

1. CONTACT: (Name, address, phone number)

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

LTO Document Reference:

**Form I**

**Strata Property Act**

[am. B.C. Reg. 312/2009, s. 7.]

**AMENDMENT TO BYLAWS**

(Section 128)

The Owners, Strata Plan .....2257.....[the  
registration number of the strata plan] 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 or  
special general meeting held on .....January 31, 2017.....[month day,  
year]\*:

[wording of bylaw amendment]

Bylaws Replaced by ATTACHMENT

Signature of Council Member

.....Monty Glassman.....

.....K. Thomson.....

Signature of Second Council Member (not required if council consists of only one member)

\* Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the land title office.

**Strata #2257 By-Laws**  
**(As amended at Jan. 31, 2017 AGM)**

The Owners of Strata Plan 2257 Corporation hereby certify that Special Resolutions were duly passed on the 7<sup>th</sup> day of May 1996 - "Be it resolved that the Schedule of By-Laws as they apply to Strata Plan Corporation Number 2257 be revised and amended to read as follows:"

1. Owners are responsible at all times for the reasonable decorum of their family members and guests and shall not do anything which may cause justifiable annoyance to any of the other owners or guests in the Strata Plan 2257 complex.
2. An owner shall not use his/her unit for any illegal or improper use.
3. Noise. Owners shall ensure that no noise shall be created in his/her unit which would disturb other owners or their guests at any time, and more particularly, the volume of radios, television sets, stereo sets and musical instruments shall be kept down so as to avoid disturbing neighbours between the hours of 11:00 pm and 8:00 am.
4. Pets. All dogs will be restricted to their owners' property or on a leash, and not allowed to run loose or foul the Common Area. Cat owners will provide their animals with adequate litter boxes and keep them indoors at night.
5. Owners may not alter, change, or deface, the exterior portion of the building or common property and, without limiting the generality of the forgoing, owners shall not leave or place any articles upon the common property nor may any mops, dusters, cleaning apparatus, rugs or any textile items be shaken over the balconies or from the windows.
6. No alterations, installations or changes of any nature shall be made to the exterior surface or areas of the building without the express consent of the Council of the Strata Corporation, and without limiting the generality of the forgoing, the Council's consent is required to install radio or TV aerials, window guards, garden hoses, awnings or shades.
7. Owners shall ensure that their garbage and organic food waste products are well secured in the containers provided at the rear of the complex. Owners are responsible for their own recycling. Recyclables must not be placed in the Gazebo and owners are responsible for the storage of their recyclables until curb side collection.
8. With the exception of hummingbird feeders, owners shall not feed birds from the windows or balconies and shall not install any apparatus which could attract birds to the building.

9. Owners are requested to notify Council of the name, address and telephone numbers of persons who should be notified in case of an emergency and who have access to their unit. Owners may also notify the Council of the Strata Corporation of their respective forwarding addresses prior to leaving on extended trips and shall provide the Council of the Strata Corporation with information regarding the use of their units while they are away on such trips.

10. Parking.

- a) In addition to each owner's individual garage, the complex also contains four additional parking spaces at the rear of the building. These spaces are owned by and therefore for the specific use of, units #4, #5, #6, and #7. Any vehicles illegally parked in these spaces will be subject to immediate tow-away.
- b) Owners should ensure that parking on the shared driveway with #406 Simcoe should be limited to a brief loading and unloading period so as not to restrict traffic between the two complexes.
- c) Visitor parking is allowed in front of the Gazebo for periods of up to four hours. Owners wishing to extend the four hour limit must request permission from the Council.
- d) Over-length vehicles such as large campers, trucks and recreational motor homes are prohibited from the additional parking areas, driveways, and from in front of Owners units.

11. Rental Restriction.

- a) No units of Strata Plan 2257 may be leased or rented by the owners, including for the purpose of short term accommodation rentals (e.g. Air BNB, VRBO or other forms of vacation rentals), with the exception of Strata Unit 1 of Strata Plan 2257 while rented to the tenant Kathy McAee.
- b) Notwithstanding this limitation, Council is hereby empowered to grant occasional exceptions for reasons considered by Council to be of hardship or compassionate nature.

12. Children may not play on roadways and parking areas.

13. Car repairs on Strata property are limited to wheel changing, and minor adjustments only.

14. To ensure a consistent exterior appearance to the complex, well maintained white blinds is the only acceptable window covering.

15. Christmas lights on the exterior of units are not permitted except for the period from November 1 to the following January 31.

16. Assessments.

- a. By-Law Offences. In accordance with the Strata Property Act, an Owner who contravenes a By-law shall be subject to a written warning for the first offence

and if corrective action is not taken within 7 days from the date of written warning, will be subject to an assessment of \$100.00 (Changed at Jan. 2011 AGM). Additional fines of \$100 per week may be applied for as long as the contravention remains. Extensions of the 7 day period as well as the continuing offence assessment may be granted by Council but must be applied for in writing.

- b. Monthly Strata Fees. Monthly Strata Fees become due and payable on the first day of each month. If monthly Strata Fees are in arrears after 30 days, the owner is subject to an additional assessment of \$50.00 a month until maintenance charges in arrears have been paid.
- 17. The Treasurer will prepare bi-annual accounts relating to monies of the Strata Corporation, and the income and expenditures thereof, and will prepare an Annual Statement for each Annual General Meeting. Council will appoint a non-council member to scrutinize this statement prior to the annual Meeting.
  - 18. Any member of Council who is absent from two consecutive Council meetings may be deemed by the Council to have resigned and may be replaced by the appointment of a new director at the discretion of the Council. Any member thus appointed shall hold office until the end of the electoral year.
  - 19. One of the main objectives of the Council and each Owner must be to safeguard the quality of the development and to insure that a high standard in the overall appearance is maintained. Any deviation from this objective by an owner should receive the attention of Council.
  - 20. The Strata will no longer treat the Limited Common Property in front of Units #1 & 2 as a Strata responsibility with the exception of the path beside Unit #1 to the electrical room and the repair and maintenance of the irrigation system. (Added at Jan. 2011 AGM). The path beside Unit #1 is restricted for the sole use of Unit #1 and Utility room access.
  - 21. Strata # 2257 waives the requirement to prepare depreciation reports as required by s. 94 (2) of the Strata Property Act (approved at AGM Feb. 1, 2012)

## **RULES**

### **2007**

- **RULE** - Each Unit owner is responsible for their own Bamboo removal (the Pacific Horticulture College, 505 Quayle Road, 479-3210, may have suggestions or be able to help)