

Feb-18-2014 12:35:06.001

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA**FILE COPY** CA3596287
PAGE 1 OF 5 PAGES

- 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.

Garry Gracey KD2L2C	Digitally signed by Garry Gracey KD2L2C DN: c=CA, cn=Garry Gracey KD2L2C, o=Notary, ou=Verily ID at www.jurcaert.com/LKUP.cfm?id=KD2L2C Date: 2014.02.18 12:29:36 -0800
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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)

Pacific Quorum Property

408-7337 137th Street

Surrey

BC V3W 1A4

(604) 635-0260

Reference: Form I bylaw Amend NW3087

Document Fees: \$24.20

Deduct LTSA Fees? Yes

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

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

NO PID NMBR THE OWNERS, STRATA PLAN NWS3087Related Plan Number: **NWS3087**

VANCOUVER OFFICE:
Suite 430 - 1200 West 73rd Avenue
Vancouver, BC V6P 6G5
Tel: 604-685-3828 Fax: 604-685-3845
info@pacificquorum.com




SURREY OFFICE:
408 - 7337 137th Street
Surrey, BC V3W 1A4
Tel: 604-635-0260 Fax: 604-635-0263
surrey@pacificquorum.com

FORM I
AMENDMENT TO BYLAWS
(Section 128)

THE OWNERS, STRATA PLAN NW 3087- TE MANSIONS CERTIFY THAT THE ATTACHED ADDITIONS/AMENDMENTS TO 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 FEBRUARY 5, 2014.

DATED: Feb 5, 2014, IN THE PRESENCE OF


SIGNATURE OF COUNCIL MEMBER


SIGNATURE OF SECOND COUNCIL MEMBER

1. **3/4 Vote Resolution #1 - Bylaw Amendments**

Be it resolved:

That the Owners, Strata Plan NW 3087, approve by a 3/4 vote to amend the Bylaws as follows:

DELETE EXISTING:

1. Per section 141(2) of the Strata Property Act, the rental of strata lots, is limited to one (1) unit only. Requests for rental of a Strata lot must be made in writing to the strata council. The rental period of the one (1) strata lot will remain in effect until the strata lot is sold or the approval is relinquished, in writing to the strata council. The owner of the rental strata lot, (one (1) only), is responsible for his/her renters, per section 131 and 146 of the Strata Property Act.

REPLACE WITH:

(0). 1. Per section 141(2) of the Strata Property Act, the rental of strata lots is limited to zero

ADD:

3 a. In the case of hardship, an owner may not lease or rent his strata lot to any person(s) under of nineteen (19) years of age nor permit any tenant to permit anyone under the age of 19 reside within the strata lot if permission to rent has been granted under these bylaws.

PARKING – rule into bylaw

DELETE RULE #12

b) It is the responsibility of the Owner(s)/Occupant(s) at 'The Mansions' to ensure that their vehicle(s) and/or their Visitor's vehicle(s) are parked in Designated Parking Spaces only.

WHEN GUEST/VISITOR PARKING SPACES ARE FULL, VISITORS MUST PARK ON THE STREET.

Please ensure that your Guest/Visitors are aware that vehicles parked in Numbered Parking Stalls (Owner Designated), if not approved by the unit number owner, WILL BE TOWED at the vehicle owner's expense.

ADD TO BYLAW #4 PARKING:

- It is the responsibility of the Owner(s)/Occupant(s) at 'The Mansions' to ensure that their vehicle(s) and/or their Visitor's vehicle(s) are parked in Designated Parking Spaces only.

WHEN GUEST/VISITOR PARKING SPACES ARE FULL, VISITORS MUST PARK ON THE STREET.

- Please ensure that your Guest/Visitors are aware that vehicles parked in Numbered Parking Stalls (Owner Designated), if not approved by the unit number owner, WILL BE TOWED at the vehicle owner's expense.
- The user of each parking stall is responsible for clean-up of oil spills or other fluid(s) in the stall and for the general cleanliness of the parking stall area. Continuous oil spill/leakage will result in prohibition from parking on limited or common property until the vehicle is repaired. The Strata Corporation may clean the parking stalls at the owner, tenant or resident's expense upon non-compliance of notice to clean, and without further written notice.

ADD TO BYLAW #6 – PETS:

- An owner, tenant or occupant must pick up their pet's fecal droppings
- Owners, residents and tenants may be held responsible for violations by their guests AND GUESTS' PETS
- A dog or a cat shall be no more than twenty (20) inches in height, as measured from the shoulder to the ground, to reside permanently on a strata lot.

DELETE:

Council member's 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.

Under Schedule of standard Bylaws:

ADD:

Payment of Strata Fees

1b) All fines/penalties levied shall become due and payable on the first day of the month following and shall be added to, and form part of, that month's assessment on the Owner's strata lot, and shall be collectable as such in accordance with Section 130 of the *Strata Property Act*.

DELETE:

- (4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
- a. a reasonable number of fish or other small aquarium animals;
 - b. a reasonable number of small caged mammals;
 - c. up to 2 caged birds;
 - d. one dog or one cat.

DELETE

Maximum fine

- 23 The strata corporation may fine an owner or tenant a maximum of
(a) \$50 for each contravention of a bylaw, and
(b) \$10 for each contravention of a rule.

Division 5 Annual and Special General Meetings

ADD:

Voting:

27 (8) An Owner will not be entitled to vote at a General Meeting except on matters requiring a unanimous vote if the Strata Corporation is entitled to register a lien against that strata lot under section 116 of the *Strata Property Act*.

ADD:

28 (b) (i) If within 1/2 hour from the time appointed for an annual or special general meeting, a quorum is not present, the eligible voters present in person or by proxy constitute a quorum.

ADD:

Division 8. Insurance

In the event that an insurance claim is filed by the Strata Corporation for loss and/or damage and if such claim is caused by the individual strata lot owner, or its occupant's negligence or accident, the deductible portion of the insurance claim shall be paid by the individual strata owner in whose lot the cause of the damage originated.

ADD:

Division 9. Miscellaneous

Pursuant to section 171 of the SPA the Council on behalf of the strata corporation may commence a proceeding under the Small Claims act against an Owner or other person to collect money owing to the strata corporation without further authorization from the strata corporation. The council may commence the proceedings to collect monies owing to the strata corporation for any reason, including but not limited to monies owing by and owner or tenant for a fine or to recover the deductible portion of an insurance claim. The council has full authority to negotiate a settlement or discontinue or dismiss the action.

Land Title and Survey Authority of British Columbia

<DIV STYLE="white-space: pre-wrap;">

NOTICE OF RECEIPT

2014-02-18 12:35:07

FILE REFERENCE: 36751579354809

SUBMITTER'S NAME: ETRAY S-2-S

APPLICATION (1):

- TYPE: FORM-I AMENDMENT TO BYLAWS
- DOCUMENT NUMBER: CA3596287
- RECEIVED: 2014-02-18 12:35:06
- STATUTORY FEE: \$24.20 GST: \$0.00
- SERVICE CHARGE: \$1.50 GST: \$0.08

JURICERT INFORMATION:

- NUMBER OF JURICERTS: 1
- JURICERT FEES: \$2.50 GST: \$0.13
- SERVICE CHARGE: \$0.00 GST: \$0.00

TOTALS:

- NUMBER OF APPLICATIONS: 1
- NUMBER OF PTT FORMS: 0
- NUMBER OF JURICERTS: 1
- STATUTORY FEES: \$24.20
- JURICERT FEES: \$2.50
- SERVICE CHARGES: \$1.50

- SUBTOTAL: \$28.20

- GST: \$0.21

- TOTAL: \$28.41

- PAID: (\$28.41)

- BALANCE: \$0.00

GST REGISTRATION NUMBER (LANDSURE SYSTEMS LTD.): 81630 4414 RT0001

To reach the LTSA Customer Service Centre, select option 1 at 604-630-9630 or toll free at 1-877-577-LTSA (5872) or online at <http://www.ltsa.ca/cms/contact-csc>. For myLTSA sign-up or technical

BY-LAWS
"THE MANSIONS"
STRATA CORPORATION NW-3087

Eff: Jan 01.02

The following Bylaws of Strata Corporation NW-3087, are in compliance with the Strata Property Act, S.B.C. 1998, C. 43, and are an addition to the schedule of standard By-laws found in the Strata Property Act.

Bylaws provide for the control, management, maintenance, use and enjoyment of Strata lots, the common property and the common assets of the strata corporation and for the administration of the strata corporation. For the purpose of these By-laws, "Residents" means collectively, owners, tenants, and occupants.

All Residents and visitors must comply strictly with the Bylaws and Rules of the Strata Corporation adopted from time to time.

1. **Per section 141(2) of the Strata Property Act, the rental of strata lots, is limited to one (1) unit only. Requests for rental of a strata lot must be made in writing to the strata council. The rental period of the one (1) strata lot will remain ineffect until the strata lot is sold or the approval is relinquished, in writing to the strata council. The owner of the rental strata lot, (one (1) only), is responsible for his/her renters, per section 131 and 146 of the Strata Property Act.**
2. **Any owner shall not permit his/her strata lot to be occupied as a permanent residence by more than 3 persons for a one bedroom/den unit; four (4) persons for a two bedroom unit; five (5) persons for a two bedroom/den unit.**
3. **"The Mansions" is an adult-oriented development, no one under the age of nineteen (19) years may use, occupy or enjoy a strata lot as a permanent place of residence.**
4. **Parking - (Also refer Rules & Regulations - #12)**
 - **Owners, occupants, tenants and visitors must park in assigned/ designated parking spaces. (Parking in roadways prohibited).**
 - **Any vehicle parked in a assigned/designated parking space, shall be capable of fitting into a single car garage of the type available at "The Mansions", otherwise they must park outside the property.**
 - **Owners, occupants and tenants must not park in visitor parking. (Parking in roadway prohibited).**
 - **Any owner, occupant, tenant or visitor vehicle parked in violation of this bylaw and rule 12, will be subject to a fine or removal by a**

NW-3087 BYLAWS - Page Two

- 4. Parking - Cont'd**
 - **towing company authorized by Council. All costs associated with such removal will be the responsibility of the vehicle owner.**

- 5. Per section 135 of the Strata Property Act, contravention of a Bylaw or Rule, may result in fines as follows:**
 - (a) The maximum fine for breach of By-laws is \$200.00, the minimum is \$25.00.**
 - (b) The maximum fine for breach of Rule is \$50.00, the minimum is \$25.00.**
 - (c) Notwithstanding the above, an owner would be provided a reasonable opportunity to answer the contravention, including a hearing if requested by the owner or tenant. Notification or a hearing does not apply to continued contraventions of the same bylaw/rule.**
 - (d) Where an appeal is not allowed by council, and the decision of council is not unanimous, an owner/tenant will be given and be notified of the option to have the appeal resolved by arbitration in accordance with Section 149 of the Strata Property Act.**
 - (e) All fees are due and payable on the first day of each month. A twenty five dollar (\$25.00) late payment fee is assessed for each contravention.**

- 6. Small animals only (cats, dogs, fish and caged birds, excluding pigeons) will be permitted within the common property or strata lots of "The Mansions".**
 - **One pet per household is permitted.**
 - **Owners are responsible for their pets at all times.**
 - **Pets must be kept on a leash at all times when on the common property.**

- 7. Owners, occupants, tenant and visitors are prohibited from using skateboards/scooters and/or rollerskates/rollerblades within the common property.**

- 8. Owners must obtain prior written approval of the strata council for the installation of air conditioning units/systems.**

- 9. In order to provide continuity in the administration of strata corporation NW-3087 business, owners shall elect council members for a two (2) year term as follows:**
 - **Four (4) council members shall be elected on even years.**
 - **Three (3) council members shall be elected on odd years.**

NW-3087 BYLAWS - Page Three

- 10. The Strata Corporation shall maintain and repair the exterior of the buildings, excluding all outside doors included in a strata lot. (Garage doors of a strata lot will be painted by the Strata Corporation).**
- 11. An owner, who cannot show proof of having his/her closed hydronic heating system upgraded to the manufacturer's specifications, i.e.
 - Installing a heat controlling mixer valve.
 - Flushing the system with prescribed chemicals to remove impurities.
 - Including a film-forming chemical when refilling the system; and having said system checked and serviced annually, will be liable for the cost of any and all repairs or replacement to the piping in the floor, if such failure is shown to be the result of not having modified and maintained the system as noted.**

12. Proxies

At any General meeting any person may hold proxies for absent owners who otherwise would be entitled to vote. No person shall be entitled to hold more than three (3) proxies.

- 13. The Strata Council reserves the right to approve the use of any signs placed inside any strata lot and visible to common property. Approval must be in writing. Signs on common property must be approved by Council.**
- 14. All strata units at "The Mansions" must, within two months of being occupied, contain standard window coverings such as venetian blinds, vertical blinds, drapes or sheers which are neutral in colour. Sheets, blankets, flags, towels, etc., are not permitted as window coverings.**
- 15. When, on the recommendation of an Arborist (Tree Specialist), a tree must be removed, as it is deemed to be a potential hazard to a structure or service, it shall be replaced by a suitable plant or shrub.**

If feasible, such tree to be transplanted to a more suitable location.

16. Awnings

An Owner may, upon approval from Council, install a retractable awning over his/her deck/patio. Such awning shall correspond to Corporation design and colours, and be professionally installed by an installer approved by Council, and follow approved guidelines for securing to the wall or beneath the eaves as set out by the manufacturer. The strata lot owner shall be responsible for any resulting damage to

NW-3087 BYLAWS - Page Four

16. Awnings - Cont'd

common property, and for ongoing maintenance of the complete awnings.

Bylaw Addition Strata Plan NW 3087

Owners Responsibility.

- #17 Specific Bylaws for Townhouse Owners of NW 3087, outlining their responsibility for the repair/maintenance of appliances/fixtures in their Unit, and the associated costs.
- a) All water taps, associated fittings and shut-offs must be repaired, maintained and/or replaced as required. Where an owner is absent from the strata unit for longer than 7 days, the owner must shut off the water to toilets and sinks.
 - b) Furnaces and fireplaces: including motors, mechanisms, duct work and gas and electrical services. Furnaces must be maintained annually, and verification of the maintenance must be provided to the corporation on written request. Furnaces of the boiler type (hydronic system) refer bylaw #11.
 - c) Hot water tanks: must be repaired, maintained and/or replaced as required. Where services of a certified gas or electrical technician are required, written verification must be provided to the corporation upon request. Where an owner is absent from the strata unit for longer than 7 days, the owner must shut off the water to the hot water tank.
 - d) Built-in dishwashers: Owners must maintain, repair and/or replace dishwashers built into their strata units. Water lines and connections must be checked annually. Where an owner is absent from the strata unit for longer than 7 days, the owner must shut off the water to the dishwasher.
 - e) Washing machines and refrigerators with water hook-ups: owner must inspect the water lines; shut offs and drains on a monthly basis. Repairs/replacement is the responsibility of the owner. Where an owner is absent from the strata unit for longer than 7 days, the owner must shut off the water service to these.
 - f) Garburetors: Owners are responsible for repair, maintenance and replacement. Garburetors should be checked monthly to ensure that no seal leaks exist.
 - g) Range hood fans: Owners must routinely clean range hood fans to avoid grease build-up. Repairs, maintenance and replacement are the owner's responsibility.
 - h) Garages, garage doors and openers: Owners must maintain garage interiors in a clean and safe state. Dangerous chemicals or flammable liquids must be stored in CSA approved containers or storage units. Vehicle maintenance may be performed however no open fires, torches or welding units may be used at any time. Any damage to the floors of the garage must be repaired at the owner's

expense. No structural alteration may be made to the garage area without the prior written permission of the strata corporation. Owners will be responsible for the maintenance and repair of garage door openers, and interior mechanisms of the garage door.

- i) Electrical fixtures within the strata unit: Owners are responsible for the repair, maintenance and replacement of these units.
- j) Any water or smoke damage to the Owners and/or other Units is normally covered under the Strata Insurance Policy, with the exception of the deductible. This cost will be billed back to the Unit owner responsible.

**RULES AND REGULATIONS
STRATA CORPORATION NW-3087
"THE MANSIONS"
14861 98th Avenue, Surrey, B.C.**

- 1.A. No laundry or washing shall be hung in such a way as to be visible from the outside of the strata lot.**
- B. No owner shall erect, place, or hang over or outside any window, door, patio, or balcony of a strata lot, or on any common property, awnings or shades, other than authorized by Council. Flags may be displayed on appropriate respective holidays.**
- C. No unsightly apparatus or furniture (the definition of "unsightly" and "apparatus" shall be left up to the discretion of Council) shall be stored outside any strata lot.**
- 2. No owner shall do anything or permit anything to be done that will increase the risk of fire or the rate of fire insurance on the buildings or any part thereof. All owners are urged to keep a fire extinguisher on their premises at all times. Council recommends an A.B.C. fire extinguisher, HOWEVER, first dial 9-1-1 FIRE.**
- 3.A. The Council shall, from time to time, make Rules and Regulations respecting the use of the hot tub and recreational facilities, and upon publication of a Rule or Regulation so made by the Council, the same shall be binding on each occupier, his visitors and guests (whether an owner or not) of a strata lot.**
- B. Pets are not allowed in common facilities.**
- C. Rental Fees:**

Anyone wishing to book common facilities, the following fees shall apply:

1. Coach House:

Refundable Security Deposit (if no damage) - \$100.00.

Rental fee (non-refundable) - \$35.00

(Above for 1 day or portion thereof rental.)

All bookings associated with Council or Committee use are exempt.

2. Gate House: (Club Manor)

Not available for rentals or personal use.

NW-3087 RULES AND REGULATIONS - Page Two

3.C. Rental Fees - Cont'd.

3. Guest Suite:

Single night - \$35.00

Two or more consecutive nights - \$20.00 first night.

Each additional night - \$15.00.

Rentals are limited to one (1) week. (7 days)

Owners shall provide their own soap, towels, and blankets (2nd pillows).

All cheques shall be made payable to "The Owners, Strata Plan NW-3087".

- D. Anyone using a common facility on the property of "The Mansions" shall have an owner/permanent resident accompanying them in the clubhouses (i.e. in the hot tub).**
- 4. Barbécues are to be restricted to gas or electric only.**
- 5. All traffic is restricted to no more than 10 km/hr while driving on common property.**
- 6. Installation of a commercially manufactured white aluminum combination screen/storm door is permitted on any unit.**
- 7. Permission is given to any owner wishing to install exterior stair carpets or treads. All costs shall be borne by the owner, and he/she must keep within the brown tones of the Corporation trim.**
- 8. All requests for alterations to common property must be presented in writing to Council (this includes the installation of satellite dishes). All costs shall be born by the owner and any painting shall be kept within the brown tones of the Corporation.**
- 9. The period for displaying exterior Christmas lights shall be November 15th through to January 30th.**
- 10. Rules and Regulations for Gardening**
- 1. Any requests for changes in landscaping must be submitted in writing to Council for their approval. Please give a detailed outline of the proposed plan. No sod shall be removed without the approval of Council.**

NW-3087 RULES AND REGULATIONS - Page Three

10. Rules and Regulations for Gardening - Cont'd.

- 2. Any requests by individual homeowners for small areas in which they may plant annuals, bulbs or small shrubs may be submitted in writing to Council for their approval. These areas could include open areas around trees.**
- 3. Small planting areas IMMEDIATELY adjacent to patios, doorways and privacy fences may be planted by the relevant owner, if so desired, and at that person's expense. Owners must be responsible for the weeding, removal of dead flowers, watering, and fall cleanup of any area they plant.**

PLANTING MUST NOT INTERFERE WITH THE RESPONSIBILITY OF THE PROFESSIONAL GARDENER. IF YOU ARE IN DOUBT, PLEASE CONSULT WITH A MEMBER OF COUNCIL.

**Only annuals, perennials and bulbs, growing to a maximum of 20", as well as small shrubs or miniature roses, may be planted. Care should be taken that flowers do not obscure existing shrubs.
No vegetables shall be grown on common property.**

- 4. Only small garden ornaments in good repair shall be used in areas immediately adjacent to patios, and privacy fences. OWNERS ARE REMINDED THAT THESE AREAS ARE COMMON PROPERTY AND, AS SUCH, FALL UNDER THE JURISDICTION OF COUNCIL.
Good taste shall be exercised at all times in the choice of ornaments. Council reserves the right to request the removal of any ornament(s) if complaints are received.
****AS PER OUR INSURANCE POLICY, PLEASE NOTE DOORWAYS AND ENTRANCE WAYS MUST BE KEPT CLEAR AT ALL TIMES TO ACCOMMODATE EMERGENCY SITUATIONS.**
- 5. Hanging baskets containing artificial flowers shall be changed if they begin to take on a "weathered" appearance. We request that hanging baskets containing live flowers be taken down and stored for the winter once they have lost their freshness.**

PLEASE ENSURE THAT ALL HANGING BASKETS AND FLOWER BOXES ARE PLACED IN SUCH A WAY THAT THEY WILL NOT CREATE A HAZARD TO OWNERS IN THE LOWER UNITS OR PASSERS-BY! ALSO, THEY SHALL NOT OBSCURE EXTERIOR LIGHTING OR UNIT NUMBERS

NW-3087 RULES AND REGULATIONS - Page Four

11. Owner use of the Strata Corporation Asset - Pressure Washer.

A Pressure Washer is available for Owners to clean their - "Limited Common Property" (areas allocated to his/her Exclusive Use - i.e. outside Patio(s)/Deck(s) surfaces.)

Owner(s) shall read and understand all Operating Instructions before use of this asset.

Owner(s) shall sign a Waiver accepting responsibility for
- damage to the asset (as a result of misuse),
- injury to self or others, and
- any property damaged.

12. PARKING ENFORCEMENT.

ALL OWNERS - PLEASE READ CAREFULLY:

- a) **Only the following Units have Limited Common Property Designation, allowing the Parking of a Single Vehicle in front of their Garage Door. The Unit Numbers are:**

102	103	106	107	108	111	119	120
202	203	206			211	219	220 238

All other Unit Owners DO NOT HAVE Designated Limited Common Property in front of their garage doors. Therefore, parking there is in Violation, and those vehicles, Owner or Visitor, WILL BE TOWED, at the Owners expense, or subject to a fine.

- b) **It is the responsibility of the Owner(s)/Occupant(s) at "The Mansions" to ensure that their vehicle(s) and/or their Visitor's vehicle(s) are parked in Designated Parking Spaces only.**
WHEN GUEST/VISITOR PARKING SPACES ARE FULL, VISITORS MUST PARK ON THE STREET.
Please ensure that your Guest/Visitors are aware that vehicles parked in Numbered Parking Stalls (Owner Designated), if not approved by the unit number owner, WILL BE TOWED at the vehicle owners expense.

RULES ARE PASSED BY A MAJORITY VOTE OF THE STRATA COUNCIL AND DEAL WITH COMMON PROPERTY ONLY, NOT STRATA LOTS.

Approved Rules & Regulations
Strata Plan NW 3087

Amend rule/reg #11;

11. A Pressure Washer is available for Owners to clean their - "Limited Common Property" (areas allocated to his/her exclusive use - ie. outside patio(s) surface)

Owner(s) shall read and understand all operating instructions before use of this asset.

Owners shall sign a Waiver accepting responsibility for

- damage to the asset (as a result of misuse).
- injury to self or others, and
- any property damage

The use of pressure washers will no longer be permitted on upper decks at any time.

Add;

- 12(c) Visitors using a visitor parking stall for a period to extend for more than 72 hours, must notify the Management Company providing them with the following details;

- make, model, colour and license plate # of vehicle
- unit # that of the owner they are visiting

Vehicles utilizing the visitor parking stall(s) for longer than 72 hours without notification to the Management Company will result with the vehicle being towed away at the owners expense.

Approved Bylaws for Strata Plan NW 3087
AGM held January 15TH, 2008

BE IT RESOLVED by a ¾ vote of the owners Strata Plan NW 3087 to approve adding the following bylaws to their current bylaws;

Add to Bylaw 4 – PARKING

- An owner, tenant or occupant must not store unlicensed or uninsured vehicles on the common property, limited common property or on land that is common asset.

- An owner, tenant or occupant storing a vehicle must provide proof of valid insurance to the Strata Corporation on the commencement date of the storage insurance and on request thereafter.

APPLICATION FOR STAIRS CHAIRLIFT RAILINGS

To: Strata Corporation NW 3087 "The Mansions"

Re: Stairs Chair Lift Railing installation guidelines passed June 2000

Date: _____

The Council:

I/We hereby apply for permission to install a stairs chair lift railing on the front entrance stairwell to our unit as per the specifications and guidelines approved June 2000.

**Drawings and specifications will be supplied by the installer, -
_____ and shall coincide
with the drawings and specifications set out by the original installer
approved by the Strata Council.**

If approved, I/We understand that the Strata Lot Owner is responsible for any damage suffered to the Common Property due to the installation and I/We will sign a DAMAGE WAIVER to that effect.

I/We await your reply at your earliest convenience.

Thank you.

Unit Number: _____

Name (Please Print): _____

Signature: _____

**Strata Corporation NW 3087
"The Mansions"
14861 98th Avenue, Surrey, B.C.
V3R 9Z7**

TO: Name of Installer:

RE: The Stairs Chair Lift Railing to be installed at the various locations within "The Mansions" Complex.

The Installation Parameters approved by Council are as follows;

- (1) Compact I-beam Rail System is installed within 8" of the wall.**
- (2) Split-folding seat and footrest for neat and convenient storage using only 14" of the stairway.**
- (3) A urethane type long life sealant must be used on mounting screws and under brackets.**
- (4) Electrical wires entering the wall must be equipped with a rubber seal.**

**Signed: _____
Council Chairperson**

STRATA CORPORATION NW 3087
"THE MANSIONS"
14861 98th Avenue
Surrey, B.C. V3R 9Z7

STAIRS CHAIR LIFT RAILING APPLICATION REPLY

Date: _____

To: _____ Unit # _____

**RE: Your Application to install a stairs chair lift railing on your front entrance
stairwell _____**

as per the specifications and guidelines approved in June 2000, has been

_____ **If denied, the reasons are** _____

Corrections needed for approval are as follows; _____

Signed by Council Members

Chairperson

Vice-Chairperson

Schedule of Standard Bylaws

Division 1 – Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

Repair and maintenance of property by owner

2 (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

(2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of property

3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

(a) causes a nuisance or hazard to another person,

(b) causes unreasonable noise,

(c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,

(d) is illegal, or

(e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

(2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

(3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.

(4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

(a) a reasonable number of fish or other small aquarium animals;

(b) a reasonable number of small caged mammals;

(c) up to 2 caged birds;

(d) one dog or one cat.

Inform strata corporation

4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.

(2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

Obtain approval before altering a strata lot

5 (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:

- (a) the structure of a building;
- (b) the exterior of a building;
- (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
- (d) doors, windows or skylights, on the exterior of a building, or that front on the common property;
- (e) fences, railings or similar structures that enclose a patio, balcony or yard;
- (f) common property located within the boundaries of a strata lot;
- (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

(2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

(3) This section does not apply to a strata lot in a bare land strata plan.

Obtain approval before altering common property

6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.

(2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit entry to strata lot

7 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot

- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
- (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.

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

Division 2 – Powers and Duties of Strata Corporation

Repair and maintenance of property by strata corporation

8 The strata corporation must repair and maintain all of the following:

- (a) common assets of the strata corporation;
- (b) common property that has not been designated as limited common property;
- (c) limited common property, but the duty to repair and maintain it is restricted to

- (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
- (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
 - (A) the structure of a building;
 - (B) the exterior of a building;
 - (C) chimneys, stairs, balconies and other things attached to the exterior of a building;
 - (D) doors, windows or skylights, on the exterior of a building or that front on the common property;
 - (E) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
 - (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
 - (iv) doors and windows on the exterior of a building or that front on the common property, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 – Council

Council size

- 9 (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.
- (2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

Council members' terms

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

Removing council member

- 11 (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing council member

- 12 (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

- 13 (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling council meetings

- 14 (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
- (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

Requisition of council hearing

- 15 (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.

(3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

Quorum of council

16 (1) A quorum of the council is

- (a) 1, if the council consists of one member,
- (b) 2, if the council consists of 2, 3 or 4 members,
- (c) 3, if the council consists of 5 or 6 members, and
- (d) 4, if the council consists of 7 members.

(2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

17 (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.

(2) If a council meeting is held by electronic means, council members are deemed to be present in person.

(3) Owners may attend council meetings as observers.

(4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:

- (a) bylaw contravention hearings under section 135 of the Act;
- (b) rental restriction bylaw exemption hearings under section 144 of the Act;
- (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

18 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.

(2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

(3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to inform owners of minutes

19 The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

20 (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.

(2) The council may delegate its spending powers or duties, but only by a resolution that

- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or

- (b) delegates the general authority to make expenditures in accordance with subsection (3)
- (3) A delegation of a general authority to make expenditures must
 - (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
 - (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

Spending restrictions

- 21 (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of council member

- 22 (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 – Enforcement of Bylaws and Rules

Maximum fine

- 23 The strata corporation may fine an owner or tenant a maximum of
- (a) \$50 for each contravention of a bylaw, and
 - (b) \$10 for each contravention of a rule.

Continuing contravention

- 24 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Division 5 – Annual and Special General Meetings

Person to chair meeting

- 25 (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.

(3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

26 (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.

(2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.

(3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

27 (1) At an annual or special general meeting, voting cards must be issued to eligible voters.

(2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.

(3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.

(4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

(5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.

(6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.

(7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

28 The order of business at annual and special general meetings is as follows:

(a) certify proxies and corporate representatives and issue voting cards;

(b) determine that there is a quorum;

(c) elect a person to chair the meeting, if necessary;

(d) present to the meeting proof of notice of meeting or waiver of notice;

(e) approve the agenda;

(f) approve minutes from the last annual or special general meeting;

(g) deal with unfinished business;

(h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;

(i) ratify any new rules made by the strata corporation under section 125 of the Act;

(j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;

- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 – Voluntary Dispute Resolution

Voluntary dispute resolution

- 29 (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 – Marketing Activities by Owner Developer

Display lot

- 30 (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.