

# **COUNTRYSIDE TOWNHOMES**

## **BYLAWS**

**STRATA PLAN No. VIS669**

**LAST UPDATE: DECEMBER 24, 2021**

(Please note that these bylaws have been consolidated for convenience only. The official bylaws of the Strata Corporation are those approved by the owners in accordance with the Act and filed in the Land Title Office from time to time.)

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Supplied to StrataDocs 2022/10/14  
Ordered by Maria Furtado 2025/03/23

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## Bylaws of Strata Plan #669

### Division 1 - Duties of Owners, Tenants, Occupants & Visitors

#### 1. Payment of Strata Fees

- 1.1 All owners must pay strata fees on or before the first day of the month to which the strata fees relate.
  - 1.1.1 It shall be the duty of every unit to pay his or her share of the common expenses.
  - 1.1.2 At each annual general meeting subsequent to the first annual general meeting, the strata corporation shall prepare an annual budget for the following 12-month period, and, after that, all owners shall pay a monthly assessment.
  - 1.1.3 Unit owners must pay to the strata corporation a fine for late payment, and a fee for NSF payments, to be determined by council members.

#### 2. 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.
- 2.2 An owner must repair and maintain his/her strata lot, including all private yard area forming part of the strata lot and areas allocated to his/her exclusive use, and keep them in a state of good repair, reasonable wear and tear and damage by fire, storm, tempest or act of God excepted. *(Repealed & Replaced December 18, 2019 CA7937840)*

An owner shall at least once in every ten (10) years paint the wood and stucco on the exterior of the dwelling on their strata lot, in the colours currently being used on the strata lots. The cost of paint shall be borne by the strata corporation. If the strata council members deem that the wood and/or stucco of any unit requires painting sooner than the ten years, the owner shall be responsible to paint the unit. The owner may request to paint the unit at any time before the ten years by application to the strata council. *(Repealed & Replaced December 18, 2019 CA7937840)*

#### 3. Use of Property

- 3.1 The residents shall use and enjoy the common property, common facilities or other assets of the strata corporation in a manner that will not unreasonably interfere with their use and enjoyment by other owners, their families or visitors.
- 3.2 The residents shall not use his/her strata lot, or permit the same to be used, in a manner or for a purpose that will cause a nuisance or hazard to any other occupier of a strata lot, whether an owner or not, or his/her family.
- 3.3 The residents shall maintain the yard area of their unit; and maintain and repair the eaves

and keep clear the driveway drain on their properties and provided always agree that should he/she fail to do so after notice from the strata council, the strata council shall be authorized to perform such maintenance and charge the same to the defaulting owner as part of the next month's assessment.

- 3.4 The residents shall maintain and replace when necessary the roof and driveway, of their unit and provided always agree that should he/she fail to do so after notice from the strata council, the strata council shall be authorized to perform such maintenance and charge the same to the defaulting owner as part of the next month's assessment.
- 3.5 The residents shall maintain the external surfaces and structure of their unit including repairing siding and stucco and provided always agree that should he/she fail to do so after notice from the strata council, the strata council shall be authorized to perform such maintenance and charge the same to the defaulting owner as part of the next month's assessment.
- 3.6 The residents shall not erect or hang over or outside any window or door of a strata lot or on the common property, awnings, shades or screens protruding from the building, without the written consent of the strata council.
- 3.7 The residents shall not hang or permit to be hung any laundry or washing on the common property or in or about his/her strata lot except in the rear of their unit.
- 3.8 The residents shall not do anything or permit anything to be done on his/her strata lot or on the common property which will or would tend to increase the risk of fire or the rate of fire insurance premiums with respect thereto including without restricting the generality of the foregoing keeping inflammable materials, of any kind, in his/her strata lot.
- 3.9 The residents shall not do anything or permit anything to be done in his/her strata lot or on the common property that is contrary to any statute, ordinance, bylaw, or regulation of any governmental authority whether Federal, Provincial, Municipal or otherwise.
- 3.10 The residents shall not, subject to the provisions of the Canada Elections Act, erect, place, allow, keep or display signs, billboards, advertising matter or other notices or displays of any kind (other than realty signs) on the common property or in or about any strata lot in any manner which may make the same visible from the outside of the strata lot.
- 3.11 The residents shall not allow his/her strata lot to become unsanitary.
- 3.12 The residents shall notify the strata corporation promptly on any change of ownership or of any mortgage or other dealing in connection with his/her strata lot.
- 3.13 The residents shall not alter or permit to be altered the exterior appearance of the building constructed on his/her strata lot without the written consent of the strata council, or make interior structural alterations to such structure without approval as aforesaid. The costs of any inspection by an architect or engineer if the same is required shall be borne by the owner applying for permission.

- 3.14 The residents shall obtain approval before altering common property.
- 3.15 A strata lot must not be used for short-term accommodation purposes, including, but not limited to, a bed-and-breakfast, lodging house, hotel, motel, home exchange, time share, temporary housing, corporate housing, vacation rental or extended vacation rental, whether arranged through websites such as Air BnB, VRBO, Premiere Executive Suites or through companies that advertise this type of accommodation. Without limiting the generality of the foregoing, an owner, tenant or occupant must not enter into a license for the use of all or part of a strata lot for accommodation purposes. Despite bylaw 22.1 and effective November 30, 2018, any breach of this bylaw 3.15 is subject to a fine of up to \$1,000 per day.  
(Added December 20, 2018 CA7265160)

#### **4. Permit Entry to Strata Lot**

- 4.1 An owner shall permit the strata corporation and its duly authorized agents, at all reasonable times on notice, to enter his/her strata lot for the purpose of inspecting the same and maintaining, repairing or renewing pipes, wires, cables and ducts for the time being existing in the strata lot and capable of being used in connection with the enjoyment of any other strata lot or common property, or for the purpose of maintaining, repairing or renewing common property, common facilities or other assets of the strata corporation, or for the purpose of ensuring that the bylaws are being observed.
- 4.2 An owner shall promptly carry out all work that may be ordered by any competent public or local authority in respect of his/her strata lot other than work for the benefit of the building generally, and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his/her strata lot.

#### **5. Pets**

- 5.1 No owner shall keep more than TWO (2) pets, either cats or dogs in or about his/her strata lot and in no case shall any dogs be allowed to run loose on any portion of the common property.

#### **6. Rental Restrictions**

- 6.1 Pursuant to Section 141(2) of the Strata Property Act, SBC 1998, Chapter 43, the strata corporation may restrict or limit the number of strata lots which may be leased or rented. The maximum number of units which may be rented is five (5) of the total units in the complex.
- 6.2 Any owner wishing to rent or lease a strata lot shall apply to the strata council for permission to do so.
- 6.3 Upon receipt of such request, the strata council shall review the same, and in doing so shall consider the number of lots which may be leased or rented pursuant to this bylaw and all applications for rental (if any) currently outstanding.

- 6.4 The strata council shall also immediately notify all other strata lot owners of the application and advise them that they may, within 15 days of the date of such notice, file any objections.
- 6.5 Upon the expiration of this period, the strata council shall notify the applicant as to whether they are permitted to rent or lease their strata lot pursuant to the terms of this bylaw.
- 6.6 Upon the termination of any tenancy or lease, whether existing or approved pursuant to this bylaw, the owner shall thereafter make application to the strata council for permission to rent the strata lot in accordance with the provisions of this bylaw.
- 6.7 The strata corporation is entitled to impose a fine of up to \$500 for a contravention of the rental bylaws and may impose such fine for a continuing contravention every seven (7) days.

## **Division 2 - Powers and Duties of Strata Corporation**

### **7. Repair and Maintenance of Property by Strata Corporation**

The Strata Corporation shall:

- 7.1 control, manage and administer the common property, common facilities or other assets of the corporation for the benefit of all owners;
- 7.2 keep in a state of good and serviceable repair and properly maintain the fixtures and fittings and other apparatus and equipment used in connection with the common property, common facilities or other assets of the corporation;
- 7.3 maintain all common areas, both internal and external, including lawns, gardens, parking and storage areas;
- 7.4 Paid from the strata fees, the council will maintain certain items as noted where it is to the benefit of all strata owners that these items be maintained collectively, but the council will take on no other responsibilities or ownership of same, including:
  - 7.4.1 Trimming hedges and trees in the front yards of all properties;
  - 7.4.2 Periodically clean the perimeter drainage systems for all units
  - 7.4.3 Maintain and keep in good repair the standard and globe lighting located in the front of each strata property;
  - 7.4.4 Maintain common storm drains
  - 7.4.5 And, Mow front lawns.
- 7.4 maintain and repair, including renewal where reasonably necessary, pipes, wires, cables, sewers, and drains on the common property;
- 7.5 on the written request of an owner or mortgagee of a strata lot, produce to him or a person authorized in writing by him the insurance policies affected by the corporation and the receipts for the last premiums;
- 7.6 collect and receive all contributions toward the common expenses paid by the owners and deposit the same with a savings institution; and

- 7.7 pay all sums of money properly required to be paid on account of all services, supplies and assessments pertaining to, or for the benefit of, the corporation.

The Strata Corporation may:

- 7.8 invest as it may determine in separate accounts money in the fund for administrative expenses, or in the contingency reserve fund;
- 7.9 do all things necessary for the enforcement of the bylaws and the rules and regulations of the strata corporation, and for the control, management and administration of the common property, common facilities or other assets of the strata corporation, generally, including removing privileges in respect of the use of certain facilities, or fixing and collecting fines for contravention of the bylaws, rules or regulations;
- 7.10 subject to this Act, determine the levy for the contingency reserve fund which shall be not less than 5% of the total annual budget, until the reserve reaches an amount that the strata council considers sufficient having regard to the type of buildings in the strata plan, and thereafter raise further amounts of replacements of funds from time to time and over a period of time as the strata council thinks fit; and
- 7.11 join any organization serving the interest of strata corporation and assess the membership fee in the organization as part of the common expenses.

## 8. Legal Cost

- 8.1 Any owner or tenant against whom the strata corporation reasonably takes legal action to enforce the Act, these bylaws or any rules of the strata corporation or to recover monies to the strata corporation must pay the legal costs of the strata corporation on a solicitor or own client basis. Legal action in this section includes any services provided to the strata corporation by a lawyer whether or not court or administrative proceedings of any kind are ultimately commenced.

## 9. Authorization to Collect Monies Owed

- 9.1 If any unit owner shall fail or refuse to make any payment of the common expenses and/or special assessments when due and upon written notice of a request for such payment that has not been complied with within two (2) weeks, the amount thereof shall constitute a lien on the interest of the owner on the property. The owner shall be required to pay the costs and expenses of any lien action.
- 9.2 Pursuant to Section 171(4) of the Act, the strata corporation may, without obtaining separate authorization of a  $\frac{3}{4}$ . resolution, proceed under the Small Claims Act to collect monies owing to the strata corporation by an owner or tenant if the amount owing is greater than \$500 and such amount has been outstanding for greater than 60 days and if such proceeding is commenced, the strata corporation may add to the claim any amount then due and owing from the owner or tenant to the strata corporation. The unit owner shall be required to pay the costs and expenses of any foreclosure or sale proceedings and reasonable attorney's fees.



## Division 3 - Council

### 10. Council Size and Eligibility

- 10.1 The council must have at least three (3) members.
- 10.2 No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under Section 116(1) of the Act.

### 11. Council Members' Terms

- 11.1 The term of office of a council member begins at the end of the general meeting at which the council member is elected and ends at the conclusion of the annual general meeting at which the new council is elected.
- 11.2 A person whose term as council member is ending is eligible for re-election.

### 12. Replacing Council Members

- 12.1 A member from the council may be removed for not fulfilling his/her duties. Such removal must be by a unanimous vote by all strata council members (excluding council member under review) and given in writing to the council member.
- 12.2 If a council member resigns or is unwilling or unable to act for a period of two (2) or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 12.3 A replacement council member may be appointed from any person eligible to sit on the council.
- 12.4 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.

### 13. 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.
- 13.2 A person may hold more than one office at a time, other than the offices of president and vice president.
- 13.3 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.

- 13.4 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.

#### **14. Calling Council Meetings**

- 14.1 Any council member may call a council meeting by giving the other council members at least one (1) weeks notice of the meeting, specifying the reason for calling the meeting.
- 14.2 The notice does not have to be in writing but all reasonable attempts to contact all council members in advance of the meeting must be taken.
- 14.3 A council meeting may be held on less than one (1) weeks notice if:
- a) all councilmembers 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.

#### **15. Quorum of Council**

- 15.1 A quorum of the council is three (3) if council consists of four (4) to seven (7) members.
- 15.2 Council members must be present in person at the council meeting to be counted in establishing a quorum.

#### **16. Council Meetings**

- 16.1 No observers may attend those portions of council meetings that deal with any of the following:
- a) bylaw contravention hearings under Section 135 if the Act;
  - b) rental restriction bylaw exemption hearings under Section 144 of the Act; or
  - c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

#### **17. Voting at Council Meetings**

- 17.1 At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- 17.2 If there is a tie vote at a council meeting, the president shall break the tie by casting a second, deciding vote (listing numbers in favour and opposed).
- 17.3 The results of all votes at a council meeting must be recorded in the council meeting minutes.

## 18. Council to Inform Owners of Minutes

- 18.1 The council shall make every reasonable effort to provide/inform owners who have requested minutes of council meetings and/or financial statements within two (2) weeks whether or not the minutes have been approved.

## 19. Delegation of Council's Powers and Duties

- 19.1 Subject to subsections (19.2) to (19.4) below, the council may delegate some or all its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- 19.2 The council may delegate its spending powers or duties, but only by a resolution that:
- delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - delegates the general authority to make expenditures in accordance with subsection (19.3) below.
- 19.3 A delegation of a general authority to make expenditures must:
- set a maximum amount that may be spent, and
  - indicate the purposes for which, or the conditions under which, the money may be spent.
- 19.4 The council may not delegate its powers to determine, based on the facts of a particular case:
- whether a person has contravened a bylaw or rule, or
  - whether a person should be fined, and the amount of the fine.

## 20. Spending Restrictions

- 20.1 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.
- 20.2 A council member may not make one-time expenditures in excess of \$1,000 unless the same are authorized in the annual general meeting or by special resolution of the owners in the general meeting.
- 20.3 Despite subsection (20.1) and (20.2) above, 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.

## 21. Limitation on Liability of Council Member

- 21.1 A council member who acts honestly 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.
- 21.2 Subsection (21.1) above does not affect a council member's liability as an owner for a judgment against the strata corporation.

- 21.3 The strata corporation shall indemnify all strata council members for any liability for costs or damages arising as a result of a bona fide exercise of any discretion granted of them. Such indemnity is to extend to all legal costs incurred by them on a solicitor and own client basis.

## **Division 4 - Enforcement of Bylaws and Rules**

### **22. Fines**

- 22.1 Fines may be levied by the strata corporation against an owner or tenant for breaches of these bylaws or the rules of the strata corporation as follows:
- a) first offence written warning,
  - b) breach of rule: second offence \$25; third offence \$50,
  - c) breach of bylaw: second offence \$100; third offence \$200.
- 22.2 Each owner and tenant is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation as provided for in the Act or these bylaws, and if the owner or tenant fails to pay any money so owing within 15 days after the date such money becomes due, the owner or tenant will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of \$10, and if such default continues for a further 15 days, an additional fine of \$25 will be levied against and paid by the owner or tenant, as the case may be, and for each additional month such default continues, an additional fine of \$25 will be levied against and paid by the owner or tenant.

### **23. Continuing Contravention**

- 23.1 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than seven (7) days, a fine may be imposed every seven (7) days.

## **Division 5 - Annual and Special General Meetings**

### **24. Person to Chair Meeting**

- 24.1 The president of the council must chair annual and special general meetings.
- 24.2 If the president of the council is unwilling or unable to act, the vice president of the council must chair the meeting.
- 24.3 If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters in person or by proxy from among those persons who are present at the meeting.

## 25. Participation by Other Than Eligible Voters

- 25.1 Owners who are not eligible to vote may attend annual and special general meetings and participate in the discussion at the meeting.

## 26. Voting

- 26.1 At an annual or special general meeting, voting cards must be issued to eligible voters.
- 26.2 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.
- 26.3 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.
- 26.4 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.
- 26.5 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.
- 26.6 Despite anything in this section, an election of council or any other vote must be held by secret ballot, if an eligible voter requests the secret ballot.
- 26.7 An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring a unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.

A person who is eligible to vote may attend an annual or special general meeting by electronic means so long as the person and the other participants can communicate with each other. (Added December 24, 2021 CA9610040)

- 26.8 If an annual or special general meeting is held by electronic means with a person, the person is deemed to be present in person for the purposes of the meeting. (Added December 24, 2021 CA9610040)
- 26.9 Despite anything in this section, in the event that an eligible voter attends an annual or special general meeting by electronic means, the strata corporation has no obligation to make provision for a secret ballot for that particular voter. (Added December 24, 2021 CA9610040)

## 27. Proxies

- 27.1 An instrument appointing a proxy shall be in writing signed by the owner or his/her attorney, and may be either general or for a particular meeting.

- 27.2 The proxy need not be an owner.
- 27.3 Notwithstanding the provisions of these bylaws on appointment of a proxy, where the owner's interest is subject to a registered mortgage and where the mortgage provides that the power of vote conferred on an owner under this Act may be exercised by the mortgagee and where the mortgagee has given written notice of his mortgage to the corporation, no instrument or proxy shall be necessary to give the mortgagee the power to vote. The mortgagee shall indicate his presence at the calling of the roll and he/she, rather than the owner, shall be issued a voting card.

## 28. Quorum for Adjourned Meeting

- 28.1 Notwithstanding Section 48(3) of the Act, if within ½ hour from the time appointed for an annual or special general meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of members; but in any other case, the meeting shall stand adjourned for a further Y, hour from the time appointed and, if within one hour from the time appointed a quorum is not present for the meeting, the eligible voters present in person or by proxy shall constitute a quorum.

## 29. Order of Business

- 29.1 The order of business at annual or special general meetings is as follows:
- a) certify proxies 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, such as financial statement if the meeting is an annual general meeting;
  - m) resignation of council and re-election of council, if the meeting is an annual general meeting;
  - n) terminate the meeting.

## Division 6 - Voluntary Dispute Resolution

### 30. Voluntary Dispute Resolution

- 30.1 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:
- all the parties to the dispute consent, and
  - the dispute involves the Act, the regulations, the bylaws or the rules.
- 30.2 A dispute resolution committee consists of:
- one owner of the strata corporation nominated by each of the disputing parties chosen to chair the committee by the persons nominated by the disputing parties, or
  - any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- 30.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

## Division 7 - Miscellaneous Matters

### 31. Small Claims Actions

- 31.1 Notwithstanding any provision of the Act, the strata corporation may proceed under the Small Claims Act (British Columbia) against an owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a  $\frac{3}{4}$  vote.

### 32. Parking

- 32.1 An owner shall not store or allow to remain any motor vehicle in or about his/her strata lot or the common property, except in the carport or driveway. Any owner who cannot park a second vehicle in his/her carport or driveway may widen his/her carport floor, to meet current concrete standards to facilitate second vehicle parking. PROVIDED THAT no owner shall keep any unlicensed motor vehicle on or about his/her strata lot or the common property for a period in excess of TWO (2) WEEKS, provided that in case of hardship this may be extended by the strata council for an additional FOUR (4) WEEKS. No owner shall keep or allow to be kept any recreational vehicle, boat or trailer on or about the front of his/her strata lot for a period in excess of ONE (1) WEEK.
- 32.2 An owner shall not use or allow his/her carport to be used as a storage area, except for: licensed vehicles, motorcycles, bicycles, garbage cans and neatly stacked firewood.

### Designation of Roofs as Limited Common Property

WHEREAS The Owners, Strata Plan VIS 669 (the "Strata Corporation") wishes to designate the roofs of each strata lot, which are currently designated common property as limited common property for the exclusive use of the corresponding strata lot owner as set out in the sketch plan attached to this resolution as Schedule B pursuant to section 74 of the *Strata Property Act* (the "Act");

BE IT RESOLVED by a  $\frac{3}{4}$  vote of the Strata Corporation that, pursuant to section 74 of the Act, the roofs identified as common property in the strata plan be designated as limited common property for the exclusive use of the owner(s) of the corresponding strata lots as marked in the sketch plan.

(Added February 11, 2015 CA4267486)

### **Designation of Attics as Limited Common Property**

WHEREAS The Owners, Strata Plan VIS 669 (the “Strata Corporation”) wishes to designate the attic spaces of each strata lot, which are currently designated common property as limited common property for the exclusive use of the corresponding strata lot owner as set out in the sketch plan attached to this resolution as Schedule A pursuant to section 74 of the *Strata Property Act* (the “Act”);

BE IT RESOLVED by a  $\frac{3}{4}$  vote of the Strata Corporation that, pursuant to section 74 of the Act, the attic spaces identified as common property in the strata plan be designated as limited common property for the exclusive use of the owner(s) of the corresponding strata lots as marked in the sketch plan.

(Added February 11, 2015 CA4267486)

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Ordered by Maria Furtado 2025/03/23

Ordered By: Maria Furtado of One Percent Realty on 2025/03/23

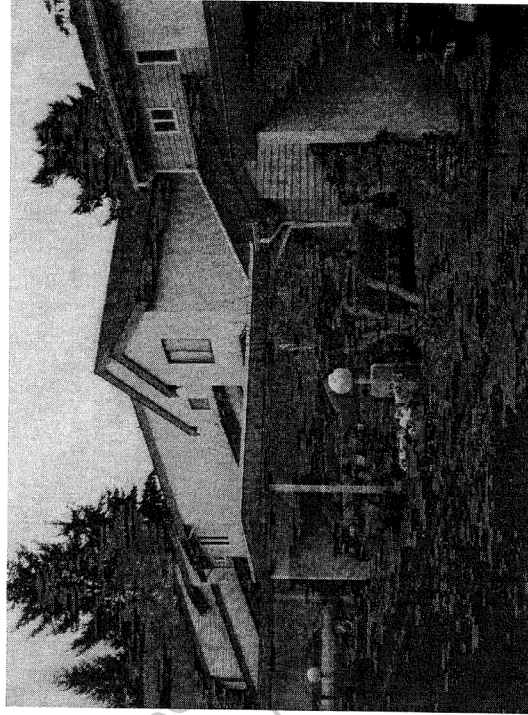
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# ROOF PLAN REPRODUCTION 7925 SIMPSON ROAD

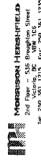


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UNITS 1-30  
7925 SIMPSON ROAD  
SAANICHTON, BC  
PROJECT No. 5140019.00

ISSUED FOR CLIENT  
FEBRUARY 10th, 2015  
REVISION No. V4

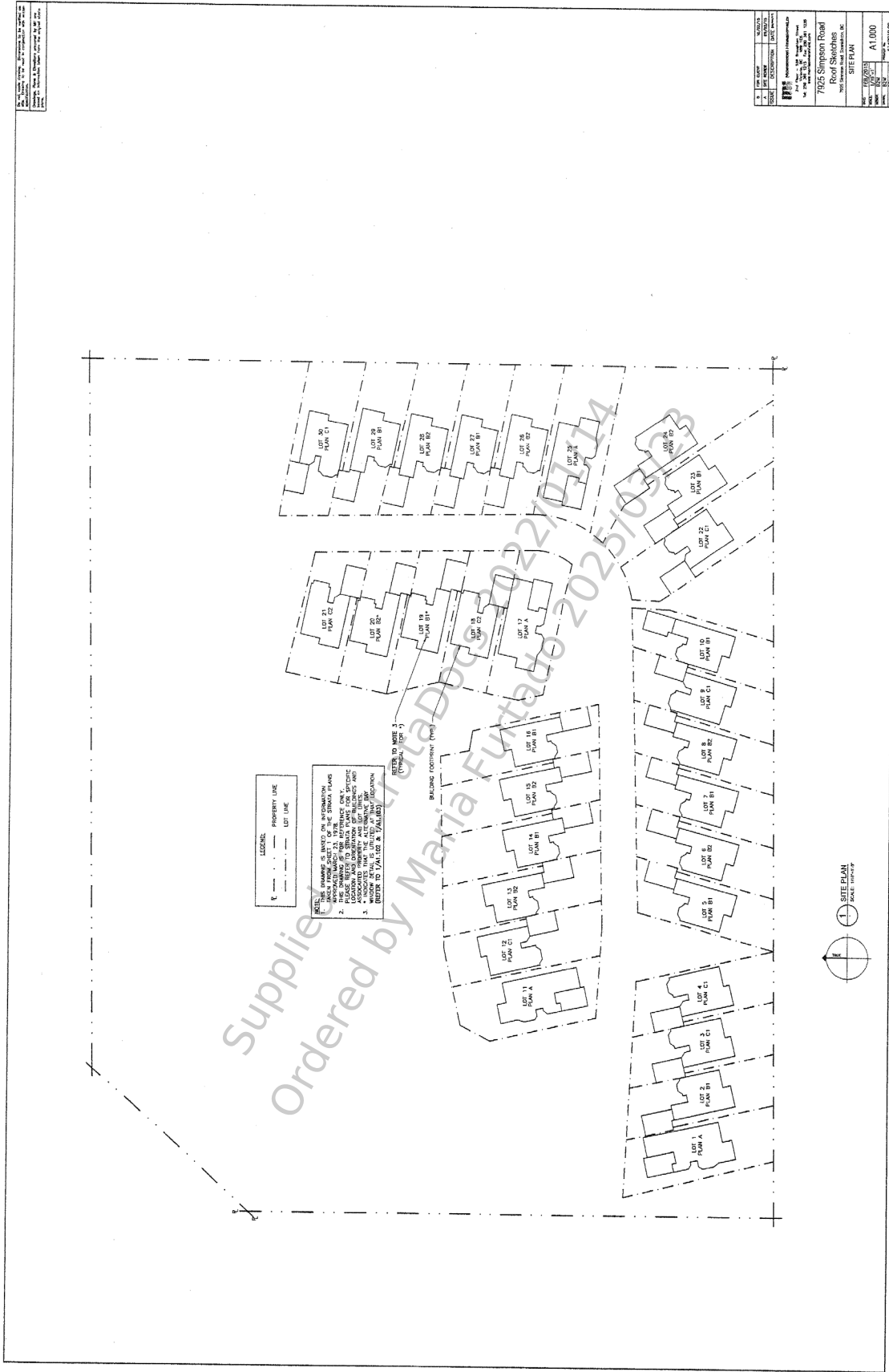


Professional Engineering  
No. 200 201 78 57 Fax: 200 201 1335

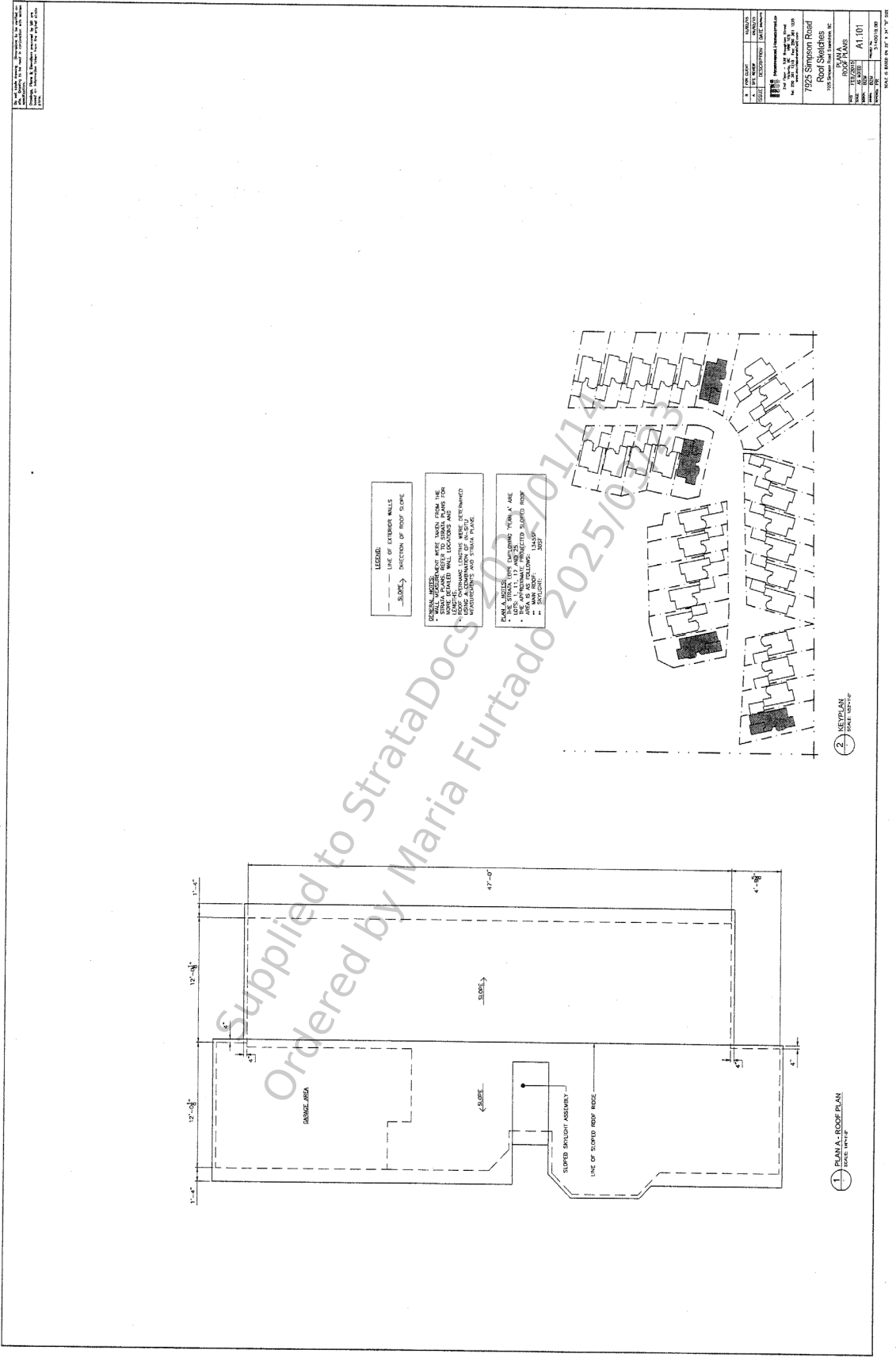
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Ordered by

5/03/23

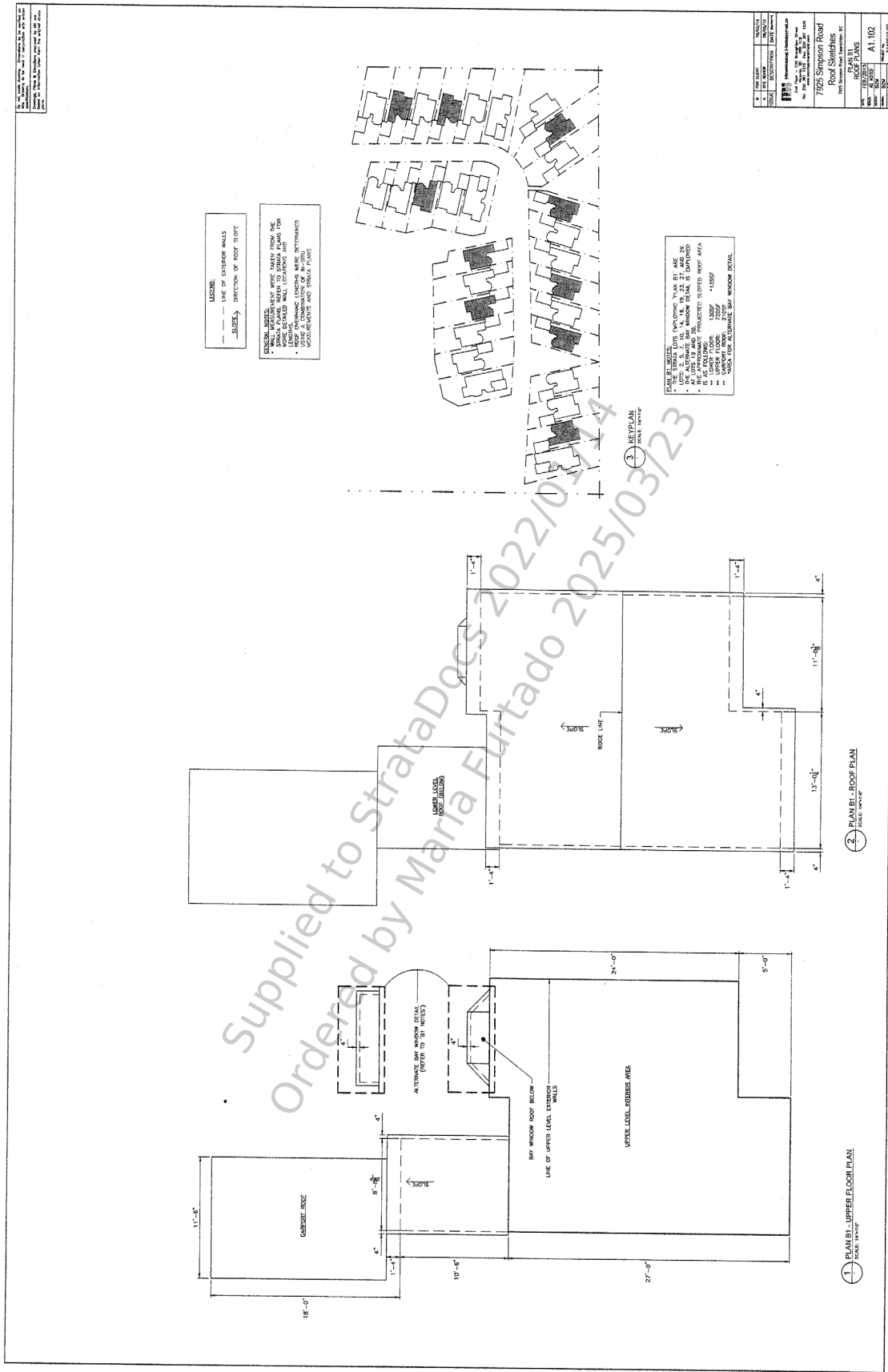
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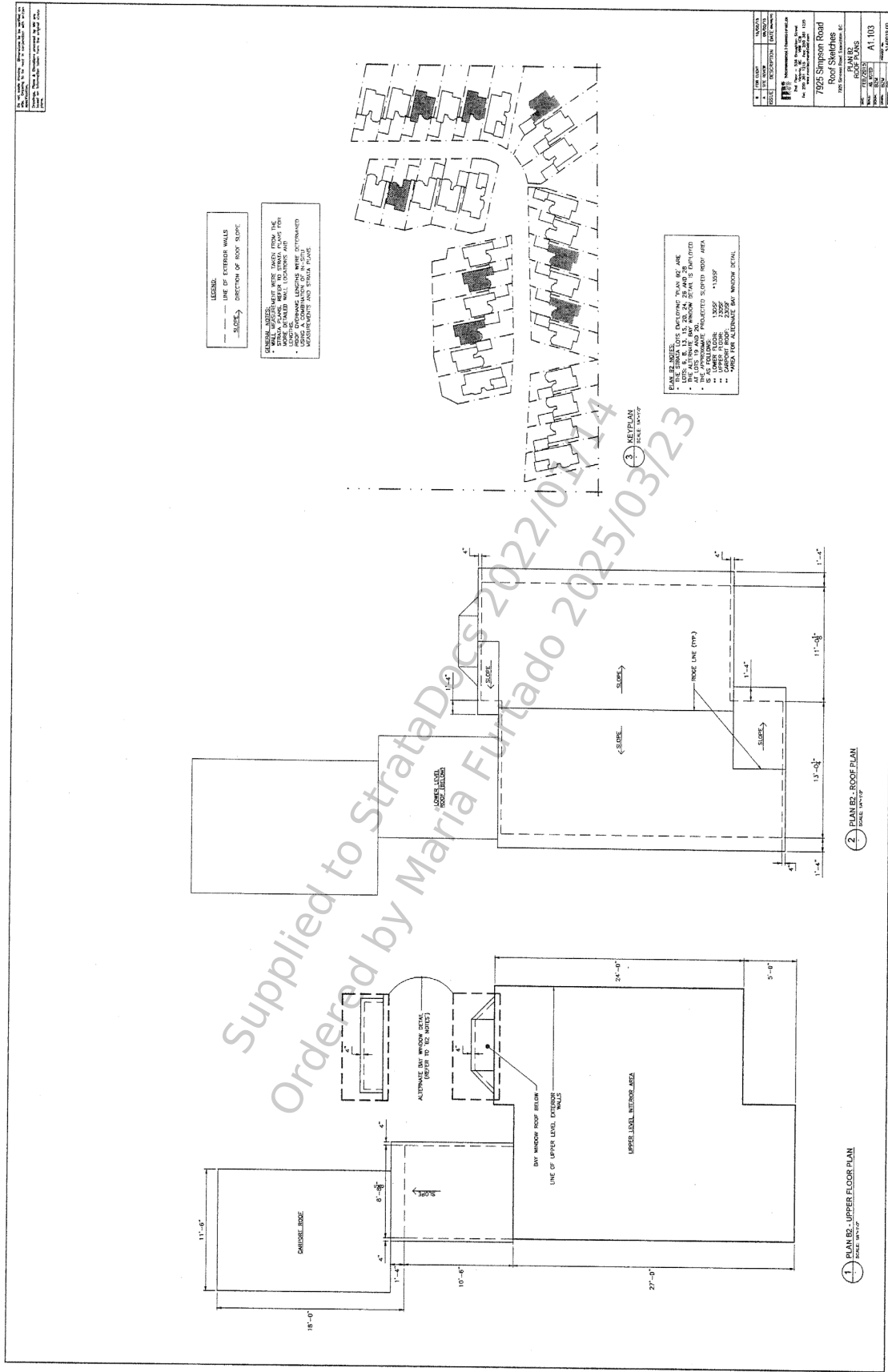
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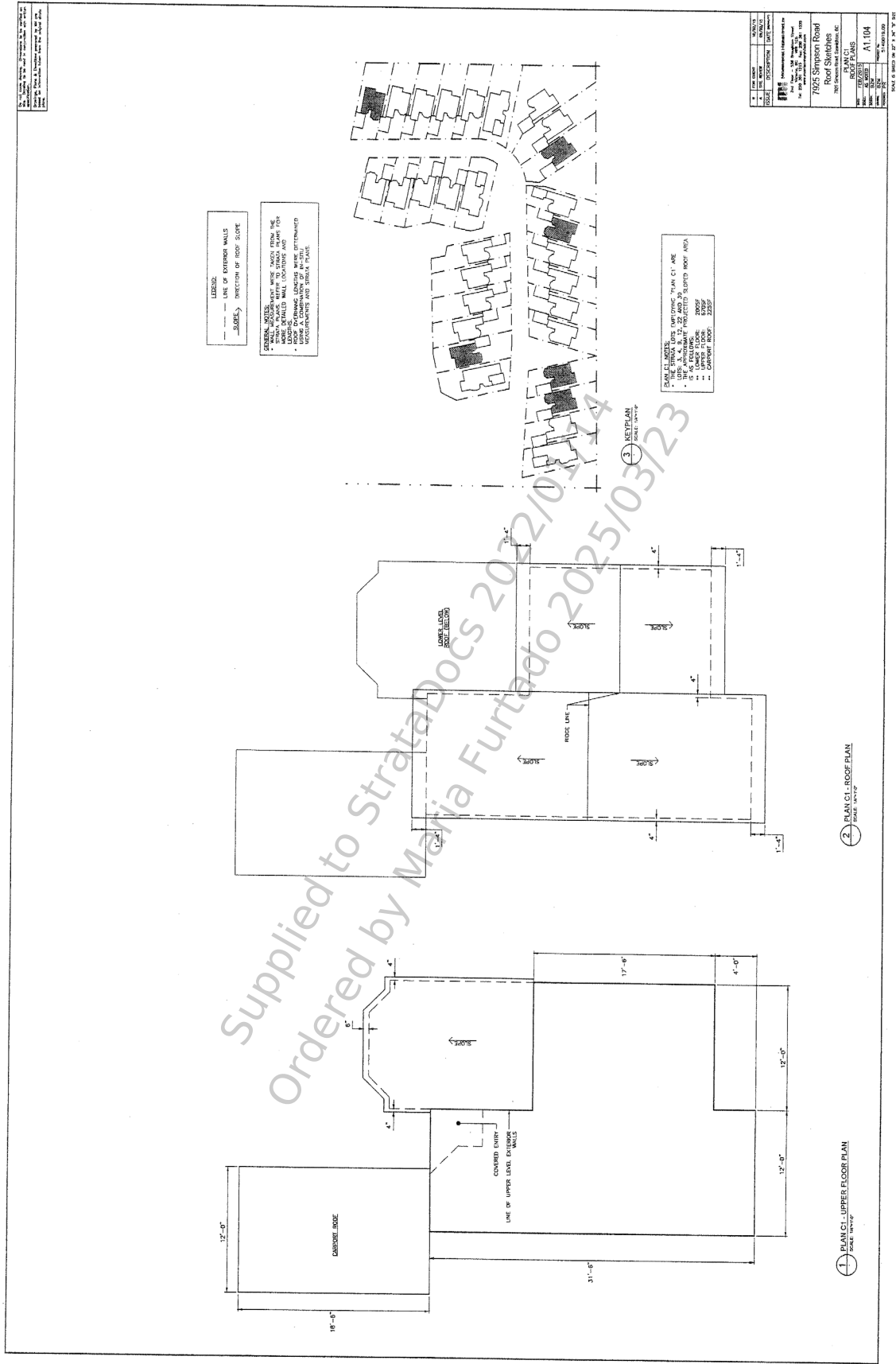
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