

This Act is current to February 14, 2018

See the [Tables of Legislative Changes](#) for this Act's legislative history, including any changes not in force.

## STRATA PROPERTY ACT

### [SBC 1998] CHAPTER 43

#### 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 and skylights on the exterior of a building or that front on the common property;
  - (E) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
  - (i) the structure of a building,
  - (ii) the exterior of a building,
  - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
  - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
  - (v) fences, railings and similar structures that enclose patios, balconies and yards.

### Division 3 — Council

#### Council size

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

#### 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.
- (3) to (5) [Repealed 1999-21-51.]

### 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.

#### Repealed

- 15** [Repealed 2009-17-35.]

#### 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.

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# SCHEDULE " G "

## *Strata Property Act*

### FORM Y

#### OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS

[Section 245 (d), Regulations section 14.6 (2)]

Re: Strata Plan to be filed with respect to lands located in the City of Surrey and legally described as follows:

Parcel Identifier: 029-731-186

Lot A Section 23 Township 1 New Westminster District Plan EPP47455

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

1. **Amend Bylaw 3 by adding the following to subsection (1):**
  - 3(1)(f) that is in contravention of any rule, order or bylaw of the City of Surrey applicable to the Strata Lot or that will result in any unusual or objectionable odour to emanate from the Strata Lot, or that is inconsistent with the intent of these Bylaws.
2. **Amend Bylaw 3 by revising subsection (4)(d)**
  - 3(4)(d) two dogs or two cats or one dog and one cat.
3. **Amend Bylaw 3 by adding the following as subsection (5), (6) and (7):**
  - 3(5) The owners of pets shall be fully responsible for their pets behaviour within the common property including the clean-up and proper disposal of all excrement and other waste. If a pet is deemed to be a nuisance by the Strata Council, the pet owner or the owner of the Strata Lot where the pet is residing or is located shall remove such pet from the Strata Corporation within thirty (30) days after receiving written notice from the Strata Corporation. Visitors shall be informed of the rules concerning pets and residents will be responsible for clean-up or damage repair resulting from guests' pets being brought into the common property.
  - 3(6) No vicious dogs are permitted permanently, temporarily, or otherwise in any Strata Lot or on any portion of the limited common property or common property. For purposes of this By-law a vicious dog means the following:
    - (i) any dog that has killed or injured
      - (a) any person; or
      - (b) another animal while running at large; or
    - (ii) any dog that aggressively harasses or pursues another person or animal while running at large; or
    - (iii) any dog primarily owned or in part for the purpose of dog fighting or is trained for dog fighting; or;
    - (iv) a Pit Bull Terrier, American Pit Bull Terrier, Pit Bull, Staffordshire Bull Terrier, American Staffordshire Terrier, or any dog of mixed breeding which includes

any of these breeds; or any dog which has the appearance and physical characteristics predominately conforming to these standards for any of the above breeds, as established by the Canadian Kennel Club or the American Kennel Club or the United Kennel Club, as determined by a veterinarian licensed to practice in the Province of British Columbia.

3(7) An owner, tenant or occupant shall not feed nuisance birds such as pigeons, seagulls, crows, starlings and other birds from any Strata Lot, Limited Common Property or the common property.

**4. Amend Bylaw 4 by adding the following subsection:**

(3) Any owner of a Strata Lot who leases his lot without submitting a Form K in accordance with the Strata Property Act shall be liable to a fine of \$50.00 for every month or part thereof that a tenant is in occupancy of the Strata Lot and the Form K is not submitted.

**5. Amend Bylaw 5 by adding the following to subsection (1):**

5(1)(h) the painting of the exterior, or the attachment of sunscreens or greenhouses.

**6. Amend Bylaw 7 by adding the following subsection:**

(3) Where the Strata Corporation is required to enter a Strata Lot for the purpose of maintaining, repairing, or renewing pipes, wires, cables and ducts for the time being existing in the Strata Lot, which are capable of being used in connection with the enjoyment of any other Strata Lot or the common property, the Strata Corporation and its agents shall in carrying out any work or repairs do so in a proper and workmanlike manner. The Strata Corporation shall make good any damage to the Strata Lot occasioned by such works and restore the Strata Lot to its former condition, leaving the Strata Lot clean and free from debris.

**7. Amend Bylaw 20 by adding the following subsections:**

(5) The council shall form a landscaping committee which may be comprised of up to 10 participants, all of whom shall be owners but need not be members of the council, which shall oversee and inform the council of landscaping requirements for the strata corporation and make recommendations to effectively meet such requirements. The council shall consider such recommendation in its decisions about landscaping.

**8. Add the following Bylaws**

**Bylaw 28.1: Quorum for Annual or Special General Meeting**

(1) Notwithstanding sections 48(2) and (3) of the Act, the eligible voters present, in person or by proxy, at call to order of the annual or special general meeting shall constitute a quorum.

**Bylaw 31: Strata Fees (S.107) Strata Property Act**

(1) Strata fees are due and payable on or before the first day of each month. Strata fees not received by the 10th day of the month in which they are due are subject to a 10% per annum interest penalty compounded annually until paid.

(2) When arrears of strata fees exceed two monthly payments a lien will be placed by the Strata Corporation on the Strata Lot involved at the owner's expense for the total monies due, including all legal and other expenses.

**Bylaw 32: Disturbance of Others**

- (1) Mops or dusters of any kind shall not be shaken, and nothing shall be thrown out of any window, door, passage, or other parts of the Strata Lot, limited common property or the common property.
- (2) No barbecues other than those fuelled by propane or natural gas or electricity may be used. No owner shall operate a barbecue in a manner, which, in the opinion of the Strata Council, interferes with another owner's enjoyment of his Strata Lot. All barbecues must be kept at a minimum distance of 24 inches away from the building exterior walls. Strata Lot owners or residents are responsible for heat damage to the building envelope.

**Bylaw 33: Hazards**

- (1) Fire hazards must be minimized. No item shall be brought onto or stored in a Strata Lot, the limited common property, 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.
- (2) No material substances, especially burning material such as cigarettes or matches, shall be permitted to be discharged from any window, door, patio or other part of a Strata Lot or the common property.

**Bylaw 34: Cleanliness**

- (1) All household refuse and recycling material shall be secured in suitable plastic bags, garbage containers and recycling containers and will be kept in garages, placed in the garbage room, or other inside areas until the day of collection by the City. The owners will comply with the City's recycling program as it is implemented.
- (2) Any waste material other than ordinary household refuse and normally collected recycling materials shall be removed by the individual owner or resident of the Strata Lot.

**Bylaw 35: Exterior Appearance**

- (1) No signs, fences (other than pet fencing approved by the Strata Council), gates, billboards, placards, advertising or notices of any kind shall be erected or displayed on the common property, the limited common property or the Strata Lot without prior written approval by the Strata Council.
- (2) No awning, shade screen, deck railing attachments, smoke stack, satellite dish, radio or television antenna shall be hung from or attached to the exterior of the Strata Lot, without prior written consent of the Strata Council.
- (3) No laundry, clothing, bedding, or other articles shall be hung or displayed from windows, patios, or other parts of the Strata Lot so that they are visible from the outside.
- (4) Draperies or window coverings that are visible from the exterior of any Strata Lot shall be cream or white in colour.
- (5) When repainting is required, the current exterior paint colours must be used.

- (6) Balconies, patios, and carports shall be kept clean and tidy at all times and shall not be used as long term storage of items. i.e. winter tires, general refuse and recycling, or refuse or recycling containers.

**Bylaw 36: Common Areas**

- (1) The Strata Council shall administer all common areas and any rules and regulations formulated by the Strata Council from time to time shall be binding upon all owners, residents and visitors.
- (2) Owners or residents shall be responsible for the watering of any lawns and trees located in their yard.
- (3) Owners or residents shall be responsible for any damage to common areas including front and back lawns resulting from pets. All pet waste must be cleaned up immediately for landscaping to be properly maintained.

**Bylaw 37: Parking**

- (1) A resident shall use only the parking space or spaces that has or have been designated as limited common property for the use of that resident's strata lot or which has or have been otherwise designated or assigned to that resident, save and except for private arrangements with other owners for the use of parking spaces that have been designated or assigned to such other owners. Garages and parking spaces shall not be utilized by any person who is not a resident within the Strata Corporation or a guest or visitor of such resident.
- (4) A resident shall not park any vehicle on or otherwise block any driveway apron unless such driveway apron services such resident's garage or strata lot.
- (5) A resident shall not park any vehicle on any driveway apron unless such vehicle is currently licensed and registered and such vehicle will not block any laneway or sidewalk.
- (6) No major repairs or adjustments shall be made to motor vehicles on the common property or the limited common property.
- (5) Owners will be responsible for the clean up of oil spills on common property and the limited common property.
- (6) No parking is permitted except in a designated parking space, and no vehicle shall be parked in a manner which will reduce the width of a driving aisle. Vehicles parked in a manner which reduces the width of a driving aisle will be towed at the owner's expense.
- (7) No vehicles exceeding 4,000 kg. G.V.W. shall be parked or brought onto the common property without the consent of the Strata Council, except when used in delivery to or removal from the premises. No RV, boat, or trailer shall be permitted on the surface parking stalls at any time. The storage of any RV, boat, trailer or unlicensed vehicle shall be completely enclosed within a parking garage appurtenant to a Strata Lot.
- (8) Any vehicle, which does not comply with this Bylaw, may be removed at the owner's expense.
- (9) A resident shall not park in the visitor parking spots.

**Bylaw 38: Damage to Property**

- (1) An owner or resident shall not cause damage to trees, plants, shrubs, bushes, flowers or lawns and shall not place chairs, tables or other objects on lawns or grounds so as to damage them or prevent growth.

**Bylaw 39: Security**

- (1) Strata Lot owners or residents are responsible for anyone they admit onto or about the common property, inclusive of agents, servants, licensees, or invitees.
- (2) The Strata Council shall form a Security Committee to provide guidelines for the security of individual Strata Lots, and to establish resident-based voluntary crime prevention programs such as Block Watch.

**Bylaw 40: Moving and Resale**

- (1) It will be the express responsibility of the owner to ensure that all moves in or out by the owner or resident conform to the regulations as established by the Strata Council from time to time.
- (2) Advertising for the resale or rental of a Strata Lot shall only be permitted within the boundaries of the Strata Corporation on Directory Trees, which shall be located, supplied and maintained by the Strata Council.

**Bylaw 41: Change of Civic Addresses**

- (1) Owners shall not change their civic addresses / unit numbers of their Strata Lots in accordance with the prohibitions imposed by the City of Surrey.

**Bylaw 42: Charge of Insurance Costs**

- (1) An owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement necessary to the common property or to any strata lot, by the owner's act, omission, negligence or carelessness or by that of any member of the owner's family, guest, relation, agent or tenant, but only to the extent that such expense is not met by the strata corporation's insurance coverage. The deductible paid or payable by the strata corporation shall be considered an expense not covered by the strata corporation's insurance coverage. Such amount as is due and owing to the strata corporation from an owner pursuant to this bylaw will be charged to the owner as soon as possible and, in particular, where appropriate, in the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of the owner's assessment for that month;

**Bylaw 43: Access Between Yards**

- (1) Yard access gates must be free of obstructions and locks as they are a means of egress for emergency purposes.