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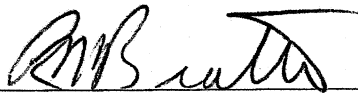
Strata Property Act

FORM I

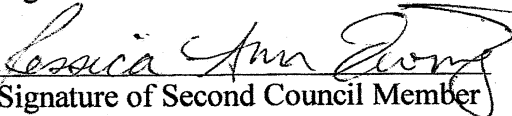
AMENDMENT TO BYLAWS

The Owners, Strata Plan No. 153 certify that the 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 or special general meeting held on June 17th, 2004.

(See attached schedule)



Signature of Council Member



Signature of Second Council Member

Section 128(3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

RESOLUTIONS

1. **ADOPTION OF NEW BYLAWS**

RESOLVED, as a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan No. 153 that the bylaws attached hereto and forming part of this resolution be adopted as the new bylaws of the Strata Corporation.

2. **REPEAL OF OLD BYLAWS**

RESOLVED FURTHER, as a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan No. 153, that upon the filing for registration of the new bylaws adopted pursuant pursuant to resolution No.1 above in the Victoria Land Title Office, that all previous bylaws, including those set out in the Schedule of Standard Bylaws from the *Strata Property Act*, be repealed.

STRATA PLAN NO. 153 - BYLAWS

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

Payment of strata fees

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

Interest on late payment

- 2 (1) The strata corporation may charge interest at the rate of FIVE (5%) PER CENT per annum, compounded annually, on all unpaid assessments.
- (2) The strata corporation may charge interest at the rate of FIVE (5%) PER CENT annum, compounded annually, on all unpaid special levies.

Repair and maintenance of property by owner

- 3 (1) An owner must repair and maintain the owner's strata lot and all exterior windows, doors and skylights and the surface of any patio or balcony which is part of their strata lot together any alterations and changes from its original condition, 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.
- (3) An owner must maintain, repair and replace any additions or alterations made to their strata lot, the common property or limited common property such as balcony and patio room enclosures and it shall, in all cases, be a term and condition of the consent of the strata corporation to the construction of such improvements that the owner shall indemnify and save harmless the strata corporation from all such costs now and in the future. The strata council may require that the owner provide detailed plans and specifications and may also require certification of a structural engineer of such is appropriate prior to giving or denying consent all of which shall be at the cost of the owner seeking approval.
- (4) An owner shall also be responsible for any damage occurring to common property, limited common property or their strata lot if such is caused by the act or neglect of the owner or their guest or invitee.

Use of property

- 4 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets contrary to any of the following bylaws:

- (a) in a way that causes a nuisance or hazard to another person.
 - (b) in a way that causes unreasonable noise, and in all cases sounds normally emitted by radios, televisions and stereos, musical instruments or sound amplifying equipment of any kind must be reduced to a very low level so as not to disturb the occupants of other strata lots between the hours of 11:00 p.m. and 7:00 a.m.
 - (c) in a way that unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot, and no owner, tenant or occupant shall harass, disturb or infringe on the quiet enjoyment of any other owner, tenant or occupant.
 - (d) in a way that is illegal or is contrary to any statute, ordinance, bylaw or regulation of any governmental authority whether Federal, Provincial or Municipal.
 - (e) in a way that is contrary to a purpose for which the strata lot, limited common property or common property is intended as shown expressly or by necessary implication on or by the strata plan.
 - (f) in a way that will increase the risk of fire or the rate of fire insurance premiums.
 - (g) in a way that causes damage to the plumbing or electrical systems in the building.
- (2) In addition, owners, tenants and occupants shall comply with the following bylaws relating to the use and occupation of strata lots, common property and limited common property:
- (a) Owners, tenants and occupants must not use any barbecue in or about any strata lot or on the common property other than those using propane or electricity. Barbecues must be at least twelve inches from any flammable material when in operation.
 - (b) Owners, tenants and occupants shall not feed any wild birds or animals from their strata lot or the common property save and except for hummingbird feeders.
 - (c) Owners, tenants and occupants shall use their strata lot as a single family residence only. In no case shall a strata lot be used a transient or hotel type accommodation or as a time share. In addition, no boarders, that is a person sharing or renting a portion of a strata lot from the owner, are permitted. Owners, tenants and occupants shall not conduct any business or commercial

activity from their strata lot which results in customers, clients or members of the public attending at their residence.

- (d) Owners, tenants and occupants shall not install any radio, telephone or television antennae or receiving dish on the exterior of the building nor shall they post or display any sign, banner, poster or other material save and except as permitted under Federal and Provincial Election laws and for sale signs as permitted hereunder.
 - (e) Owners, tenants and occupants shall not permit any outside solicitors or canvassers on the common property. Such owners, tenants or occupants may be allowed, with the prior approval of the Council, to seek donations for a registered charitable organization.
 - (f) Owners, tenants and occupants must not store flammable liquids and/or explosive materials in their strata lot.
 - (g) Owners, tenants and occupants shall not shake any mops, dusts or rags from any strata lot or the common property or throw or dispose of any refuse from any window, door or balcony.
 - (h) Owners, tenants and occupants shall not use any waterbed or liquid filled furniture in their strata lot unless they have adequate liability insurance and have provided proof of such insurance to the strata council.
 - (i) Owners, tenants and occupants shall not smoke anywhere on the interior common property.
 - (j) Owners, tenants and occupants shall not permit any noxious odours or smells to emanate from their strata lot. Owners, tenants and occupants must take reasonable steps, including the use of their range hood and bathroom fans and windows to ventilate odours and humidity from their strata lot and thereby minimize intrusive odours in the common property
- (3) 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.

Pets

- 5** (1) Owners, tenants and occupants shall not keep pets of any kind including any animal, bird or reptile other than:
- (a) a reasonable number of aquarium fish;

- (b) not more than TWO (2) small caged birds such as canaries and budgies;
 - (c) not more than TWO (2) domestic house cats, spayed or neutered or
 - (d) not more than ONE (1) small dog with a weight fully grown of not more than 20 pounds.
- (2) Owners of dogs must immediately clean up any excrement left by their pet on the common property and dispose of the same in an appropriate manner.
 - (3) Dogs shall be on a leash or shall be carried at all times while on the common property and be under the control of the owner at all times.
 - (4) Should the strata council receive a complaint in writing about any permitted pet, and after an investigation of the circumstances giving rise to the complaint, find that the pet is a nuisance, the strata council may order that the pet be removed permanently from the strata corporation. Examples of behaviour that would result in removal are excessive noise, consistently failing to clean up after a pet or aggressive behaviour by the pet towards other owners, tenants or occupants.

Inform strata corporation

- 6 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's and all occupants names, and the strata lot number and mailing address outside the strata plan of the owner, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

Approval before altering a strata lot

- 7 (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) 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 may require that the owner provide detailed plans and specifications and may also require certification of a structural engineer if such is appropriate prior to giving or denying their consent. 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.

Obtain approval before altering common property

- 8 (1) An owner must obtain approval of the strata corporation by 3/4 vote before making a significant 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

- 9 (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.
 - (c) at a reasonable time, on 48 hours' written notice, to ensure compliance with the Act, the Regulations, the bylaws and the rules.
- (2) The notice referred to in subsection (1) (b) and (c) 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

- 10 (1) 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 the building;
 - (B) the exterior of the building;
 - (C) stairs, balconies and other things attached to the exterior of the building;
 - (D) doors, windows and skylights on the exterior of a building or that front on the common property only if they leak and are causing damage to the building;
 - (E) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot, but the duty to repair and maintain it is restricted to
 - (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) 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 only if they leak and are causing damage to the building, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

PROVIDED ALWAYS that the strata corporation is not obligated to maintain, repair or replace any improvements made by an owner pursuant to bylaw 3 (3) and/or 7, or any such improvements in place at the time of passing of this bylaw, all of which shall be the sole responsibility of the owner for the time being of the strata lot which has the benefit of such improvement.

Division 3 - Council

Council size

- 11 (1) The strata council shall consist of not less than THREE (3) or more than SEVEN (7) members.

Council members' terms

- 12 (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 re-election.
- (3) The spouse or common law spouse of a registered owner is eligible to stand for election to the council provided always that only one member of a family or one resident of a strata lot may serve on the council at any one time.
- (4) No person may stand for election to the strata council or sit or continue to sit on the strata council if they are in default in the payment of their assessment or any special levy and the strata corporation is in a position to file a lien on their strata lot pursuant to Section 116 of the *Strata Property Act*.

Removing council member

- 13 (1) 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

- 14 (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) If all the members of the council resign or are unwilling or unable to act for a period of two 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

- 15**
- (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 ceased to hold office.
 - (4) If an officer other than the president is unwilling or unable to act for a period of two or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling council meetings

- 16**
- (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 possible after the meeting has been called.

Quorum of council

- 17**
- (1) A quorum for the council is :

- (a) TWO (2) members where the council consists of three or four members;
 - (b) THREE (3) members where the council consists of five or six members; and
 - (c) FOUR (4) members where the council consists of seven members
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

- 18** (1) At the option of the council, council meetings may be held by electronic means, including conference telephone, 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) On not less than 24 hours written notice, owners may attend council meetings for the first one-half hour to make presentations to the council.
- (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

- 19** (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) 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

- 20** (1) 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

- 21
- (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;
 - (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.

Spending restrictions

- 22
- (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) Pursuant to Section 98 of the *Strata Property Act, SBC 1998, Chapter 43*, the strata council may not make any expenditure that is not provided for in the budget or approved by 3/4 vote unless the annual amount of such expenditures is less than THREE THOUSAND FIVE HUNDRED (\$3,500.00) DOLLARS.
 - (4) Notwithstanding subsections (1) and (2), the strata council may spend the strata corporation's money to repair or replace common property or common assets if repair or replacement is required immediately to ensure safety or prevent significant loss or damage.

Fiscal year of strata corporation

- 23 (1) The fiscal year of the strata corporation shall be January 1st to the following December 31st unless this bylaw is amended.

Limitation on liability of council member

- 24 (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.
- (3) Provided the council member has acted honestly and in good faith, the strata corporation shall indemnify the council member for their legal costs in responding to a claim of wrongdoing on a solicitor and own client basis.

Division 4 - Enforcement of Bylaws and Rules

Maximum fine

- 25 (1) The strata corporation may fine an owner or tenant a maximum of
- (a) up to \$200.00, in the discretion of the strata council, for each contravention of a bylaw, and up to \$500.00 for the breach of the rental restriction bylaw.
- (b) up to \$50.00, in the discretion of the strata council, for each contravention of a rule.

Continuing contravention

- 26 (1) 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.

Small claims actions

- 27 (1) The strata council may commence small claims actions to recover any amount due and owing to the strata corporation without the further approval of a 3/4 vote.

Owner liable for legal costs

- 28 (1) Should the strata corporation be required to undertake any legal action or arbitration with respect to a breach by an owner, tenant or occupant of any strata lot of the *Strata Property Act, the Strata Property Regulations*, the bylaws or rules or any amendments thereto, and be successful in its action, then the owner of the strata lot shall be responsible for and shall pay all of the strata corporation's legal costs incurred on a solicitor and own client basis.

Division 5 - Annual and Special General Meetings

Person to chair meeting

- 29 (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.

Voting

- 30 (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) 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.
- (7) No owner may vote at an annual or special general meeting, except in cases requiring a unanimous vote, where the strata corporation is entitled to file a lien on his/her strata lot under Section 116 for non-payment of assessments or a special levy.

Order of business

- 31 (1) 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) 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 - Age Restriction

Age bylaw

- 32 (1) deleted

Division 7 - Rental Restriction

Rental restriction

- 33** (1) Pursuant to Section 141 (2) of the *Strata Property Act.SBC 1998, Chapter 43*, no strata lots in the strata corporation may be leased or rented.
- (2) The above restriction shall be enforced and administered by the strata council.
- (3) The strata corporation may levy a fine not in excess of FIVE HUNDRED (\$500.00) DOLLARS for a breach of this bylaw and all of the other terms and conditions of the bylaws concerning the frequency with which a fine may be levied shall also apply hereto.

Division 8 - Insurance

Insurance

- 34** (1) The strata corporation must maintain errors and omissions - "Officers & Directors" liability insurance in an amount of not less than \$1,000,000.00.
- (2) Owners acknowledge that they are solely responsible for and must carry third party liability insurance for their strata lot and excess insurance coverage for replacement value of all improvements made to the fixtures, fitting and finish of their strata lot from those installed by the Developer and specifically acknowledge that such improvement may not be insured under the general strata corporation insurance.

Division 9 - Miscellaneous

Ingress & egress

- 35** (1) Owners, tenants and occupants shall only use walkways, driveways and other means of ingress and egress for access to the strata corporation building and parking areas and shall ensure that such areas are kept free of obstruction at all times.
- (2) All motor vehicles shall park in designated parking stalls only. No vehicles shall be parked in front of a strata lot garage in such a manner as to prevent fire, ambulance or emergency vehicles from being able to easily access any strata lot or common property on in such manner as to create a safety hazard, such as restricting vision. A violation of this bylaw may result in the council, or a person designated by the council, having the motor vehicle towed at the owner's expense.

Sale of strata lots

- 36 (1) Owners shall notify the strata council prior to listing their strata lot and shall provide them with the name, address and telephone numbers of the Realtor.
- (2) Owners or their Realtors may place ONE (1) "FOR SALE" sign on the common property, the size and location of the sign to be approved by the strata council. The sign must be removed as soon as the strata lot is sold.
- (3) Open houses shall be held only between the hours of 9:00 a.m. and 7:00 p.m. Showing shall not be made later than 8:00 p.m. Realtors or owners may display an open house sign during the hours of the open house only.

Fees payable for records

- 37 (1) The strata corporation may charge a fee of TWENTY-FIVE (\$.25) CENTS per page for copies of documents or records that are requested by an owner. In addition, they may charge the sum of FIFTEEN (\$15.00) DOLLARS for a Certificate of Payment, Form F, and THIRTY-FIVE (\$35.00) DOLLARS for a Certificate of the Strata Corporation, Form B. Provided always that should the permissible fees be increased by Regulation, the Strata Corporation may charge the higher amounts as set out in the Regulation.

Parking

- 38 (1) One parking stall shall be assigned for the use of each strata lot where the owner, Or authorized tenant or occupant residing in the strata lot has a motor vehicle registered to them. A laminated parking pass shall be issued for each parking stall and must be displayed on the motor vehicle or it will be towed at the owner's expense. If the owner, tenant or occupant does not have a motor vehicle then a parking stall shall not be assigned.
- (2) The strata council may charge for the use of additional parking stalls which shall be assigned by the designated member responsible for all parking coordination, normally the treasurer, on a first come first served basis. The parking coordinator shall give an owner, tenant or occupant with additional parking 30 days notice to vacate their additional parking when such parking stall is required as a first parking stall for an owner, tenant or occupant. Notice shall be given on the basis of last in, first out. The parking coordinator may also recommend to the strata council that parking stalls be reassigned should the coordinator feel that certain vehicles present a hazard or potential liability in their current parking stall and the council may then, in their sole discretion, reassign parking stalls.

- (3) The user of any parking stall on the common property is solely responsible for the repair of any damage caused to the surface by leaking oil, gasoline or diesel and shall also clean up and remove all such material.
- (4) Parking stalls on the common property shall not be used for parking or storage of commercial vehicles of any kind or the parking of oversize vehicles or any travel trailers, tent or folding trailers, motorhomes, fifth wheel trailers or boats.
- (5) No major repair work of any kind shall be done to any vehicle **on the common property** and in no case shall an owner store or keep a derelict or uninsured vehicle in their parking stalls.
- (6) Only visitors may park in the four visitor's parking stalls. Vehicles parked in contravention of these bylaws or any posted signs may be towed at the owner's expense.

Severability

- 39 (1) For the purposes of interpretation of these bylaws and any amendments, additions or alterations to them, each heading, paragraph and subparagraph shall be deemed to be a separate section with the intent that should an Arbitrator or Court of Competent Jurisdiction find that any such heading, paragraph or subparagraph of these bylaws or any amendments is void for uncertainty or is ultra vires the strata corporation or is, for any other reason, unenforceable, then such heading, paragraph or subparagraph shall be deemed to be severable and the remaining heading, paragraphs and subparagraphs of these bylaws shall be interpreted so as to be given the broadest meaning possible and all such heading, paragraphs and subparagraphs shall remain in force and effect.

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