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1. Contact

G. Lianne Macdonald, Lawyer/Partner
Beacon Law Centre
140 - 4392 West Saanich Road
Victoria BC V8Z 3E9
250-656-3280

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

VIS4928

THE OWNERS, STRATA PLAN VIS4928

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

Glenda Lianne
Macdonald K9AYJL

Digitally signed by
Glenda Lianne Macdonald
K9AYJL

Date: 2022-03-08
13:04:09 -08:00

Supplied to StrataDocs 2022/03/11
Ordered by Troy Petersen 2022/10/20

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2022/10/20
Document Uploaded and Verified: 2022/03/11

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

The Owners, Strata Plan VIS 4928 (the Mosaic) certify that the following amendment to the bylaws of the Strata Corporation are approved by a $\frac{3}{4}$ vote resolution passed in accordance with section 128 of the Strata Property Act, at the Annual General Meeting held on February 22, 2022.

BE IT RESOLVED that the Strata Corporation adopt the following Bylaw amendments, in addition to all previously registered bylaws:

- All owners must provide the Strata Corporation with a daytime and nighttime contact phone number(s) and/or contact email where the owner can be reached promptly, to be used **only** in the event of an emergency only, due to an emergency, such as flooding or leaks, to ensure a method of rapid communication and contact with the relevant owner(s).
Use of this contact information for any other reason is strictly prohibited.
- Attendance at an annual or special general meeting by telephone or any other method, if the method permits all persons participating in the meeting to communicate with each other during the meeting is permissible. A person who attends a meeting in the above-mentioned manner is considered present in person at the meeting.



Signature of Council Member



Signature of Council Member

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

The Owners, Strata Plan VIS 4928 (The Mosaic) certify that the following amendments to the bylaws of the Strata Corporation are approved by a $\frac{3}{4}$ vote resolution passed in accordance with section 128 of the Strata Property Act, at the Annual General Meeting held on February 19, 2019.

BE IT RESOLVED that the Strata Corporation adopt the following Bylaw amendment, in addition to all previously registered bylaws:

PATIO BYLAW

Owners, tenants, and occupants shall not use a balcony or patio for storage of anything other than patio furniture and planters. Any items stored on a balcony or patio must be of a size and weight that the owner can move in the event of access being needed for maintenance and/or repairs.

SMOKE DETECTOR BYLAW

The strata council will be responsible for replacing the smoke detectors in the residential and commercial units. The owners, tenants, and occupants of the commercial and residential units shall not block access to the smoke detector nor should they tamper or alter the smoke detector in any way.

HVAC UNITS BYLAW

The owners of the residential units and commercial units that have heating, ventilation, and air conditioning (HVAC) units shall be responsible for all costs associated with the installation, maintenance, and repair of their HVAC units.

USER FEE BYLAW

Owners/tenants requesting new or replacement building door keys will be charged \$50.00 plus applicable taxes.

MARIJUANA PLANT BYLAW

(1) No growing of a marijuana plant(s) is allowed:

- (a) in a strata lot
- (b) on the interior or exterior common or limited common property, including but not limited to in the lobby, hallways, elevators, corridors, basement and storage locker area, electrical and mechanical rooms, stairs; and
- (c) on patios and balconies;

(2) All persons, including but not limited to owners, tenants, occupants and visitors must comply with this bylaw

MOVE IN FEE BYLAW

Moves within the building are exempt from the \$150.00 move in fee.



Signature of Council Member



Signature of Council Member

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Ordered by Troy Petersen 2022/10/20

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

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

RESOLUTION
OF
THE OWNERS, STRATA PLAN *VIS 4928*
THE MOSAIC

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 a Strata Corporation may amend its bylaws;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN *VIS 4928* (the "Strata Corporation") that the bylaws of the Strata Corporation be amended by the addition of the attached bylaw as a bylaw of the Strata Corporation.

ADD:

Short Term Licenses

A strata lot must not be used for short-term accommodation purposes, such as a bed-and-breakfast, lodging house, hotel, ~~home exchange~~, time share or vacation rental. Without limiting the generality of the foregoing, an owner, tenant or occupant must not enter into a license for the use of all or part of a strata lot.

The above resolution amending the bylaws was passed by the required 3/4 vote of the owners represented at the Strata Corporation's Annual General Meeting held on Monday, February 20, 2017, at which a quorum was present.



Strata Council Member



Strata Council Member



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Submitted to StrataDocs 2022/03/11
Ordered by Troy Petersen 2022/10/20

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Document Uploaded and Verified: 2022/03/11

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

The Owners, Strata Plan 4928 (The Mosaic) certify that the following amendment 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 February 23, 2016.

BE IT RESOLVED AS a $\frac{3}{4}$ VOTE of the Owners of Strata Plan VIS 4928 (The Mosaic) that the Strata Corporation adopt the following bylaw to be included with all other registered Bylaws;

Non-Smoking Bylaw

(1) No smoking is allowed:

(a) in a strata lot;

(b) on the interior or exterior common or limited common property, including but not limited to in the lobby, hallways, elevators, corridors, basement and storage locker area, electrical and mechanical rooms, stairs;

(c) on patios and balconies; and

(d) within 8 metres (26 feet) of a door, window or air intake.

(2) "Smoking" for the purposes of this bylaw, means releasing into the air gases, particles, or vapors as a result of combustion, electrical ignition or vaporization, when the apparent or usual purpose of the combustion, electrical ignition or vaporization is human inhalation of the by-products, except when the combusting or vaporizing material contains no tobacco or nicotine and the purpose of inhalation is solely olfactory, such as, for example, smoke from incense. The term "Smoking" includes, but is not limited to, tobacco smoking, smoking using electronic cigarettes, marijuana smoking, and crack cocaine smoking.

(3) All persons, including but not limited to owners, tenants, occupants and visitors must comply with this bylaw. Owners and tenants must ensure that this bylaw is not violated by their visitors or anyone else they let into the complex.

(4) The owners acknowledge that Council can make reasonable accommodation for one or more individuals that have an addiction to nicotine that is confirmed in writing by physician. In making the accommodation, the owner will consider how to accommodate the disability without exposing others to second-hand smoke.

(5) This bylaw does not apply to an owner, tenant or occupant residing in a strata lot in the complex at the time the bylaw is passed and who continues to reside there after the bylaw is passed. Notwithstanding the previous sentence, owners, tenants, and occupants who qualify

for the exemption from the bylaw must still comply with all applicable legislation and are still subject to the common law of nuisance as well as other bylaws, including but not limited to those about causing a nuisance or hazard to another person and unreasonably interfering with the rights of another person to use and enjoy the common property, common assets or another strata lot.

The above Resolution was passed with the required $\frac{3}{4}$ vote of the owners represented at the Annual General Meeting of the strata corporation held on February 23, 2016.



Strata Council Member



Strata Council Member

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RESOLUTION

THE OWNERS, STRATA PLAN VIS 4928
The Mosaic
Strata Property Act
Form I
Amendment to Bylaws
(Section 28)

RESOLVED as a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan VIS 4928, that the following or attached amendments to the bylaws of the strata corporation were approved by resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on February 23, 2015:

~~The following bylaw is added:~~

~~A quorum for an annual or special general meeting is eligible voters holding at least 25 of the strata corporation's votes, present in person or by proxy.~~

The following bylaw is added:

Charge Back

1. An owner will indemnify and save harmless the strata corporation from all expenses for any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or a strata lot if the owner or the tenant, occupant, contractor, agent, guest or invitee of the owner is responsible for the loss or damage to the extent that the loss is not covered by the strata corporation's insurance.
2. In the event that loss or damage occurs to common property, limited common property, common assets or any strata lot that gives rise to a valid claim under the strata corporation's insurance policy the owner shall reimburse the strata corporation for the deductible portion of the insurance claim if the owner is responsible for the loss or damage that gave rise to the claim.

The bylaw amendment passed on February 20, 2012 that reads:

In accordance with section 72(3) of the Strata Property Act, Servicing of the Dryer Vent ducts:

The strata corporation will arrange and pay for the cleaning of the dryer vent ducts in each suite, every two years. This is done as a safety precaution for all.

Owners who fail to allow access on the scheduled date bear the cost for the separate visit by the contractor engaged to perform this service. The cost is not a fine and collection will be in accordance with section 116 of the Strata Property Act.

is amended to read:

In accordance with section 72(3) of the Strata Property Act, Servicing of the Dryer Vent ducts:

The strata corporation will arrange and pay for the cleaning of the dryer vent ducts in each suite. The frequency of cleaning is at the discretion of the strata council. This is done as a safety precaution for all.

Owners who fail to allow access on the scheduled date bear the cost for the separate visit by the contractor engaged to perform this service. The cost is not a fine and collection will be in accordance with section 116 of the Strata Property Act.

The bylaw passed on February 20, 2012 that reads:

1. The owner of a strata lot must pay a move-in fee of \$100.00 that will be invoiced at the time of the move in.

Is amended to read:

1. The owner of a strata lot must pay a move-in fee of \$150.00 that will be invoiced at the time of the move in.

The bylaw passed on February 16, 2005 that reads:

"Rental of suites shall be for a minimum tenancy term of four (4) months. Owners found to be in violation of this bylaw may be fined \$200.00 per incident. If violation of the bylaw continues, the fine may be re-imposed every seven days."

is amended to read:

"Rental of suites shall be for a minimum tenancy term of six (6) months. Owners found to be in violation of this bylaw may be fined \$200.00 per incident. If violation of the bylaw continues, the fine may be re-imposed every seven days."

This resolution has been approved by the required $\frac{3}{4}$ majority of the quorum of the owners present at the Strata Corporation's Annual General Meeting on February 23, 2015.



Strata Council Member



Strata Council Member

Dated this 23rd day of February, 2015, at Victoria, B.C.

Supplied to StrataDocs 2022/03/11
Ordered by Troy Petersen 2022/03/20

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

COPY

The Owners, Strata Plan 4928 (The Mosaic) 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 February 20, 2012.

In accordance with section 72(3) of the Strata Property Act, Servicing of the Dryer Vent ducts:


The strata corporation will arrange and pay for the cleaning of the dryer vent ducts in each suite, every two years. This is done as a safety precaution for all.

Owners who fail to allow access on the scheduled date bear the cost for the separate visit by the contractor engaged to perform this service. The cost is not a fine and collection will be in accordance with section 116 of the Strata Property Act.

The above Resolution was passed with the required 75% majority of the owners represented at the Annual General Meeting of the strata corporation held **on February 20, 2012.**



Strata Council Member



Strata Council Member

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

The Owners, Strata Plan VIS 4928 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 February 28, 2011.

NOW THEREFORE be it resolved that the Bylaws of The Owners, Strata Plan VIS 4928 be amended or added to as follows:

Amendments:

Division 4 – Enforcement of Bylaws and Rules

Standard Bylaw 23 is amended as follows:

The Strata Corporation may fine an owner or tenant a maximum of a) \$200.00 for contravention of a bylaw b) \$50.00 for each contravention of a rule.

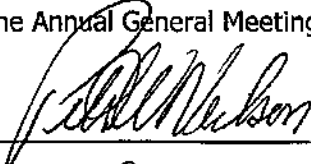
Additions:

- a) **LATE FEES AND ASSESSMENTS:** *The strata corporation may charge interest on past due strata fees and assessments at rates within the range authorized by the Strata Property Act.*
- b) *The Strata Corporation utilizes a Closed Circuit Television (CCTV) system to regulate access to the building, which is intended to provide a greater measure of safety and security for the building and its residents. For the system to function in the manner it was intended, information that may be considered to be "personal information" of owners, tenants, occupants and/or residents under the Personal Information Protection Act ("PIPA") is collected, used and disclosed only in accordance with the CCTV Policy adopted by the Strata Council, as such policy may be amended and updated from time to time or as otherwise authorized by PIPA. Any owner, tenant, resident or occupant with concerns about the CCTV system or the CCTV Policy is asked to contact the Strata Corporation's Privacy Officer.*


The collection, use and disclosure of what may be considered "personal information" pursuant to these bylaws is authorized by Sections 12(1)(h), 15(1)(h) and 18(1)(o) of PIPA.

This Resolution is to have effect from the date filed in the land titles office.

The above Resolution was passed with the required 75% majority of the owners represented at the Annual General Meeting of the strata corporation held **February 28, 2011.**



Strata Council Member



Strata Council Member

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

The Owners, Strata Plan VIS 4928 (The Mosaic) certify that the following amendment to the bylaws of the strata corporation was approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on February 17th, 2009.


In addition to the bylaws presently on file at Land Titles Office for the Strata Corporation, which include the Schedule of Standard Bylaws of the Strata Property Act, the Strata Corporation hereby adopts the following bylaw:

In accordance with section 72(3) of the Strata Property Act, Servicing of Natural Gas Fire Places:

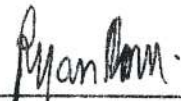
"On a bi-annual basis, even years, the strata corporation will arrange and pay for the inspection and cleaning of the Natural Gas Fireplaces in each suite. This is done as a safety precaution for all. If there is any additional work or parts required for these fireplaces as a result from the inspection, the strata lot owner will be notified and will be required to pay separately."

This Resolution is to have effect from the date filed in the Land Titles Office.

The above Resolution was passed with the required $\frac{3}{4}$ majority of the owners represented at the Annual General Meeting of the strata corporation held February 17, 2009.



Strata Council Member



Strata Council Member

Prepared by:
Firm Management Corporation
Suite 200 – 1931 Mt. Newton X Road
Saanichton, BC V8M 2A9

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

The Owners, Strata Plan VIS 4928 (The Mosaic) certify that the following amendment to the bylaws of the strata corporation was approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on February 17th, 2009.

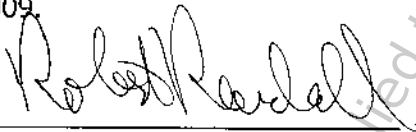
In addition to the bylaws presently on file at Land Titles Office for the Strata Corporation, which include the Schedule of Standard Bylaws of the Strata Property Act, the Strata Corporation hereby adopts the following bylaw:

A Quorum at General Meetings of the Owners:

"If a quorum for an annual or special general meeting is not achieved within 15 minutes of the start time for the meeting, the meeting is adjourned for 15 minutes. If a quorum is not achieved when the meeting is reconvened then the meeting may proceed with those present representing a quorum."

This Resolution is to have effect from the date filed in the Land Titles Office.

The above Resolution was passed with the required $\frac{3}{4}$ majority of the owners represented at the Annual General Meeting of the strata corporation held February 17, 2009.



Strata Council Member



Strata Council Member

Prepared by:
Firm Management Corporation
Suite 200 – 1931 Mt. Newton X Road
Saanichton, BC V8M 2A9

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EX018725

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

The Owners, Strata Plan VIS 4928 (The Mosaic) certify that the following amendment to the bylaws of the strata corporation was approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on February 16th, 2005.

In addition to the bylaws presently on file at Land Titles Office for the Strata Corporation, which include the Schedule of Standard Bylaws of the Strata Property Act, the Strata Corporation hereby adopts the following bylaw:

"Rental of suites shall be for a minimum tenancy term of four (4) months. Owners found to be in violation of this bylaw may be fined \$200.00 per incident. If violation of the bylaw continues, the fine may be re-imposed every seven days."

This Resolution is to have effect from the date filed in the Land Titles Office.

The above Resolution was passed with the required $\frac{3}{4}$ majority of the owners represented at the Annual General Meeting of the strata corporation held February 16, 2005.


Strata Council Member


Strata Council Member

Prepared by:
Firm Management Corporation
Suite 200 – 1931 Mt. Newton X Road
Saanichton, BC V8M 2A9

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Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2022/10/20
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THE MOSAIC
MEMORANDUM
TO ALL RESIDENTS AND OWNERS

February 23, 2004

BYLAWS

The bylaw resolutions passed at the General Meeting of owners held February 17th, 2004 have now been registered at the Land Titles Office in Victoria. In that connection we now attach a copy of the registered bylaw amendment resolutions for your files.

You are asked to keep all the bylaws and rules in a safe place where they can be referred to from time to time, and to ensure that, in the event that you ever rent your suite, the tenant is provided with a copy of the bylaws and rules.

Please contact us if you have any questions about this material.

Prepared & distributed by:
Firm Management Corporation
Suite 200 – 1931 Mt. Newton X Road
Saanichton, B.C., V8M 2A9
Ph. 544-2300 Fax 544-0550

20 FEB 2004 11 41

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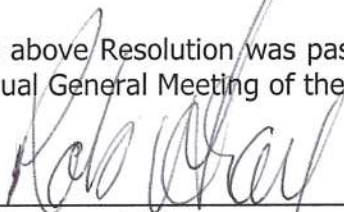
**Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)**

The Owners, Strata Plan VIS 4928 (The Mosaic) certify that the following amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on February 17, 2004. In addition to the bylaws presently on file at Land Titles Office for the Strata Corporation, which include the Schedule of Standard Bylaws of the Strata Property Act, the Strata Corporation hereby adopts the following bylaws:

1. Owners and tenants will not affix or leave lock boxes outside the Mosaic Building or permit real estate agents or other persons to affix or leave lock boxes outside the Mosaic Building.
2. a) Owners and tenants will not affix satellite dishes or other telecommunications devices to the exterior walls, balconies and other common areas of the Mosaic Building.

This Resolution is to have effect from the date filed in the Land Titles Office.

The above Resolution was passed with the required $\frac{3}{4}$ majority of the owners represented at the Annual General Meeting of the strata corporation held February 17th, 2004.



 Strata Council Member



 Strata Council Member

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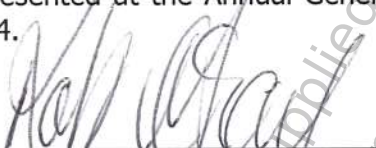
**Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)**

The Owners, Strata Plan VIS 4928 (The Mosaic) certify that the following amendment to the bylaws of the strata corporation was approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on February 17th, 2004. In addition to the bylaws presently on file at Land Titles Office for the Strata Corporation, which include the Schedule of Standard Bylaws of the Strata Property Act, the Strata Corporation hereby adopts the following bylaw:

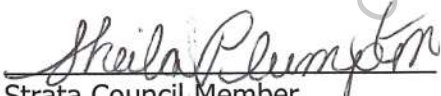
"Any owner who falls two months in arrears in strata fees or other assessments, and who fails to pay these arrears within two weeks of formal notice, will be subject to a lien being filed on the title of their strata lot for the amount owing plus the cost of filing fees and administration."

This Resolution is to have effect from the date filed in the Land Titles Office.

The above Resolution was passed with the required $\frac{3}{4}$ majority of the owners represented at the Annual General Meeting of the strata corporation held February 17, 2004.



Strata Council Member



Strata Council Member

Prepared by:
Firm Management Corporation
Suite 200 – 1931 Mt. Newton X Road
Saanichton, BC V8M 2A9

Ordered By: Troy Petersen of Sutton Group West Coast Realty on 2022/10/20
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**Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)**

The Owners, Strata Plan VIS 4928 (The Mosaic) certify that the following amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on February 20th, 2002. In addition to the bylaws presently on file at Land Titles Office for the Strata Corporation, which include the Schedule of Standard Bylaws of the Strata Property Act, the Strata Corporation hereby adopts the following bylaws:

1. The owner of a strata lot must pay a move-in fee of \$100.00 that will be invoiced at the time of the move in.
2. Owners are required to provide payment of strata fees in accordance with the Strata Property Act, on or before the first day of each month, by way of post-dated cheque or pre-authorized bank payment.
3. A \$25.00 administration fee will be charged to a strata lot owner for any NSF cheques or automatic withdrawal rejections.
4. A strata lot owner may not be a member of the Strata Council, if any of the following conditions apply to the owner's strata lot:
 - (a) The assessment fees for the strata lot are in arrears.
 - (b) A special levy on the strata lot is in arrears.
 - (c) A reimbursement of the cost of work referred to in Section 85 of the Act has not be paid.
 - (d) A strata lot's share of a judgment against a strata corporation is unpaid, or
 - (e) The Strata Corporation is entitled to register a lien against the strata lot in accordance with Section 116(1) of the Act.
5. An owner, tenant or occupant shall not alter a strata lot, limited common property or common property in the following ways:
 - (a) No shades, awnings, windows, privacy screens or enclosures are to be installed on patios or balconies.
 - (b) The stainless steel blinds, original to the strata lot must not be removed. If they require repair or replacement they must be replaced with blinds of similar material, style and colour.
 - (c) No installation of any interior window coverings that are visible from the exterior of the building.
 - (d) No portion of the exterior walls or windows of the Mosaic building shall be used to mount display signs or logos.
6. Smoking is prohibited in the following common property areas: the lobby, elevator stairwells, and indoor parking. Disposal of smoking material from balconies/patios or windows of any strata lot is prohibited.

7. Pets:

(a) Use of Property, Standard Bylaw 3, subsection (4)(d) is amended to read: *up to two dogs or two cats.*

(b) Add the following subsection 3(5):

The Strata Corporation shall investigate any complaints received in writing about the behaviour of a pet, and may, in the sole discretion of Strata Council, require that a pet be removed from the Strata lot if the pet is a nuisance and is disturbing owners, tenants, or occupants in their use and enjoyment of their strata lots, limited common property, or common property. If the pet owner fails to remove their pet permanently from the strata lot upon request of the Strata Council, the Strata Corporation may levy a fine or take legal action to effect removal. For the purposes of this bylaw, a nuisance shall be defined as: Excessive noise, damage to limited common property, common property or common assets, or aggressive behaviour toward other persons.

8. Owners shall ensure that guests, while on common property, comply with provisions of the Strata Property Act, Mosaic Bylaws and Rules and Regulations.
9. Owners shall ensure that tenants are provided with copies of Bylaws and Rules and Regulations prior to moving into the Mosaic and that tenants are shown where garbage, recycling, storage rooms, and bike storage is located in the Mosaic.

This Resolution is to have effect from the date filed in the Land Titles Office.

The above Resolution was passed with the required $\frac{3}{4}$ majority of the owners represented at the Annual General Meeting of the strata corporation held February 20, 2002.



Strata Council Member



Strata Council Member

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LAND TITLE OFFICE
VICTORIA

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

The Owners, Strata Plan VIS 4928 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 February 22, 2001.

THE OWNERS, STRATA PLAN VIS 4928 – THE MOSAIC

The Owners, Strata Plan No. VIS 4928 (a strata corporation) hereby resolve that:

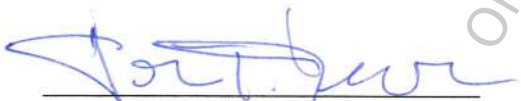
- a) The Strata Corporation repeal the standard Part 5 Bylaws of the Condominium Act of British Columbia.
- b) That the owners repeal all of the existing bylaws of the Strata Corporation, filed at Land Titles Office.
- c) The Strata Corporation adopt the standard Bylaws of the Strata Property Act
- d) In addition to the standard Bylaws of the Strata Property Act, the Strata Corporation hereby adopts the following additional bylaws:
 1. Move-ins to and move-outs of the building shall be restricted to the hours from 8:00 a.m. to 8:00 p.m. Owners are required to contact the Strata Corporation's management company to arrange for the installation of the elevator pad and elevator lock-off key, and to arrange for changes to the enterphone directory. Owners are also responsible for making these arrangements for any tenant they may put into their suite.
 2. The Strata Corporation is permitted to allocate costs that are unique to particular classes of strata lot to those strata lots.
 3. If pets should soil carpets in the common areas, the Strata Corporation may have the area cleaned professionally, at the expenses of the pet owner. If the Strata Corporation, on reasonable grounds, considers a permitted pet to be a nuisance, the Strata Council shall deliver written notice to the owner requiring that the pet be removed within fifteen (15) days.
 4. Owners shall not use any portion of the exterior walls or windows of the building for mounting or display of awnings, signs or logos with exception of the exterior walls or windows of Strata Lots 1 through 5 (the commercial strata lots) which may display or mount awnings, signs or logos, providing they comply with the zoning and sign bylaws of the City of Victoria.

5. With the exception of patios designated as limited common property for the benefit of Strata Lots 82 through 90 inclusive (the penthouses) where electric barbecues are permitted, no barbecues or outdoor cooking devices shall be used or placed on any part of the common property or any patio.
6. No owners shall be permitted to vote at an Annual or Special General Meeting unless all strata fees and assessments charged to that strata lot have been paid in full.
7. Where, in the opinion of the Strata Corporation, life or safety is threatened by an action by an owner or occupant of a strata lot, a fine of up to \$500.00 per occurrence may be levied against the strata lot.
8. Except in the room provided for bicycle storage, no bicycles are permitted on any part of the common property except balconies, at any time. Owners are permitted to move their bicycles through the common property to their suite provided that they either carry the bicycle or wipe off its wheels to prevent soiling of carpets..
9. No laundry, clothing, bedding, debris, waste material or refuse shall be hung, stored, placed or displayed from windows, decks, patios, balconies or other parts of the strata lot if such items are visible from outside of the strata lot.

The above Resolution was passed with the required 75% majority of the owners represented at the Annual General Meeting of the strata corporation held February 22, 2001.



Strata Council Member



Strata Council Member

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.

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