

SOPHIA RESIDENCES

BYLAWS

STRATA PLAN NO. EPS4157

LAST UPDATE: JULY 26, 2018

(Please note that these bylaws have been consolidated for convenience only. The official bylaws of the Strata Corporation are those approved by the owners in accordance with the Act and filed in the Land Title Office from time to time.)

PLEASE ENSURE THIS COPY REMAINS IN THE UNIT AT ALL TIMES.

Sophia Residences – Bylaws – EPS4157

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 provided that the Owner shall be totally responsible to pay the cost of the repairs and maintenance so carried out by the Strata Corporation and the Strata Council on its behalf.

Use of property

(See also Bylaw #39, #43 & #44)

- 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) a maximum of two animals, consisting of two cats or two dogs or one cat and one dog.
- (5) A strata lot must not be used for short-term accommodation purposes, including, but not limited to, a bed-and-breakfast, lodging house, hotel, motel, home exchange, time share, temporary housing, corporate housing, vacation rental or extended vacation rental, whether arranged through websites such as Air BnB, VRBO, Premiere Executive Suites or through companies that advertise this type of accommodation. Without limiting the generality of the foregoing, an owner, tenant, occupant or visitor resident must not enter into a license for the use of all or part of a strata lot for short-term accommodation purposes.
(Added July 26, 2018 CA6958793)

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.
- (4) Window Coverings which are visible from the exterior of the building must be the coverings installed by the Developer, or as approved by the Strata Council in its absolute discretion. Window coverings visible from the exterior of the building must at all times be uniform in all windows of every strata lot.

Window coverings are to be kept in good repair and comply with this Bylaw. The Strata Council shall determine the acceptability of such coverings if the Strata Council or the Management Agent receives complaints from Owners, in writing and upon the Strata Council determining, in its sole discretion, that such coverings are not acceptable, the owner of the strata lot shall remove them forthwith or shall be in contravention of this Bylaw. The Owner shall not cover any window with aluminum foil, paper, sheets, plastic or similar covering. Windows may not be tinted.

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 and restrictions on rental and use of Strata Lots

- 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.
- (e) The Strata Council shall allocate the total cost of repairs and maintenance carried out on or to any Limited Common Property which the Strata Corporation is obligated herein to maintain, to the Strata Lot having exclusive use of such Limited Common Property. The Strata Council may either issue a specific levy for such costs and expenses incurred with respect to any Limited Common Property or if the cost is included in the annual budget, adjust the monthly assessment of the said Strata Lot having the exclusive use of such Limited Common Property so as to include as an obligation of such Strata Lot, payment of the cost of such repairs and maintenance.

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** (1) The strata corporation, and each separate section with respect to any bylaw or rule that relates solely to such section, may fine an owner or tenant a maximum of:
- (a) \$25.00 fine for each late payment of strata fee or assessment
 - (b) \$200.00 fine for each contravention of a bylaw, save and except section (1) and for additional fines under Section 2 of this bylaw.
 - (c) \$50.00 fine for each contravention of a rule.
- (2) Each owner is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation as provided for in the Strata Property Act or these bylaws and if any owner fails to pay any money so owing within 15 days after the date such money becomes due, the owner will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of \$50.00, and if such default continues for a further 15 days, an additional fine of \$50.00 will be levied against and paid by the owner and for each additional month such default continues, an additional fine of \$100.00 will be levied against and paid by the owner.
- (3) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses (including legal fees and disbursements) incurred by either the strata corporation or a separate section, as the case may be, to enforce these bylaws, as they may be amended from time to time, or any rule which may be established from time to time by the council or a section executive pursuant to the Strata Property Act or these bylaws, shall become part of the assessment of the owner responsible for the same and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien in respect of such separate component.
- (4) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, an additional fine may be imposed every 7 days for that same continuing contravention.
- (5) Notwithstanding any provision of the Strata Property Act, the Strata Corporation through the Strata Council may proceed under the Small Claims Act (British Columbia) against an owner or other person to collect money owing to the Strata Corporation, including money owing as a fine, without requiring authorization by a resolution passed by a 3/4 vote.

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.

Quorum for Meeting

(Added July 26, 2018 CA6958793)

- 28A** (1) If within 5 minutes from the time appointed for an annual or special general meeting, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum. *(Added July 26, 2018 CA6958793)*
- (2) Bylaw 28A(1) is an alternative to section 48(3) of the Act. Bylaw 28A(1) does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting. *(Added July 26, 2018 CA6958793)*

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** The Owner Developer, who has unsold strata lots, may carry on sales functions that relate to their or its sale, including the posting of "For Sale" signs until there are no unsold strata lots. The Owner Developer may use any strata lot it owns or rents as a display suite for the sale of strata lots in the strata plan.

Selling of Strata Lots

- 31** An Owner of a strata lot, save and except the Owner Developer, when selling his strata lot, will not permit any "For Sale" sign to be placed on or about the Common Property except in an area which is designated by the Strata Council for such purpose. Until the Owner Developer has sold all the strata lots, no other Owner shall place any "For Sale" sign on his or her strata lot or on any Limited Common Property or Common Property.

The Owner Developer may, in its discretion, place "For Sale" signs on the Common Property or on the Limited Common Property of any Strata Lot on or off any strata lot owned by it until it has sold all of the strata lots. Until the Owner Developer has sold all of the strata lots, a strata lot owner intending to re-sell a strata lot must list the said strata lot with the Owner Developer's realtor.

Strata Fees

- 32** Strata fees must be paid by pre-authorized payment on the first of each month or the Owner of a strata lot shall alternatively from time to time upon request from the Strata Council or its Management Agent deliver a series of Twelve (12) post-dated cheques covering payment of strata fees for the following twelve (12) month period. A late payment

fine in accordance with Bylaw 23, or such other Bylaw in force from time to time and dealing with fines, will be applied to strata lots whose fees are not received by the first day of each month, with respect to each and every late payment. Monies received by the Strata Corporation will be applied against the oldest outstanding receivable for that strata lot.

Administration Fees

- 33** In addition to any fine payable under Bylaw 23, a twenty-five (\$25.00) dollar administration fee will be charged to a strata lot for any NSF cheques or automatic withdrawal rejections.

Ineligible Voters

- 34** Owners will be ineligible to vote at an Annual General Meeting or Special General Meeting, and may not serve as 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 been paid.
 - (d) A strata lot's share of a judgment against the strata corporation is unpaid.
 - (e) The Strata Corporation is entitled to register a lien against the strata lot in accordance with Section 116(1) of the Act.

Prohibited Vehicles

- 35** Only registered and currently licensed vehicles will be permitted on any of the Common Property, including but not limited to the underground garage or any limited common property of the Strata Plan.

An Owner, tenant or occupant shall not rent the garage or Limited common Property forming part of their Strata Lot or a part thereof to anyone other than another Owner, tenant or legal occupant of a strata lot.

Contact Information on Renting

- 36** An Owner wishing to lease or rent her/his Strata Lot must provide the strata manager with their own contact numbers and at least one backup contact number. Owners are responsible for the conduct of their tenants.

Renting a Strata Lot

- 37** Before a Strata Lot Owner rents all or part of a Strata Lot, the Owner must give the prospective tenant a copy of the current bylaws and rules of the Strata Corporation, and Notice of the Tenants responsibilities (Form K). Within two weeks of renting all or part of a Strata Lot the owner must give the strata corporation a completed and signed Form K

relative to the tenancy. Failure to comply with all aspects of this bylaw will result in a fine being levied against the Strata Lot Owner in accordance with Bylaw 23(l)(b).

Restrictions on Vehicle Repairs

- 38** No Owner shall carry out repairs, major adjustments and oil changes to motor vehicles or other mechanical equipment on any Common Property, Limited Common Property or Garage. Owners, their tenants and other occupants are responsible for the condition of their Limited Common Property and Garage and excessive oil leaks must be cleaned up promptly. Refusal to do so will result in a fine being levied against the Owner under Bylaw 23(1)(b). In addition, the Owner will be responsible for costs incurred by the Strata Corporation in remedying the situation.

Undue Noise

- 39** No Owner or tenant shall make undue noise which, in the opinion of the Strata Council, would disturb any other resident, in or about her/his Strata Lot or the Common Property between 10:00 p.m. and 7:00 a.m.

Storage Restrictions

- 40** No Owner or tenant shall store furniture, bicycles, appliances or any other chattels on a balcony or patio, with the exception of patio furniture, barbecues, if permitted, and flowers boxes provided such boxes do not cause any dripping of water on the balconies or patios below.

Patio and Balcony Restrictions

- 41** An Owner, or tenant of an Owner, shall not hang clothing, laundry or other items on or from the balcony or patio of a Strata Lot and no Owner or tenant of an Owner shall sweep or shake debris from a balcony or patio.

Moving

- 42**
- (a) The Strata Council must be given notice of at least FORTY EIGHT (48) hours of intention to move in or out.
 - (b) Moving into or out of a Strata Lot must be done between the hours of 8:00 a.m. and 8:00 p.m. and the Strata Council or management company must be given notice of at least FORTY EIGHT (48) hours before the intended date of moving in or out so that arrangements may be made for the installation of the elevator blanket and provision of elevator lock-off key.
 - (c) The Owner of a Strata Lot is responsible for any damage caused during moves into or out of a Strata Lot.
 - (d) Persons moving into any Strata Lot, shall pay a move-in fee of ONE HUNDRED DOLLARS (\$100.00). If the party moving in is a tenant, the Owner of the suite is responsible for payment of the fee, if it is not paid by the tenant to the Strata Corporation.

Pet Bylaw

- 43** The pet bylaw as set out in Bylaw #3(4)(d) of the Schedule of Standard Bylaws of the Strata Property Act is hereby amended by removing the words "one dog or one cat" and replacing that wording with the following wording: "a maximum of two animals, consisting of two cats or two dogs or one cat and one dog".

Use of Property

- 44** An owner, tenant or occupant must not use, or permit to be used, a strata lot, the Common Property or common assets in a way that:
- (a) causes a nuisance, disturbance or hazard to another person;
 - (b) causes unreasonable or repetitive noise;
 - (c) interferes with the rights of other persons to use and enjoy the Common Property, common assets or another strata lot;
 - (d) is illegal or constitutes a breach of applicable municipal bylaws, permits issued for the strata lot or the development or encumbrances registered against title to the Strata Lot or the Common Property or the Bylaws and Regulations of the Strata Corporation;
 - (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.

Bicycles, Storage and Parking

- 45**
- (a) Bicycles must be stored within the Strata Lot or must be stored within such storage area provided therefor from time to time, in the parking space allocated to the strata lot or as may be otherwise prescribed by the Strata Council. Bicycles must not be kept or stored on balconies or patios.
 - (b) Any Owner, tenant, occupant of a strata lot or guest, employee, agent or invitee of any Owner, tenant or occupant, that leaves any item anywhere on or in the Common Property or on any Limited Common Property does so at his or her own risk.

Severability

- 46** The provisions of these Bylaws are deemed independent and severable and the invalidity in whole or part of any Bylaw by any Court or other authorized governing body rule does not affect the validity of the remaining Bylaws, which will remain in full force and effect as if such invalid portion had never been included in these Bylaws.

No Smoking

(Added July 26, 2018 CA6958793)

- 47** (1) For the purposes of this bylaw 47, the following definitions apply:
(Added July 26, 2018 CA6958793)

- (a) "smoke" or "smoking" includes inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe, hookah pipe or other lighted smoking equipment that burns tobacco or other weed substances (including, for clarity, marijuana); (Added July 26, 2018 CA6958793)
 - (b) "vape" or "vaping" includes inhaling, exhaling, vapourizing or carrying or using an activated e-cigarette. (Added July 26, 2018 CA6958793)
- (2) An owner, tenant, occupant resident or visitor must not smoke or vape anywhere on or within Strata Plan EPS 4157, including in a strata lot.
(Added July 26, 2018 CA6958793)

END OF DOCUMENT

Supplied to StrataDocs 2018/10/10
Ordered by Rob Angus 2022/03/16

Ordered By: Rob Angus of Maxxam Realty Ltd. on 2022/03/16

Uploaded: Oct 10, 2018 Verified: Oct 10, 2018

**Owners of Strata Plan EPS 4157
Sophia Residences
1000 Inverness Road**

Visitor Parking Rule

Ratified at the July 22, 2021 Annual General Meeting

1. Visitor parking is **strictly** for the use of visitors and guests of the Sophia owners and residents and not for the use of residents.
2. Guests are limited to 72 consecutive hours (3 days).
3. Visitor parking needs longer than 72 hours (3 days) are available with a written request including the expected dates of the visit to the property manager who will provide the request to the strata council for consideration. If approved, a council member will deliver the pass for that time frame to the unit owner. An extended stay pass does not grant exclusive use for any given stall.
4. The strata council will not unreasonably deny an extended stay visitor parking pass.
5. Use of visitor parking that is in contravention of these rules will receive a single warning placed on the vehicle. Once a warning has been placed on the vehicle, the owner of the vehicle has 24 hours to remove the vehicle. After 24 hours, if the vehicle has not been removed, the vehicle will be towed with no further notice at the owner's expense.
6. All subsequent contraventions of these rules will result in immediate tow away of the vehicle(s) at the expense of the owner/resident and will be subject to a fine in accordance with the bylaws of Strata Plan EPS 4157.
7. Should towing be required, the strata council, Strata Corporation and the property manager are not liable in any way for damage that may result from the towing of the vehicle(s) in question.