

ALDERSMITH WOODS
STRATA PLAN NO. VIS4580
118 Aldersmith Place
Victoria, BC
V9A 7M9

BYLAWS

March 10, 2006 – FA030216
Amended March 31, 2015, Reg. No. CA4313531
Amended April 5, 2016, Reg. No. CA5090072

Supplied to StrataDocs on 2016/04/25
Ordered by Troy Petersen on 2019/03/05

STRATA CORPORATION VIS 4580

ALDERSMITH WOODS

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ALDERSMITH WOODS – STRATA CORPORATION VIS 4580

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 day of the month to which the strata fees relate.
- (2) Payment of strata fees shall be paid by pre-authorized withdrawal from your bank account. Administration fee(s) may be charged to owners who are not on pre-authorized payments.

Interest on late payment

- 2 (1) The Strata Corporation may charge interest at the rate of TEN (10%) PER CENT per annum, compounded annually, on all late assessments.
- (2) The Strata Corporation may charge interest at the rate of TEN (10%) PER CENT per annum, compounded annually, on all late special levies.
- (3) Interest will be charged on any overdue assessment or special levy referred to in (1) and (2) above after the fifth business day after the due date.

Repair and maintenance of property by owner

Amended at AGM on March 31, 2016
Reg. No. CA5090072, April 5, 2016

- 3 (1) An owner must repair and maintain the owner's strata lot including any changes from its original condition, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) Except for repair and maintenance that is the responsibility of the strata corporation pursuant to sub-subsection 10 (1) (c), an owner who has the use of limited common property must repair and conduct custodial maintenance of it. Custodial maintenance is maintenance that includes but is not limited to cleaning, moss and stain removal, weeding, and ice and snow removal so as to preclude build-up of unsightly, harmful or dangerous materials on or between surfaces. Such limited common property includes but is not limited to:
 - (a) parking spots;
 - (b) wood and vinyl decks or balconies;
 - (c) stairways, entrance ways and porticos; and
 - (d) walkways and patios.

- (3) An owner must maintain, repair and replace any additions or alterations made to his or her strata lot, the common property or limited common property. The strata council may require proper drawings and engineering certification prior to giving approval, such to be prepared 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 his/her guest or invitee.
- (5) Damage to personal property on limited common property is not the responsibility of the strata council.

Use of property

- 4 (1) An owner, tenant, occupant or invitee must not use a strata lot, the common property or common assets contrary to any of the following bylaws:
 - (a) causes a nuisance or hazard to another person;
 - (b) causes unreasonable noise in or about any strata lot or common property; and all owners, tenants and occupants must ensure that noise from televisions, radios, and other sources is kept to a minimum between the hours of 11:00 p.m. and 8:00 a.m.;
 - (c) 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 annoy, harass or disturb any other owner, tenant or occupant;
 - (d) is illegal or is contrary to any statute, ordinance, bylaw or regulation of any governmental authority whether Federal, Provincial or Municipal;
 - (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;
 - (f) shall use the plumbing or electrical systems for any purpose other than those for which they were constructed,
- (2) In addition, owners, tenants and occupants shall comply with the following bylaws relating to the use and enjoyment of strata lots, limited common property and common property:
 - (a) Nothing shall be brought into or stored on a strata lot, limited common property, or on common property which will in any way, in the opinion of the Strata Council, increase or tend to increase the risk of fire insurance or any other insurance policy;
 - (b) No material substances, especially burning materials such as matches, cigarettes or fireworks shall be thrown out, permitted to fall, or detonated from any window, door, balcony or any other part of the strata lot or common property;
 - (c) Use of airborne chemical sprays, paints or chemical compounds which may affect the health or enjoyment of other residents within the complex are not permitted without the explicit permission of Strata Council;
 - (d) Maximum vehicle speed shall be restricted to 20km on roadways;

- (e) Nothing shall be stored on a balcony or patio except outdoor furniture or items normally used in connection with the enjoyment of the balcony or patio;
 - (f) Barbeques used on a balcony or patio shall only be those fuelled by propane, natural gas or electricity;
 - (g) No clothes, laundry or other materials shall be put out to dry on a balcony or patio on a regular basis;
 - (h) An owner shall not install clotheslines, aerial wires or TV antennas on or about the strata lot, with the exception of a single satellite dish not to exceed 18 inches in diameter or by 18 by 30 inches for the elliptical model. Installation of dishes shall be as inconspicuous as possible;
 - (i) An owner shall not permit a strata lot or any improvements thereto or any ancillary structure to become unsightly or unsanitary in the opinion of or according to the standards of the strata corporation;
 - (j) Exterior facing window coverings shall only be white or off white in colour;
 - (k) An owner shall not permit the alteration of the exterior appearance of the strata lot, including but not limited to the painting of wood, stucco, brick, railings, concrete, shingles or other exterior parts of the building without prior written approval of the strata council;
 - (l) Owners, tenants, occupants are to ensure that they and their visitors shall safely operate skateboards, bicycles, roller blades and scooters or other types of rolling equipment when they are using them within the strata development.
- (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.
- (4) An owner, tenant or occupant shall not interfere with the work of any employee of the strata corporation or reprimand any such employee or give directions thereto provided, however, that this restriction shall not apply to a designated member of the strata council; and any complaints concerning the conduct of employees or contractors employed by the strata corporation shall be given in writing to the strata council.

Pets

Amended at AGM on March 31, 2016

Reg. No. CA5090072, April 5, 2016

- 5**
- (1) The intent of the bylaw is to preserve the appearance of common property and reduce any potential nuisance and health concerns to unit owners;
 - (2) Exotic pets are not permitted to be kept in any strata lot or common property. An exotic pet is any animal, which is normally wild and undomesticated, and without limiting the generality of the foregoing includes all reptiles, all insects, all monkeys, large cats and other similar animals. The strata council in its sole discretion shall determine if a pet is an exotic pet for the purpose of this bylaw;

- (3) Pet owners must immediately remove their pet's droppings from all areas;
- (4) Pets must be on a leash and under constant supervision at all times when on common property;
- (5) In accordance with bylaws 26 and 27, the strata corporation shall fine owners who are not in compliance;
- (6) Pet owners may not allow their pets to cause or be a nuisance to other residents;
- (7) Owners may keep a maximum of two (2) dogs or two (2) cats, or a combination of one (1) dog and one (1) cat per unit;
- (8) Dogs kept must be of a size and species appropriate for life within a townhouse development. Council will decide these issues in regard to information received from the S.P.C.A. and Canadian Kennel Club when required.
- (9) Visitors to Aldersmith Woods are subject to the same pet rules as the strata lot owners, tenants and occupants.

Inform Strata Corporation

- 6** (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

- 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) 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 agrees, in writing, to take responsibility for any expenses relating to the alteration.

Obtain approval before altering common property

- 8 (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

- 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 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.
 - (b) 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) 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

Amended at AGM on March 31, 2016

Reg. No. CA5090072, April 5, 2016

- 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 a building;
 - (B) the exterior of a building;
 - (C) chimneys and other things attached to the exterior of a building;
 - (D1) stairs and balconies, except where it is the owner's responsibility as provided in subsection 3(2) of these bylaws;

- (D2) doors, windows and skylights on the exterior of a building 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 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 only if they leak and are causing damage to the building, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 – Council

Council size

- 11** (1) The strata council must have at least three (3) and not 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 reelection.
- (3) An owner may not stand for election to the strata council or continue to sit on the strata council if they are more than thirty (30) days in arrears in the payment of any assessment or special levy and the strata corporation is in a position to file a lien on his or her strata lot under Section 116 of the Strata Property Act.

Removing council member

- 13** (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

- 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) 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 two (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

- 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, 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 two (2) 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 feasible after the meeting has been called.

Requisition of council hearing

- 17**
- (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

- 18**
- (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

- 19**
- (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

- 20** (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

- 21** (1) The council must inform owners of the minutes of all council meetings within four (4) weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

- 22** (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

Amended at AGM on March 19, 2015
Reg. No. CA4313531, March 31, 2015

- 23** (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 98 of the Strata Property Act SBC 1998, Chapter 43, the strata council may not make an expenditure that is not provided for in the budget or approved by a 3/4 vote unless the annual amount of such expenditures in the fiscal year is less than FIFTEEN THOUSAND (\$15,000) DOLLARS and such has been approved by a majority resolution of the strata council. In addition, no single expenditure during the fiscal year may exceed the sum of FIVE THOUSAND (\$5,000) DOLLARS without the consent of a 3/4 vote.
- (3) 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 the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Fiscal year

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

Limitation on liability of council member

- 25** (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

- 26** (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 (save and except for a rental bylaw where the fine may be not more than \$500.00), and
 - (b) up to \$50.00 in the discretion of the strata council, for each contravention of a rule.
 - (c) In addition to the above fines, the strata council may levy a fine of up to \$500.00 for a breach of the Rental Restriction bylaw.

Continuing contravention

- 27** (1) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without satisfactory remediation, for longer than 7 days, a fine may be imposed every 7 days.

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, 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.

Small claims actions

- 29 (1) Notwithstanding the terms and conditions of the Strata Property Act the strata council may commence and proceed with a small claims action against an owner without the necessity of first obtaining the consent of the owners by a 3/4 vote.

Division 5 – Annual and Special General Meetings

Person to chair meeting

- 30 (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

- 31 (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

- 32 (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 of a unanimous vote where the strata corporation is entitled to file a lien on his or her strata lot under section 116 for non-payment of assessments or a special levy.

Order of business

- 33** (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 minutes from the last annual or special general meeting;
 - (f) deal with unfinished business;
 - (g) 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;
 - (h) ratify any new rules made by the strata corporation under section 125 of the Act;
 - (i) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
 - (j) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
 - (k) deal with new business, including any matters about which notice has been given under section 45 of the Act;
 - (l) elect a council, if the meeting is an annual general meeting;
 - (m) terminate the meeting.

Division 6 – Rental Restriction

Rental Bylaw

Amended at AGM on March 31, 2016

Reg. No. CA5090072, April 5, 2016

- 34**
- (1) The number of strata lots that may be leased or rented at any one time is limited to seven (7).
 - (2) Pursuant to section 141(2)(b)(ii) of the *Strata Property Act*, the maximum period of time that a strata lot may be leased or rented is three (3) years. In addition, an owner wishing to rent their strata lot for a period of less than one year, may only do so for a total of 60 days in any 12 month period.
 - (3) An owner wishing to lease or rent a strata lot must apply in writing to the strata council for permission to do so before entering into a tenancy agreement. This bylaw applies every time an owner seeks to renew or enter into a new tenancy agreement with a new tenant, such that the strata council's permission to lease or rent a strata lot expires and is revoked at the end of each tenancy.
 - (4) If the number of strata lots leased or rented at the time an owner applies for permission to lease or rent, has reached the limit stated in subsection (1), excluding exempt strata lots pursuant to ss. 142, 143 and 144 of the *Strata Property Act*, the council must refuse permission and notify the owner in writing, as soon as possible stating that the limit has been reached or exceeded and place the owner of the strata lot on a waiting list to be administered by the council based upon the date of the request for permission to lease or rent.
 - (5) If the limit stated in subsection (1) has not been reached at the time the owner applies for permission to lease or rent excluding exempt strata lots pursuant to ss. 142, 143 and 144 of the *Strata Property Act*, the strata council shall grant permission and notify the owner of the same in writing as soon as possible.
 - (6) An owner receiving permission to lease or rent a strata lot must exercise the permission within 60 days from the date that the strata council granted the permission, otherwise the permission expires. The commencement date of the lease or rental agreement for quota purposes shall be deemed to be the earlier of the actual date of the right of possession by the tenant pursuant to the tenancy agreement or the expiration of the 60 days from when permission was granted by the Strata Council.
 - (7) Prior to possession of a strata lot by a tenant, an owner shall deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
 - (8) Within two weeks of leasing or renting a strata lot, the owner shall give the strata corporation a copy of the Form K—Notice of Tenant's Responsibilities signed by the tenant in accordance with s. 146 of the *Strata Property Act*.

- (9) An owner shall not permit their tenants to sublet or sub-rent their strata lot.
- (10) This lease and rental restriction bylaw does not apply to prevent the lease or rental of a strata lot to a member of the owner's family.
- (a) For the purposes of this bylaw Family Member has the meaning set out in the *Strata Property Act* and *Strata Property Regulations*, namely:
- (i) "Family" or "Family Member" means a spouse of the owner, a parent or child of the owner, or a parent or child of the spouse of the owner.
- (ii) "Spouse of the Owner" includes an individual who has lived and cohabited with the owner, for a period of at least 2 years at the relevant time, in a marriage-like relationship, including a marriage-like relationship between persons of the same gender.
- (11) An owner who wishes to lease or rent his or her strata lot pursuant to a hardship exemption pursuant to section 144 of the *Strata Property Act* shall:
- (a) apply in writing to the strata corporation for permission to lease or rent pursuant to a hardship exemption and the application shall include the following:
- (i) the reason the owner thinks an exemption should be made and whether the owner wishes a hearing;
- (ii) name(s), address(s), and telephone number(s) of all persons who intend to occupy the strata lot during the term of the lease or rental;
- (iii) proposed term of the lease or rental, including the commencement date as well as the termination date, if any, of the lease or rental; and,
- (iv) any other information or documents shall be provided as may reasonably be requested by the strata council;
- (b) If the owner requests a hearing, then the strata corporation shall:
- (i) hear the owner or the owner's agent within three (3) weeks after the date the application is given to the strata corporation; and
- (ii) provide its written decision within one week of the hearing;
- (c) If the owner does not request a hearing, then the strata corporation shall provide its written decision within two weeks of the receipt of the application.
- (d) An application for an exemption shall be allowed if the strata corporation does not give its written decision to the owner in the times specified by bylaws 11(b) and 11(c) above.
- (12) Where an owner leases or rents a strata lot in contravention of this lease or rental restriction bylaw, the owner is subject to a fine of \$500.00 for each seven (7) day period that the strata lot is leased or rented in contravention of these Bylaws, and the strata corporation shall take all necessary steps to terminate the lease or tenancy agreement, including, but not limited to, seeking a declaration or court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation to enforce the rental restriction bylaws shall be the responsibility of the contravening owner and recoverable from the owner according to Rule 14 of the Supreme Court Rules of British Columbia.

Division 7 – Property Insurance

Insurance

- 35** (1) The strata corporation is hereby authorized and empowered to design, arrange and bring into effect an insurance program for the purpose of insuring and sharing the risk of loss to the assets of the strata corporation and to include the following:
- (a) Carrying out the responsibilities of the strata corporation under Part 9, Paragraphs 149 though 162 (inclusive) of the Strata Property Act.
- (2) The strata council will act as the Insurance Committee.

Division 8 – Miscellaneous

Signs

- 36** (1) No business signs shall be erected or displayed on any strata lot within the strata development;
- (2) A sign centre has been erected at the entrance of the strata development for the purpose of posting signs for units which are for sale;
- (3) No sign shall contain any reference to any monetary sum or value;
- (4) All for sale signs shall be professionally designed for mounting in the allocated spaces of the sign centre.

Parking and Vehicle Care

- 37** (1) Only vehicles carrying current liability insurance in force shall be allowed in driveways or parking areas;
- (2) Driveways must be kept clean by their owners, including removal of oil and other stains as possible;
- (3) Owners will not use designated visitor parking for their own vehicles;
- (4) Recreational vehicles, trailers, campers, tent trailers or similar large vehicles shall not be parked on Aldersmith Wood's property for more than 48 hours;
- (5) Visitors may use the Aldersmith Woods visitor parking area for a maximum of 14 days;
- (6) The Strata Corporation in accordance with Bylaw 4.1 shall fine owners or their visitors who are not in compliance with Parking Bylaws. The Strata Council may also enforce Parking Bylaws by having vehicles removed and towed away at the owner's or visitor's expense;

- (7) Any owner or renter will not permit repairs to motor vehicles or to other mechanical, electrical or hydraulic equipment on any limited or common property of Aldersmith Woods.

Fees Payable for Records

- 38** (1) The Strata Corporation may charge a fee of TWENTY-FIVE (\$0.25) 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.

Severability

- 39** (1) For the purpose 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 and subparagraphs shall be deemed to be severable and the remaining heading, paragraphs and subparagraphs shall remain in force and effect.

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Supplied to StrataDocs (2016/04/25) 19/03/2016
Ordered by Troy Petersen