

Dan Johnson
PERSONAL REAL ESTATE CORPORATION

Amera Johnson



Information Package

For

21-111 McKinstry Rd, Duncan



The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



21-111 McKinstry Rd



Welcome to River's Edge, a gated 55+ community offering security, convenience, and a peaceful riverside setting. This spacious 3 bed, 2 bath home is filled with natural light and features a functional layout with a main floor primary suite, open-concept living, bright dining room, and a second bedroom and bath. Upstairs offers a third bedroom, a bonus room, and access to a private deck with views. Enjoy a covered patio, manageable yard, and double garage. With a little freshening up, this home could truly shine. River's Edge residents enjoy a clubhouse and a quiet, friendly atmosphere just minutes from all the shops, services, and amenities of downtown Duncan.



Area	Duncan
Bedrooms	3
Bathrooms	2
Lot Size	
Floor Space	2235Sqft

Age	1990
Taxes	\$4,298 (2024)
MLS#	1004677
Parking	2

Dan Johnson*

(250) 709-4987
wrkn4you@gmail.com
www.DuncanBCRealEstate.ca

Pemberton Holmes Ltd

23 Queens Rd
Duncan, BC
V9L 2W1

Amera Johnson

(778) 838-8685
amerajohnsonrealestate@gmail.com
www.DuncanBCRealEstate.ca



Dan Johnson
 Personal Real Estate Corporation
 Cell: 250-709-4987
 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



Property One Page Resi Client

21 - 111 McKinstry Rd Duncan BC V9L 5E4
MLS® No: 1004677 \$525,000 Active



Welcome to River's Edge, a gated 55+ community offering security, convenience, and a peaceful riverside setting. This spacious 3 bed, 2 bath home is filled with natural light and features a functional layout with a main floor primary suite, open-concept living, bright dining room, and a second bedroom and bath. Upstairs offers a third bedroom, a bonus room, and access to a private deck with views. Enjoy a covered patio, manageable yard, and double garage. With a little freshening up, this home could truly shine. River's Edge residents enjoy a clubhouse and a quiet, friendly atmosphere just minutes from all the shops, services, and amenities of downtown Duncan.

Room	Level	Dims/Pieces
Bathroom	Main	3-Piece
Bedroom	Main	13'9x10'7
Bedroom - Primary	Main	15'0x12'0
Eating Nook	Main	9'0x6'4
Ensuite	Main	5-Piece
Entrance	Main	8'2x13'2
Family Room	Main	13'1x11'10
Kitchen	Main	11'0x12'0
Laundry	Main	8'10x8'8
Living Room	Main	13'1x19'9
Walk-in Closet	Main	5'0x5'2
Bedroom	Second	15'2x8'4
Bonus Room	Second	21'3x11'10

MLS® No: 1004677
 Status: Active
 Area: Duncan

List Price: \$525,000
 Orig Price: \$525,000
 Sub Area: Du East
 Duncan
 Sold Price:
 DOM: 4
 Sub Type: Single Family Detached
 Pend Date:
 Title: Freehold/Strata

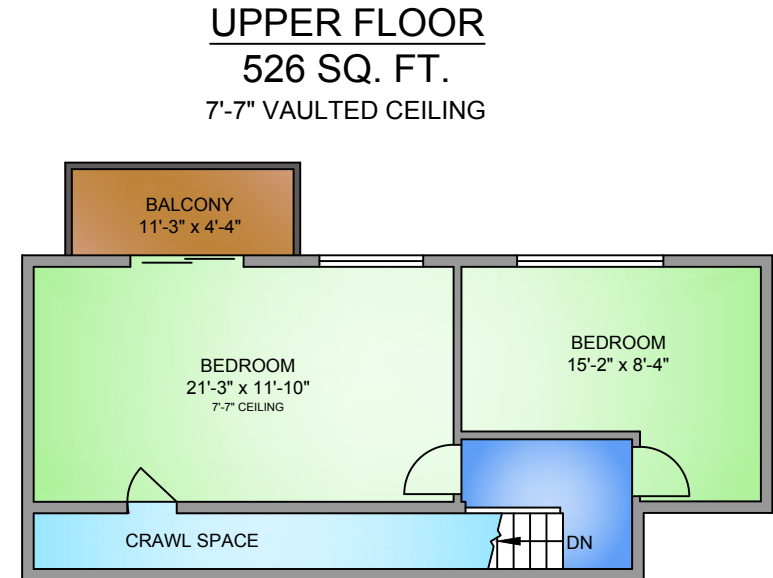
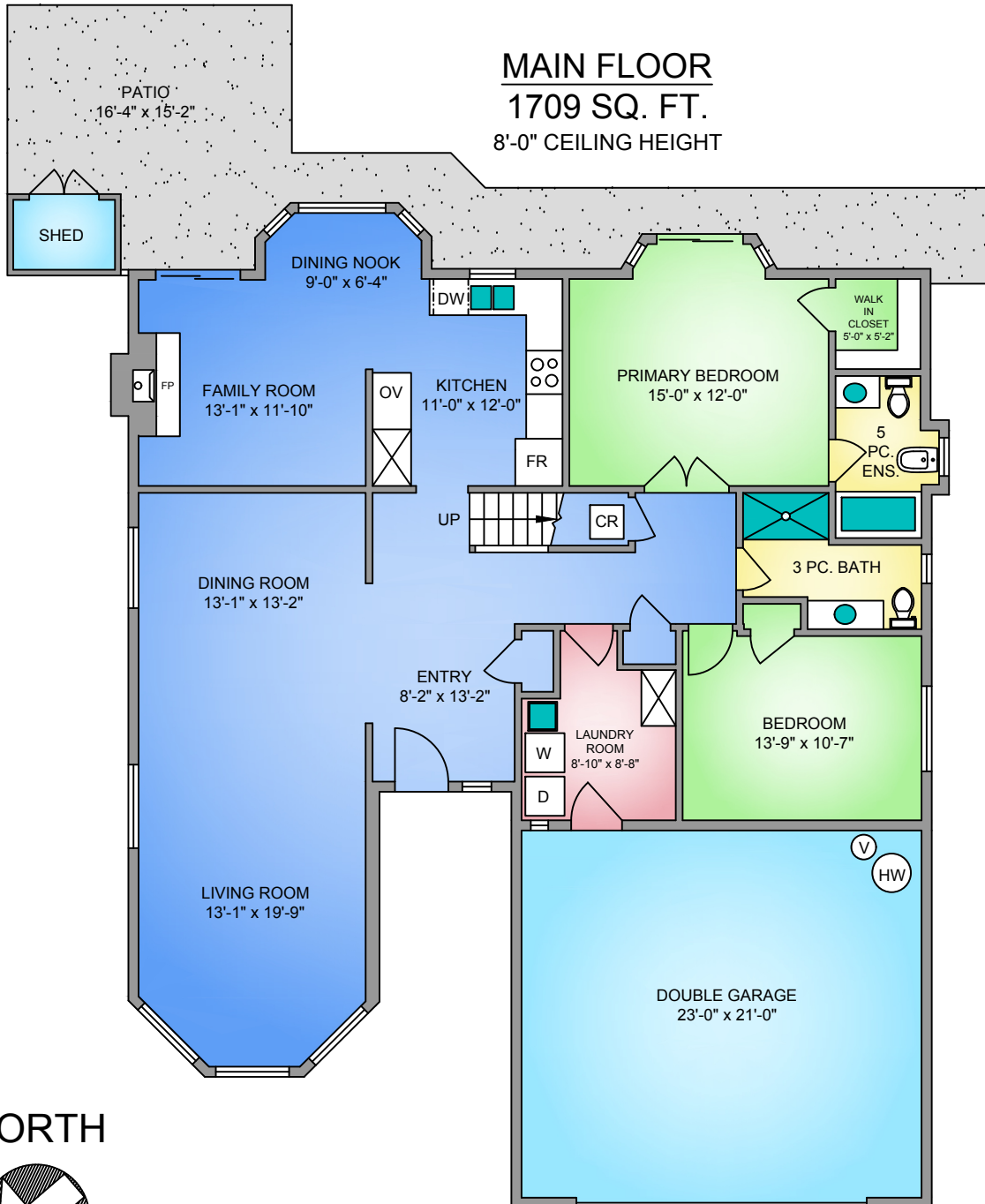
Interior				
Beds: 3	Baths: 2	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 2,235	UnFin SqFt: 0	SqFt Total: 2,235	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 1	Beds or Dens: 3	Laundry: In House
Layout: Main Level Entry with Upper Level(s)		Appl Incl: Dishwasher, F/S/W/D		
Heating: Baseboard, Electric		Cooling: None		
Intr Ftrs:				

Exterior/Building			
Built (Est): 1990	Front Faces: North	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding		Foundation: Poured Concrete	Roof: Asphalt Shingle
Lgl NC Use:	Access: Road: Paved	Bldg Style:	
Exterior Ftrs: Balcony/Patio, Fenced			

Lot				
Lot SqFt: 5,663	Lot Acres: 0.13	Dimensions:	Shape:	
Park Type: Garage Double	Park Spcs: 2	View: River	Waterfront:	Water: Municipal
Carport Spcs: 0	Garage Spcs: 2			
Sewer: Sewer Connected	Restrictions:	Services:		
Lot Ftrs: Adult-Oriented Neighbourhood, Gated Community, Landscaped, Quiet Area, Recreation Nearby, Shopping Nearby				

Legal/Public Records			
Assessed: \$613,000	Assess Yr: 2025	Taxes: \$4,298	Tax Year: 2024
PID: 012-236-501	Roll No: 6320021	Zoning: LDR	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: STRATA LOT 21, SECTION 15, RANGE 7, QUAMICHAN LAND DISTRICT, PLAN VIS1674, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE			

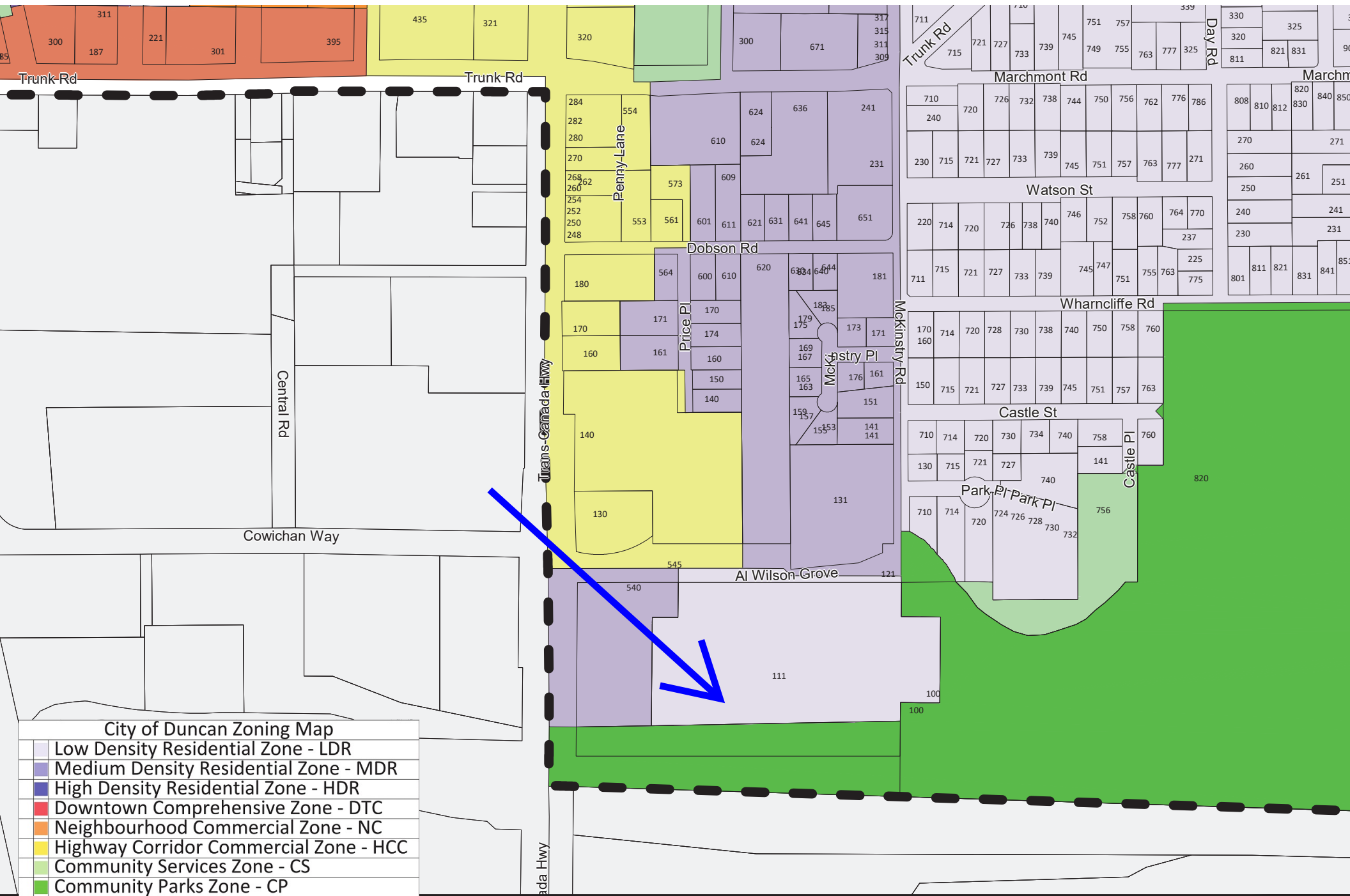
Strata				
Strata/Pad Fee: \$180	Strata/Pad Fee Year: 2025	Prop Mgr:	Mgr Phone:	
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: 41	Str Lots/Bldg:	
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:	
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:	
Depr Rpt?: Yes	Plan Type: Bare Land	Lvls in Unit:	Unit's Level:	
Rent Allwd?: Some Rentals	see Bylaws			
Yngst Age: 55				
Pets Allwd: Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit	see Bylaws			
BBQs Allwd: Yes				
Smoking Byl: Unknown				
Unit Incl: Deck/Patio, Private Garden				
Assmt Incl:				
Shrd Am:				



NORTH



21-111 MCKINSTRY JULY 3, 2025 PREPARED FOR THE EXCLUSIVE USE OF DAN JOHNSON. PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	GARAGE	DECK / PATIO
MAIN	1709	1709	522	400
UPPER	526	526	-	50
TOTAL	2235	2235	522	450



PART 4 – RESIDENTIAL ZONES

3166.05

Low Density Residential Zone

LDR

4.1 Intent

- 4.1.1 The intent of the Low Density Residential (LDR) zone is to permit up to four *dwelling units* on *parcels* in a variety of *building forms*, including *attached* and *detached secondary suites*, *single-unit dwellings*, *two-unit dwellings*, *multi-unit rowhouse dwellings*, and *multi-unit dwellings*.

4.2 Permitted Uses

- 4.2.1 The *uses* permitted in the LDR *zone* are as follows:

Principal Uses	Accessory Uses
<i>Dwelling, Multi-Unit</i>	<i>Bed and Breakfast</i>
<i>Dwelling, Multi-Unit Rowhouse</i>	<i>Home-Based Business</i>
<i>Dwelling, Single-Unit</i>	<i>Residential Daycare</i>
<i>Dwelling, Two-Unit</i>	<i>Secondary Suite, Attached</i>
<i>Dwelling, Two-Unit Rowhouse</i>	<i>Secondary Suite, Detached</i>

4.3 Development Regulations

- 4.3.1 Development in the LDR *zone* is subject to the following:

Development Criteria		Regulations
Maximum <i>Density</i>		4 <i>dwelling units per parcel</i>
Maximum <i>Parcel Coverage</i>		50%
Driveway Access		Where a <i>parcel</i> abuts a dedicated <i>lane</i> intended for <i>motor vehicle</i> access to a <i>parcel</i> , access must only be from the <i>lane</i> .
Principal Building		Regulations
Maximum <i>Height</i>		11 m (3 <i>habitable storeys</i>)
Minimum <i>Parcel Line Setback</i>	Front	3 m
	Rear	4 m
	Side, Interior	1.5 m
	Side, Exterior	3 m
Minimum <i>Garage Setback</i>		6 m where the garage door is facing a <i>highway</i> .

Accessory Buildings and Structures		Regulations
Maximum Height		5 m for <i>buildings</i> without a <i>detached secondary suite</i> on the second <i>storey</i> .
		7.5 m for <i>buildings</i> with a <i>detached secondary suite</i> on the second <i>storey</i> .
Minimum Parcel Line Setback	Front	6 m
	Rear	1.5 m
	Side, Interior	1.5 m
	Side, Exterior	3 m

4.4 Subdivision Regulations

4.4.1 *Subdivision* in the LDR zone is subject to the following:

Subdivision Criteria	Conditions
Minimum Parcel Area	600 m ²
Minimum Parcel Frontage	15 m

21-111 MCKINSTRY RD DUNCAN V9L 5E4

Area-Jurisdiction-Roll: 04-207-0632-00-21



04-207-06320021 10/29/2015

Total value \$613,000

2025 assessment as of July 1, 2024

Land	\$233,000
Buildings	\$380,000

Previous year value	\$616,000
Land	\$231,000
Buildings	\$385,000

Property information

Year built	1990
Description	2 STY house - Standard
Bedrooms	4
Baths	2

Carports

Garages	G
Land size	5697.9 Sq Ft

First floor area	1,652
Second floor area	520

Basement finish area**Strata area**

Building storeys	2
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Gross leasable area**Net leasable area****No. of apartment units****Legal description and parcel ID**

STRATA LOT 21, PLAN VIS1674, SECTION 15, RANGE 7, QUAMICHAN LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 012-236-501

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home**Width****Length****Total area****Register with BC Assessment**

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RIVER'S EDGE VIS1674

STRATA RULES

As ratified at the AGM – April 22, 2022

1. CLUBHOUSE RULES

- a) All Residents are entitled to use the Games Equipment in the Clubhouse. Guests may only use the equipment if there is a Resident present. The Resident then accepts responsibility for any damage which may occur to the equipment or to the Clubhouse itself.
- b) The Clubhouse is available to the Residents for special events or occasions.
 - Strata Council must give approval for the planned use.
 - Notice of the planned use must be posted on the bulletin board.
 - A fee of \$25.00 must be paid.
 - All clean-up and any damages which may occur, are the responsibility of the Resident applying for the planned use of the Clubhouse.
 - A Resident requesting the use of the Clubhouse should give as much advance notice as is reasonably possible.
- c) As there is no public parking within the Complex, all Non-Residents who attend Clubhouse functions, will have to park in the designated parking stalls adjacent to the Turnaround next to the west cement wall, and the adjacent public parking outside the Complex Property and enter through the Courtyard Pedestrian Access Door.

2. ROAD AND VEHICLE RULES

- a) The SPEED LIMIT for the Entry Turnaround and all roads within the Complex is 15 KM PER HOUR.
- b) All posted signs within the Complex MUST be obeyed. It is important that all vehicles stop at the "STOP" sign at the gate when exiting the Complex, and comply with the speed limit as stipulated in 2(a)

- c) All Road and Vehicle Rules apply to Service Personnel and to Visitors as well as to Residents. Residents are responsible for informing Service Personnel and their Visitors of the rules and ensure they comply with them. Entry to the Complex may be denied to Non-Residents who are found to be repeatedly violating or ignoring the Rules.
- d) Vehicles belonging to Residents, their Visitors, or Service Personnel shall not be parked on the Roads inside the Complex. Roads are to be kept clear for emergency vehicles i.e., ambulance, fire trucks etc., Vehicles parked in the Turnaround area must be visible to approaching traffic from the rear of the parked vehicle.
- e) No resident shall park, or cause visitors' or tradespersons' vehicles to be parked in the common area between houses #1 and #27 at any time.
- f) Moving Vans or other Service Vehicles may be parked to facilitate loading and unloading, but this must be completed in an expeditious manner and vehicles must be moved as soon as possible
- g) Any vehicle parked in a Resident's driveway must be parked in a manner that does not block, or impede, lines of vision to any parts of the roadway and the vehicle must not extend into the roadway.
- h) Repairs to Automobiles, Motorcycles or other such equipment must not be carried out in the Resident's driveway. If such work is to be conducted it should be done out of sight in the Garage of the Resident.
- i) Recreational vehicles, Boats, Trailers etc., shall not be parked in the Residents' Driveways for extended periods of time. For any period more than two weeks, such equipment, whether it belongs to a Resident or a Visitor, must be stored in the garage of the Resident or in the Designated Parking Area next to the west cement wall of the Entry Turnaround. Residents, however, must recognise that there are very few spots in the Turnaround for parking and these should be accessible to all residents, so no vehicle, trailer, etc., may be parked in the turnaround for more than two weeks.

River's Edge

Strata VIS1674

111 McKinstry Road, Duncan, B.C.

Bylaws

BYLAWS

1) RESIDENCE ELIGIBILITY

- a) All residents, rentors or lessees must be at least 55 years of age.
- b) If a joint purchaser, or resident, one spouse or partner must be at least 55 years of age.
- c) No rentals or leases will be permitted (Note: The Strata Corporation, under the Strata Property Act, Chapter 43, Part 8, Section 141 (2) (a) can prohibit the rental of residential strata lots.)
- d) No children under the age of 16 are allowed to live in any of the premises. Under special, or extenuating circumstances, this Bylaw may be waived if approval is granted by the Strata Council at a meeting held to discuss and resolve the issue.

2) FINES

- a) Effective May 29, 2014, All Bylaws and Rules will be adhered to. Existing infringements of the Bylaws and Rules (relating to Garden and Tool Sheds) as of May 29, 2014 will be allowed. Infringements that can be remedied will be remedied
- b) Where there is a violation of the Bylaws or Rules, the owner will:
 - 1. receive a verbal notification
 - 2. after 2 weeks from the verbal notification, a letter will be delivered to the owner requesting that the infringement of the Bylaw or Rule must be rectified.
- c) Fines may be levied by the Strata Council for violations of the Bylaws and Rules as per the Schedule of Fines as laid out in the British Columbia Strata Property Act. The level of fines presently stand at:

First	Offence	\$ 25.00
Second	"	\$ 50.00
Third	"	\$ 75.00
Fourth or Subsequent	"	\$ 100.00

Continued.....

BYLAWS (CONTINUED)

2) FINES (CONTINUED)

- d) A Fine of ten percent (10%) per annum will be levied against any Owner where any Fees are in arrears in excess of two (2) months. A lien for unpaid Strata Fees may be registered in the Land Titles Office against the Strata Lot by filing a Certificate of Lien (Form G).

3) THE COUNCIL

- a) The Strata Council is made up of 6 or more elected Officers. Each of these Officers is elected for a 2 year term of service. Each Officer may (at the Strata Council's discretion) form a Committee to assist in the Officer's position.
- b) In order to provide stability and continuity to the Council, the Officers are divided into 2 groups and their terms of office overlap as follows:

President	Elected on <u>EVEN</u> Numbered Years
Recording Secretary	and serve a 2-year term
Social Secretary	

Vice-President	Elected on <u>ODD</u> Numbered Years
Treasurer	and serve a 2-year term
Coordinator of Services	

4) EXTERIOR INSTALLATIONS AND ADDITIONS

- a) No existing Structure or new Structure shall be in any way modified to provide temporary living quarters.
- b) Prior to the installation or erection of any Garden Shed, Tool Shed, Work Shop, Patio Cover, or any other type of addition, the Strata Council must be informed and written permission obtained for the design, dimensions, and location of any of these additions. In all cases such additions, or modifications, with the exception of roof-mounted solar panels, must not be visible from the Road.

Continued.....

BYLAWS (CONTINUED)

**4) EXTERIOR INSTALLATIONS
AND ADDITIONS (CONTINUED)**

- c) No work shall commence on any installation, modification, or addition until written permission is obtained from the Strata Council and ALL required Municipal Permits have been applied for and granted.**
- d) The installation of TV and Radio Towers, or Antenna, is not permitted.**
- e) Satellite Dishes must be mounted so they are below the Roof Line and are not visible from the Road.**
- f) Clothes Lines and poles are not permitted. Any Rack or other type of system used must not be visible from the Road.**
- g) All Propane or Gas Tanks must be located at the side or rear of the Residence and must be "shrubbed" so they are not visible from the Road.**
- h) Any Storage Containers, Refuse or Recycle Containers, Wood Boxes, Compost Boxes, etc. must be kept at the rear of the Residence or be screened so they are not visible from the Road.**
- i) Tarpaulins are not permitted to be used for the covering of any Vehicles or other type of stored equipment or material.**
- j) Heat Pumps, Air Conditioners, and other equipment which may generate unacceptable levels of noise must be installed at the rear of the Residence. Of primary consideration, in such installations, is the noise factor. The equipment must be of a design, and of a quality level, to ensure it does not present a problem for, or be a nuisance to, neighbouring Residences.**

Continued.....

BYLAWS (CONTINUED)

4) EXTERIOR INSTALLATIONS AND ADDITIONS (CONTINUED)

- k) No Billboards, Signs, or Notices shall be posted, or erected, on any property or buildings. The exceptions to these are:**
 - (a) Election Signs are permitted during an election campaign and shall be no larger than 18" x 30" .**
 - (b) "For Sale" Signs which shall not exceed 18" x 30".**
 - (c) Signs which display the Owner's Name or House Number and shall not exceed 6" x 24".**

5) YARDS AND LANDSCAPING

- a) All Lots, improvements, and Landscaping shall be maintained in a neat and attractive condition.**
- b) Any damage to Common Property by a Resident, Visitors, or Service Personnel, may be corrected and/or repaired by the Strata Corporation and any resulting expenses will be charged to the Resident.**
- c) The Wood Fences shall not extend beyond the original point of installation. Fences shall be kept in a state of good repair and shall be restained as required using the APPROVED Cedar Stain.**
- d) The Concrete Block Wall around the perimeter of the Complex shall NOT be painted or in any other way be modified or defaced.**
- e) Hedges of any height or nature shall not be planted along any front or side property lines.**
- f) Lawn edges shall be kept trimmed, and maintained, to ensure that the Road edges are not damaged by Root growth.**

Continued.....

- 5 -

BY LAWS (CONTINUED)

5) YARDS AND LANDSCAPING (CONTINUED)

- g) Irrigation Systems shall be set and maintained to minimize any spillage or run-off onto the Road or onto neighbouring property.
- h) Vines and shrubs must not be allowed to grow through or over the concrete wall. Vines must be kept a minimum of 6 inches below the top of the wall. Shrub or tree branches and foliage must clear the top of the wall a minimum of 12 inches and be neatly trimmed. This will allow for good air circulation to the cap of the wall and discourage moss growth which can damage the wall. It will also enable us to inspect and repair the cap when required.
- i) Existing Maximum Allowable Tree Heights are as follows:

<u>HOUSES</u>	<u>FRONT YARD</u>	<u>BACK YARD</u>
01 - 27	15 Feet	25 Feet
28 - 41	"	10 Feet

Entry Turnaround - Natural Height but Trimmed

Continued.....

BYLAWS (CONTINUED)

6) HOUSEHOLD PETS

- a) Residents are permitted to have one pet per Household. This may be either a small "lapdog" or a cat. (For the purpose of these Bylaws, the lapdog shall not exceed 14" in shoulder height.)
- b) All pets must be kept on the Owner's property. If outside the property the pet must be accompanied and must be on a maximum 6' (six foot) leash
- c) Pet excrement deposited on Common Property or on any property other than the Owner's, must be immediately dealt with (i.e. properly "bagged" and disposed of.
- d) There may be occasions when a Resident is asked to "pet sit" for a friend or family member. The resident must inform the Council of this prior to the commencement of the sitting" period. Such occasions must not be of a regular nature and must not exceed 30 days in duration. During these periods all Bylaws concerning clean-up and leashing will apply and must be adhered to.

Schedule of Standard Bylaws

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.

Use of property

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) one dog or one cat.

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.

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

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 or 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 and windows 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.

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.

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.

Requisition of council hearing

15 (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

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 The strata corporation may fine an owner or tenant a maximum of

(a) \$50 for each contravention of a bylaw, and

(b) \$10 for each contravention of a rule.

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.

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 (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.

(2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.

Strata Property Act

Form I

AMENDMENT TO BYLAWS

(Section 128)

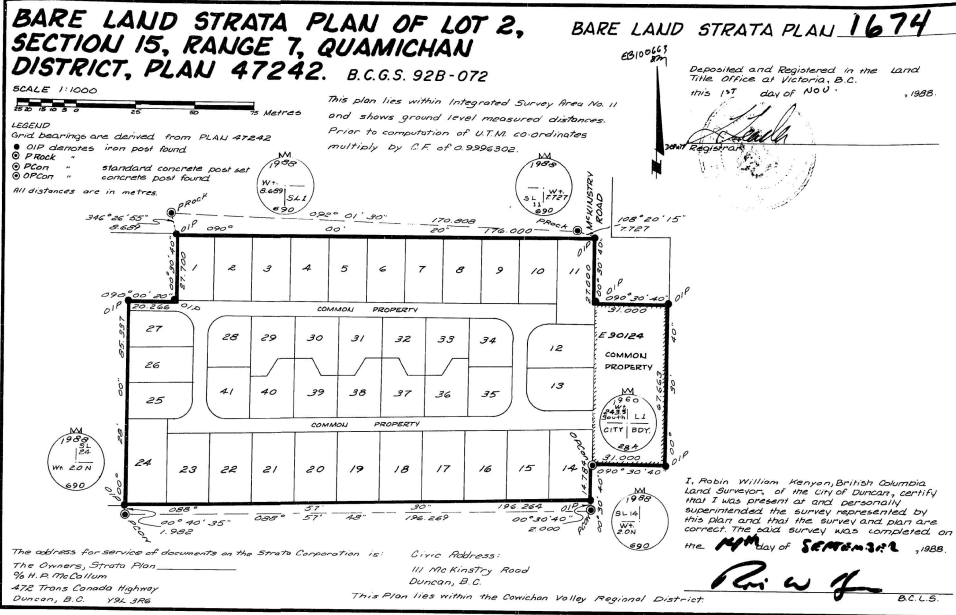
The Owners, Strata Plan VIS1674 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on April 7, 2016*:

1. That the Bylaws for Strata Plan VIS1674 currently registered with the Land Title Office be repealed.
2. That Strata Plan VIS1674 adopt the Schedule of Standard Bylaws under the *Strata Property Act*, as amended by the attached Bylaws adopted at the Annual General Meeting held April 7, 2016.

Signature of Council Member: Rosemary Dolman, President

Signature of Second Council Member, Malcolm Oakes, Vice-President

* Section 128(2) 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.



BARE LAND STRATA PLAN 1674

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1 Schedule of Unit Entitlement		FORM 2 Schedule of Interest Upon Destruction	
		Unit	Entitlement	Upon	Destruction
1	4	1	2.5	2.5	
2	4	1	2.5	2.5	
3	4	1	2.5	2.5	
4	4	1	2.5	2.5	
5	4	1	2.5	2.5	
6	4	1	2.5	2.5	
7	5	1	2.5	2.5	
8	5	1	2.5	2.5	
9	5	1	2.5	2.5	
10	5	1	2.5	2.5	
11	5	1	2.5	2.5	
12	5	1	2.5	2.5	
13	5	1	2.5	2.5	
14	5	1	3.15	3.15	
15	5	1	3.15	3.15	
16	5	1	3.15	3.15	
17	5	1	3.15	3.15	
18	4	1	3.15	3.15	
19	4	1	3.15	3.15	
20	4	1	3.15	3.15	
21	4	1	3.15	3.15	
22	4	1	3.15	3.15	
23	4	1	3.15	3.15	
24	4	1	3.15	3.15	
25	4	1	2.75	2.75	
26	4	1	2.75	2.75	
27	4	1	2.75	2.75	
28	4	1	2.75	2.75	

LOT No.	SHEET No.	FORM 1 Schedule of Unit Entitlement		FORM 2 Schedule of Interest Upon Destruction	
		Unit	Entitlement	Upon	Destruction
29	4	1	2.75	2.75	
30	4	1	2.75	2.75	
31	4	1	2.75	2.75	
32	4	1	2.75	2.75	
33	5	1	2.75	2.75	
34	5	1	2.75	2.75	
35	5	1	2.75	2.75	
36	5	1	2.75	2.75	
37	4	1	2.75	2.75	
38	4	1	2.75	2.75	
39	4	1	2.75	2.75	
40	4	1	2.75	2.75	
41	4	1	2.75	2.75	
TOTAL		41	11,825		

Accepted as to Forms 1 and 2,
this 28th day of OCTOBER, 1988.

for Superintendent of Insurance-Bankers & Real Estate.

Approved as a Bare Land Strata Plan under the
Condominium Act this 17th day of September, 1988.

Approving Officer for the City of Duncan.
Dated this 03 day of NOVEMBER, 1988.

R W K
Robin William Kenyon
B.C.L.S.

HANSON & KENYON, B.C. LAND SURVEYORS
#104-35 QUEEN'S ROAD
DUNCAN, B.C. V9C 5M1 TEL 4745

FILE 88-2697

CONDOMINIUM ACT

BARE LAND STRATA PLAN 1674

STATUTORY DECLARATION

I/we the undersigned do solemnly declare that
1) I/we the undersigned (am/are) the owner/developer or
(in the alternative) the duly authorized agent of the
owner/developer.
2) The strata plan is for residential use.

I/we make this solemn declaration conscientiously believing
it to be true and knowing that it is of the same force
and effect as if made under oath.

Declared before me at *Duncan*
in the Province of *BRITISH COLUMBIA*
this 30 day of *SEPTEMBER*, 1988.

Attest: Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia.

Bank of Montreal PM 5051937

Authorized Signatory
JONAS COMMERCIAL BANKING MANAGER

Authorized Signatory
Erik Melgaard Masonry Ltd. (Inc. No. 143722)

Authorized Signatory
E. Melgaard

Authorized Signatory

Pursuant to my Order dated SEPTEMBER 14, 1988
the monumentation on this block outline survey is
herby approved this 14th day of SEPTEMBER, 1988.

R. Kenyon
Deputy Surveyor General

The conditions of the above mentioned Order are accepted:
Bank of Montreal PM 5051937

Authorized Signatory
JONAS COMMERCIAL BANKING MANAGER
Erik Melgaard Masonry Ltd. (Inc. No. 143722)

Authorized Signatory
E. Melgaard

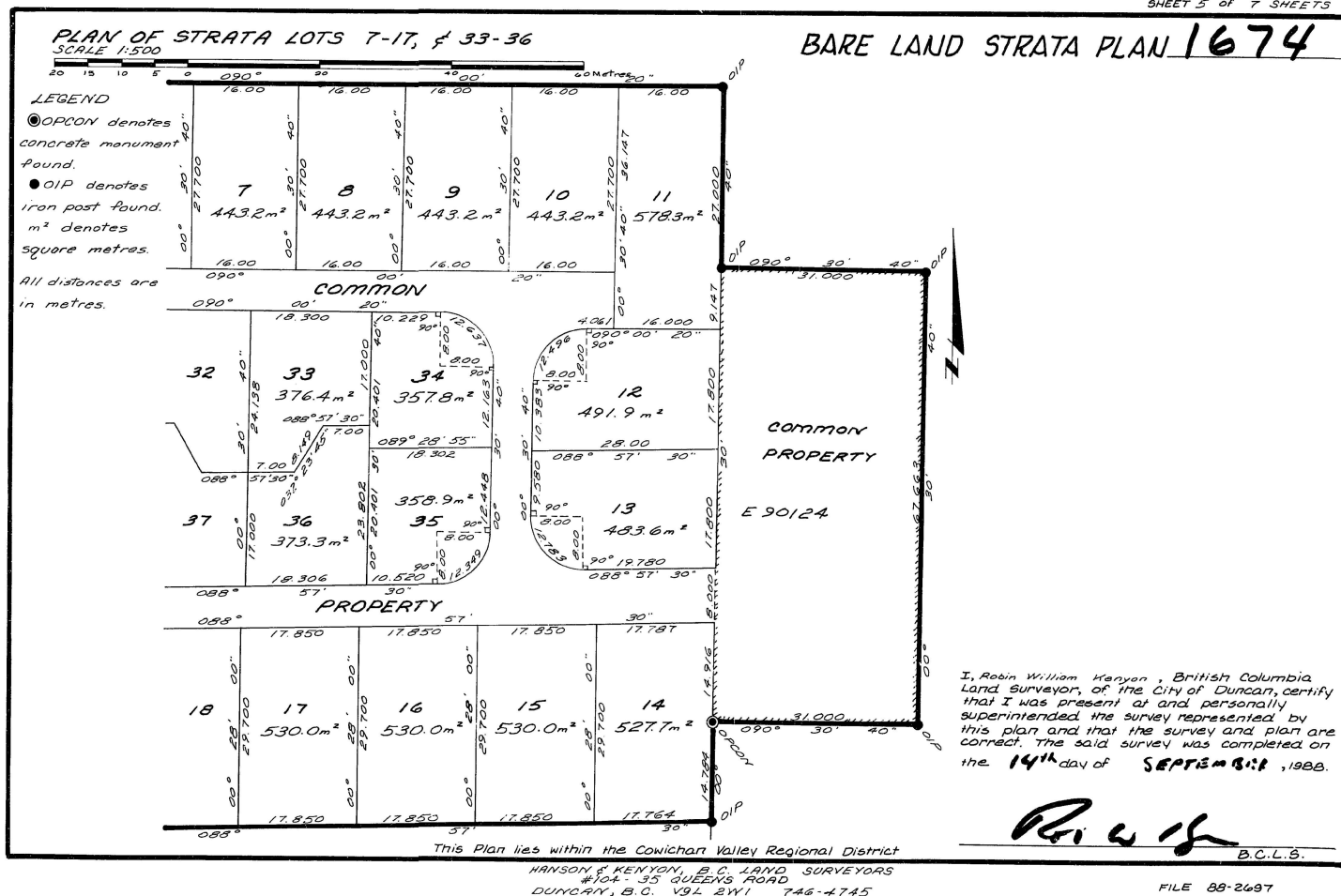
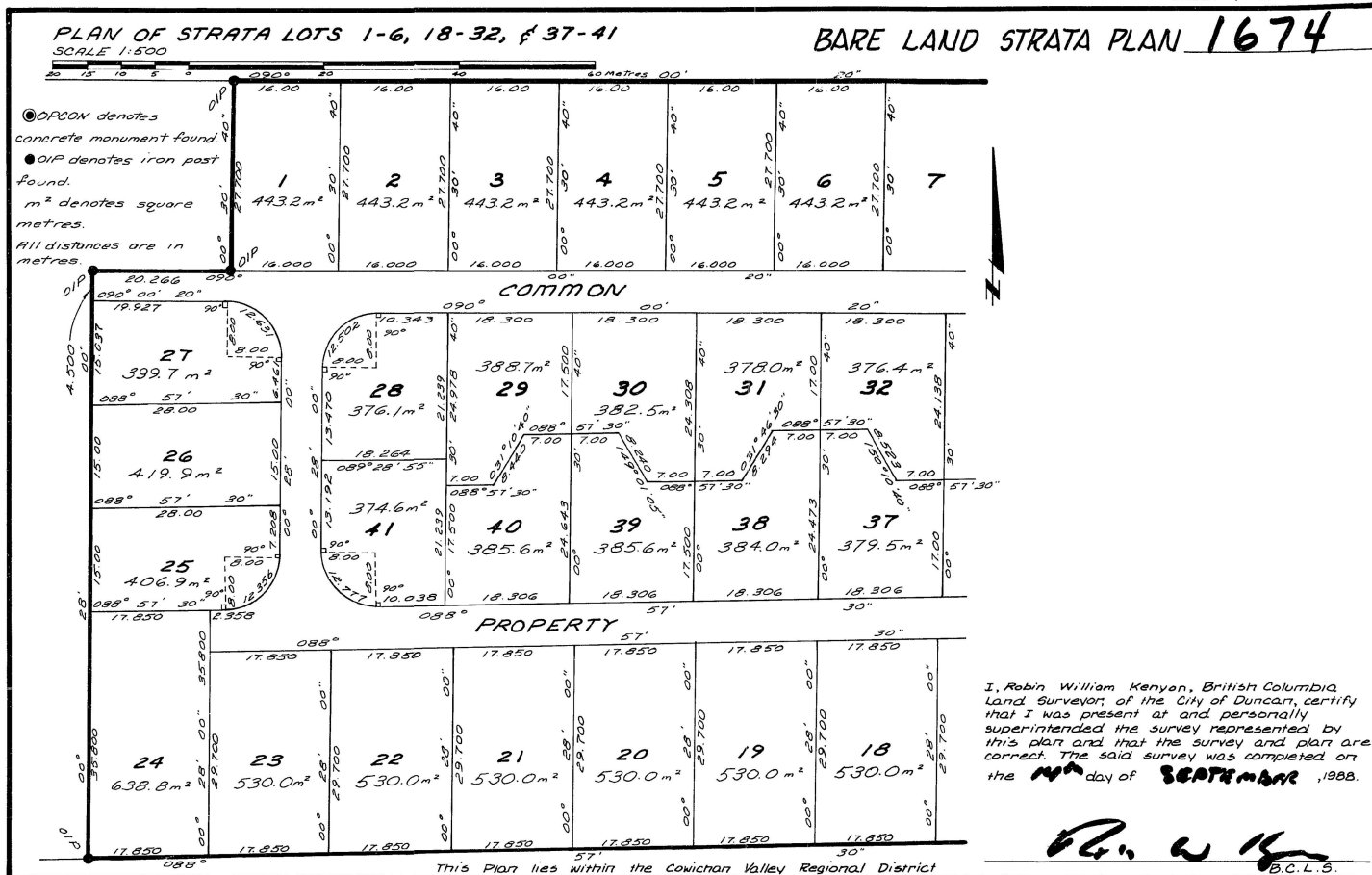
The order of the Surveyor General dated
has been filed in the Land Title Office in
B.C., as number E8100663.

K.D. Burgess per dm
Registrar of Titles

R W K
Robin William Kenyon
B.C.L.S.

HANSON & KENYON, B.C. LAND SURVEYORS
#104-35 QUEEN'S ROAD
DUNCAN, B.C. V9C 5M1 TEL 4745

FILE 88-2697



STRATA PLAN 1674[illegible]

Dated this 14th day of SEPT, 1988.

B. C. L.

HANSON & KENYON, B.C. LAND SURVEYORS
#104- 35 QUEENS ROAD
DUNCAN, B.C. V9L 2W1 746-4745

FILE 88-2697

SHEET 7 OF 7 SHEETS

STRATA PLAN 1674[illegible]

Dated this 14th day of SEPT., 1988.

[Signature] BCL

HINSON, J. KEITHON, B.C. LAND SURVEYING
#104-35 QUEENS ROAD
DUNCAN, B.C. V2L 2W1 746-4745

FILE 88-2697

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

Amera Johnson



23 Queens Rd
Duncan, BC
V9L 2W1

The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

www.duncanbcrealestate.ca

Dan Johnson Personal Real Estate Corporation
250-709-4987
wrkn4you@gmail.com

Amera Johnson
778-838-8685
amerajohnsonrealestate@gmail.com