

- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application,and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
 - Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.
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1. CONTACT: (Name, address, phone number)

Deduct LTSA Fees? Yes

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

LTO Document Reference:

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

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

*The Owners, Strata Plan EPS 4776 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on *August 20th, 2019.*

Amendments attached.



Signature of Council Member



Signature of Council Member



Signature of Property Manager, Taylor McMillan

RESOLUTION 'B'- PAYMENT OF STRATA FEES BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw restricting payment of strata fees to pre-authorized payment or delivery of 12 post dated cheques to the strata management company.
- B. The owners also wish to pass a bylaw allowing interest, fines, and fees in relation to strata fees.
- C. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the control, management, maintenance, use, and enjoyment of the strata lots, common property, and common assets of the strata corporation for the administration of the strata corporation.
- D. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

- 1. Bylaw 1 be deleted and replaced with the following:
 - (1) An owner must pay strata fees on the first day of the month to which they relate and may only pay them by way of:
 - a. pre-authorized payment; or
 - b. 12 pre-authorized post-dated cheques delivered to the strata management company on or before the start of each fiscal year.
 - (2) If an owner has not paid their strata fees pursuant to s. 1(1) by the 10th of the month, the owner shall be subject to a fine of \$50.00 plus applicable interest pursuant to s.1(3) for each month that the strata fees are not paid.
 - (3) An owner must pay a special levy on the date(s) on which it is due.
 - (4) Interest may be charged on overdue strata fees and special levies and where charged, shall be calculated at ten percent (10%) per annum, compounded annually, which is in addition to any fine that might be imposed.

- (5) An owner shall pay to the strata corporation its actual legal fees and disbursements incurred by the strata corporation in collecting overdue strata fees and special levies, including the costs of issuing a demand letter.
- (6) An owner whose payment is returned NSF shall pay to the strata corporation a \$25.00 fee.

RESOLUTION 'C'- WASTE CONTAINERS BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw which expands when garbage cans may be put out on the curb and designate when garbage cans should be removed from the curb in relation to the designated pick-up day.
- B. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the control, management, maintenance, use and enjoyment of the common property including the limited common property.
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

1. Bylaw 35(2) be amended as follows:

"by deleting "6:00a.m. on the morning of the designated pick -up day" and replacing it with "8:00p.m. on the day prior to the designated pick-up day and must be removed from the curb, along with all garbage/debris remaining, no later than 11:59p.m. on the designated pick-up day"

RESOLUTION 'D'- VISITOR PARKING BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw which allows visitors to park for up to 48 hours instead of up to 24 hours and requiring a parking pass issued by the strata corporation to be displayed by the visitor.
- B. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the control, management, maintenance, use and enjoyment of common property including limited common property.
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

- 1. Amend Bylaw 37(2) by deleting "twenty-four (24)" and replacing it with "forty-eight" (48)" and add the following after "without the consent of the Strata Council":

"Visitors using the visitor parking stalls between 10p.m. and 7a.m. shall display a parking pass provided by the Strata Corporation on the dash of the vehicle."

RESOLUTION 'E' - SHORT TERM ACCOMMODATION BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw which restricts the use of strata lots for short term rental accommodation and provide for the maximum fine allowed;
- B. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the use of strata lots;
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

- 1. The following bylaw be enacted as Bylaw 40:

40.

- (1) Subject to (2) an owner, tenant or occupant must not:
 - (a) use or allow their strata lot (or any part of it) to be used for the purposes of providing temporary accommodation for the general public including, but not limited to:
 - (i) as a vacation rental or as travel accommodation;
 - (ii) any sort of short term accommodation arrangement (being an occupancy of less than 30 days),
 - (iii) as a room rental, home exchange or other similar arrangement.
 - (b) allow, permit, agree or otherwise grant a license, in exchange for money, to a person who ordinarily resides outside the strata corporation to occupy their strata lot while that owner, tenant or occupant is absent from the strata lot.
- (2) The following activities shall not be prohibited by this bylaw:
 - (a) the hosting of a single foreign student as part of a homestay or exchange program;

- (b) a person staying in the strata lot for less than 60 days while the owner or tenant is absent on vacation, for the purposes of caring for the strata lot and its contents (including pets).

RESOLUTION 'F' - ANIMAL FECES BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw instructing all owner, tenants, occupants and visitors to remove animal feces from the limited common property and common property immediately.
- B. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the control, management, maintenance, use and enjoyment of the common property including the limited common property.
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

- 1. The following be added to bylaw 3 as bylaw 3(5):
 - (5) All owners, tenants, occupants, and visitors shall immediately remove feces left by their animal from the common property and limited common property.

RESOLUTION 'G' - SMOKING BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw which restricts the smoking of tobacco, marijuana, similar substances, and the use of e-cigarettes and vaporizers In the amenities building, exterior common property, and exterior limited common property.
- B. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the control, management, maintenance, use and enjoyment of strata lots and common property including limited common property.
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

The following is added as bylaw 41:

- 41. (1) An owner, tenant, occupant or visitor must not smoke tobacco, marijuana (except as permitted by bylaw 39(4) or any similar organic substance nor use an e-cigarette or other vaporizer:
 - (a) in the amenities building;
 - (b) on the exterior common property within 7.5 meters of any window, entrance door or air in-take vent (including on a patio, deck or balcony).
 - (c) on any portion of the exterior common or limited common property, including patios, decks, balconies and yards;
- (2) An owner, tenant, occupant or visitor who, within a strata lot:
 - (a) smokes tobacco, marijuana or any similar organic substance; or
 - (b) uses an e-cigarette or other vaporiser must not permit the smoke, odour or vapours to escape their strata lot such that it can be smelled by another resident.

RESOLUTION 'H'- SEASONAL DECORATIONS BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw which allows seasonal décor 4 weeks prior to a holiday and requires removal no later than 2 weeks following a holiday.
- B. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the control, management, maintenance, use and enjoyment of strata lots and common property, including limited common property.
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

1. The following bylaw be added to Bylaw 36 as bylaw 36(7):

An owner, tenant, occupant, or visitor is not permitted to display seasonal or festive decorations on the common or limited common property except for four (4) weeks prior to the holiday or celebration to which they relate and must remove the same no later than two (2) weeks following the holiday or celebration. Decorations must not be fastened to the exterior by nails, staples, screws or otherwise affixed to the exterior of the building.

RESOLUTION '1'- DRIVEWAY PARKING BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw which restricts all owners and tenants from parking vehicles in those areas not designated for parking purposes.
- B. S.119(2) of the Strata Property Act permits the strata corporation to pass bylaws pertaining to the control, management, maintenance, use and enjoyment of the common property, including limited common property.
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

- 1. Delete Bylaw 37(1) and replace with the following:

"No owner nor any tenant or resident of their strata lot shall park any vehicles except within the garage of their strata lot or within a Limited Common Property driveway designated for their strata lot but if and only if it fits wholly within such driveway when parked perpendicular to the garage door and subject to compliance with Bylaws 37(4), (5) and (6) below. No owner nor any tenant or resident of their strata lot shall park parallel to the strata lot's garage within a Limited Common Property driveway at any time. No owner nor any tenant or resident of their strata lot shall park any vehicle on or about the common property driveway serving the garage of their strata lot, unless it is a Limited Common Property driveway designated for their strata lot."

RESOLUTION 'J'- MAXIMUM FINE BYLAW

WHEREAS:

- A. The owners wish to pass a bylaw which provides for the maximum fines allowed under the Strata ;
- B. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

- 1. Bylaw 23 be deleted and replaced with the following:
 - 23. The strata corporation may fine an owner or tenant a maximum of:
 - a) Except as otherwise set out below, a fine of up to \$200 for each contravention of a bylaw;
 - b) \$1,000 per day for a contravention of Bylaw 40;
 - c) \$50 for each contravention of a rule