata Plan BCS616

PID: 025-548-191

Being a Strata Plan of Lot 1, Section 20, Block 5 North,  
Range 1 West, N.W.D., Plan BCP 1649.

The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

Date: 11/26/03 [month day, year].

\_\_\_\_\_  
Signature of Owner Developer  
Authorized Signatory