

**BRIGHTON BEACH PROPERTIES LTD.**

**(the "Company")**

**RULES & REGULATIONS FOR SHAREHOLDER/RESIDENTS**

**(the "Rules")**

**1.0 General**

- 1.1 When a full transfer of share takes place, the transfer fee is \$800.00 plus Brighton Beach Properties Ltd.'s legal fees incurred for the transfer. The fee for transfers of half shares is \$400.00 plus Brighton Beach Properties Ltd.'s legal fees incurred for the transfer. The fee for transfers to immediate family members or spousal equivalents is Brighton Beach Properties Ltd.'s legal fees incurred for the transfer. (effective June/94, amended May/04)
- 1.2 No one will represent Brighton Beach Properties Ltd to an outside agency (eg DNV, financial institution) without the prior approval of the Executive (Dec 99)

**2.0 Use of Leased Property and Common Areas**

- 2.1 Each share must provide current proof of one million liability insurance by each Annual General Meeting or will be in default and subject to action as per Article 29. (Oct/97, amended Nov/04)
- 2.2 BBP will pay the homeowner taxes that are unpaid as at December 31 each year and charge back to the shareholder as an assessment. To avoid the assessment the shareholder must provide proof of payment to the Treasurer by January 7 of the following year. (Nov 2013)
- 2.3 Restructured work party policy (Nov/10) – Schedule B to be followed by all.
- 2.4 The following procedures will be followed with regards to any contract work done for BBP Ltd:
  - a. Approval for proposed contract and spending to be authorized by Directors at a Directors' meeting prior to the work taking place. ie: Motion to approve X dollars for Y project
  - b. All tenders to be sent out by the Executive
  - c. All quotes to be received by the Executive
  - d. Recommendation as to who to award contract to to be made by committee
  - e. Contract to be awarded by the Executive
  - f. The Executive must receive in writing from WCB confirmation that proposed contractor is in good standing
  - g. One qualified Director is designated by the Directors to deal with the hired contractor. This designated member will be considered the only legal representative of Brighton Beach Properties Ltd. for that particular project

**3.0 Guests, Children & Sub-lets**

- 3.1 All renters and/or live in guests of more than 30 days duration, must enter into a rental agreement with the Shareholder and the Company. Rental agreements to be approved by the Executive. The Shareholder who is renting will advise the Executive who the renters are, when the rental term begins and when the agreement is terminated. (amended Dec/99)

#### 4.0 Use of Services and Common Property

- 4.1 Any damage caused directly or indirectly by a shareholder to essential facilities ( for example waterlines, docks or 3rd narrows) shall be considered emergencies, and must be fixed immediately by the offending shareholder. (Apr/98) If not fixed immediately, the relevant committee will fix the damage and the shareholder will be charged a work party fine of \$50/ hour.
- 4.2 Outdoor fires are restricted to the fire drums or pits unless a permit is obtained from the District of North Vancouver. Burnables must be lit on the day they are put into the drums or pits and this must be done at a time when the wind is blowing seaward. Non-burnable objects are to be removed and disposed of.
- 4.3 The water committee is empowered to spend up to \$500 for emergency use only. Amounts greater than \$500 require executive approval in advance.
- 4.5 Any new connections to existing water main must be approved by the Directors before cutting into said water line. All lines must be restored to their previous condition with costs of repairs being paid by the offender.
- 4.6 When a shareholder is not present and there is a damaged water line, the water committee will shut off the water to the house. Where there is no shut off valve, the committee will repair the line with the costs being passed onto the shareholder.
- 4.7 All shareholders shall comply with the Water treatment agreement.
- 4.8 All food scrap compost must be contained in proper containers with tight fitting lids, in accordance with the North Vancouver municipal guidelines. (Apr/99)
- 4.9 Any major changes to the landscape on common ground, if by its nature excludes the use of others, must have the approval of the Directors of the Company.
- 4.10 Use of any ride on vehicle requires prior approval of the executive. Any damage to common ground from the vehicle must be repaired within two weeks by the shareholder.
- 4.11 Boat storage on foreshore and common ground is limited to Kayaks, canoes and row boats in a designated area. An appeal can be made to the Directors for any other boat storage and, if approved, a monthly fee will be applied and the maximum length of storage will be two months.

#### 5.0 Pets

- 5.1 To set up a dog committee with compulsory membership by all dog owners to deal with dog related problems on Brighton Beach.
- 5.2 No Director is allowed more than one dog on Brighton Beach as of May 28, 1985.
- 5.3 Owners will manage their dog at all times in a manner conducive to the quiet enjoyment of all. Dog owners are responsible to pick up after their dog.
- 5.4 Visitors must keep their dogs on a leash at all times while on Common property.

#### 6.0 Wharf Facilities, Moorage and Designated Berths

- 6.1 Dock usage policy (Apr/98, amended Feb/04, amended Nov/10)- Schedule A. must be followed by all.

#### 7. Fines and Sanctions

- 7.1 Al Blace is considered persona non grata on Brighton Beach property and consequently is not permitted anywhere on the docks or 30 acres owned by Brighton Beach Properties Ltd. without the written consent of the Board of Directors of Brighton Beach Properties Ltd. Failure by Al Blace to comply with the Resolution of the Board could result in charges of trespassing on Brighton Beach Properties being laid against him. Recommend review and possible deletion as no longer applicable. Lawyer recommends that a notice be published and posted by the executive.

8.0 Committees

- 8.1 Committees must hold regular meetings throughout the year with a minimum of 3 meetings and/or work parties and be prepared to report to the general body at each shareholders or directors meeting.
- 8.2 All Directors meetings will terminate after two hours and reconvene in one to two weeks time. (Jul/88)
- 8.3 Recommend that each committee have at least one executive member on it.