

1. Contact

**Stevenson Luchies & Legh
Barristers & Solicitors
300 - 736 Broughton Street
Victoria BC V8W 1E1
250-381-4040**

File No. 14678-001 / JJH

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

VIS1166

THE OWNERS, STRATA PLAN VIS1166

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Johnathan Justin
Hanson 3H1NIJ**

**Digitally signed by
Johnathan Justin Hanson
3H1NIJ
Date: 2022-04-11
09:36:53 -07:00**

Supplied to StrataDocs 2022/04/11
Ordered by Maria Furtado 2023/05/02

Ordered By: Maria Furtado of One Percent Realty on 2023/05/02
Document Uploaded and Verified: 2022/04/11

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Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 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 March 2nd, 2022.

BE IT RESOLVED BY A ¾ VOTE OF THE OWNERS STRATA PLAN VIS 1166 that pursuant to section 128 of the *Strata Property Act*, the Strata Corporation repeal bylaw 18 and adopt the following bylaw:

18. Council meetings and decision making between meetings

- (1) At the option of the Council, council meetings and council hearings may be held, or council decisions made by electronic means including conference telephone calls, so long as all council members and anyone attending a hearing can communicate with each other during the meeting.
- (2) If a council meeting or council hearing is held by electronic means, or a council member or any participant attends by electronic means, then such members or participants are deemed to be present in person.
- (3) Owners may attend council meetings as observers but may not speak or address the Council unless invited to do so by a council member.
- (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) outstanding strata fees, fines or special levy against a strata lot owner;
 - (d) council hearings conducted under sections 34.1 and 135 of the *Strata Property Act*;
 - (e) any legal action being considered against a strata lot owner or resident;
 - (f) any costs being levied against a strata lot owner for repair work; and
 - (g) ongoing negotiation with a third party, where public knowledge of such negotiations might jeopardize the interests of the owners.
- (5) Audio and/or visual recording is prohibited during council meetings, without prior approval of the majority of council members.
- (6) Notwithstanding any other provision of these bylaws, a resolution of the Council may be passed without a meeting if written notice of the resolution is sent to all council members, and at least TWO-THIRDS (2/3) of the council members entitled to vote on the resolution consent to it in writing. A consent in writing under this section may be by signed document, fax, email or any other method of transmitting legibly recorded messages. A resolution of the Council passed in accordance

with this section is effective on the date stated in the consent in writing and is deemed to be a proceeding at a council meeting and to be as valid and effective as if it had been passed at a council meeting that satisfies all the requirements of the Act and these bylaws relating to council meetings

44. Electronic General Meetings

- (1) The Strata Corporation may hold annual or special general meetings, including special general meetings demanded by 20% of the strata lot owners' votes pursuant to section 43 of the *Strata Property Act* (the *Act*), by electronic means including by telephone conference call, video conferencing or any other electronic means, so long as all participants and eligible voters may communicate with each other during the meeting either through an electronic platform or teleconference, referred to herein as an "electronic meeting").
- (2) The Corporation must send out voting cards to all owners and specify the following in the notice of the electronic general meeting:
 - (a) the electronic means by which it intends to hold the electronic meeting;
 - (b) how voters may attend the electronic meeting; and,
 - (c) how votes may be cast at the electronic meeting.
- (3) Eligible voters may only attend an electronic meeting by proxy or in person, in the manners specified in the notice of meeting.
- (4) If an eligible voter attends an electronic meeting, in the manner specified in the notice of meeting, then such voter is deemed to be present in person.
- (5) Eligible voters who wish to attend an electronic meeting by proxy must deliver their voting card (if any), and copies of their proxy to their proxy holder and Council at least 48 hours before the meeting's start.
- (6) Eligible voters attending an electronic meeting in person by electronic means acknowledge and accept that the risks associated with such attendance including but not limited to:
 - (a) a loss of privacy;
 - (b) connection and/or other technological problems;
 - (c) an inability to participate in discussions; and
 - (d) an inability to vote.
- (7) At an electronic meeting, registration, verification of proxies, participation, and quorum of eligible voters in person or by proxy must be confirmed by the chair at the beginning of the meeting by calling the roll or any other method that confirms eligible voters present in person or by proxy.
- (8) Attendees and voters at the electronic meeting must provide proof of their identity if requested to do so by the Council.
- (9) Quorum will be determined by the number of eligible voters attending in person by the specified manner or manners or by proxy.
- (10) Notwithstanding any other bylaw, a vote may not be conducted by secret ballot at an electronic annual or special general meeting.
- (11) The votes on a resolution at an electronic meeting may be cast by eligible voters using any one of, or combination of the following voting methods:
 - (a) email to a designated email address during a designated voting window;

- (b) show of voting cards if visual electronic communication is available;
 - (c) roll call;
 - (d) hand delivery of the ballots to a designated location; or
 - (e) any other electronic method that identifies votes of eligible voters.
- (12) After the chair of the meeting determines that all votes have been cast the chair will announce the outcome of the vote for each resolution including the total number of votes cast, the number of votes in favor and against, and whether the resolution was approved or defeated; and the outcome of the vote must be recorded in the minutes of the meeting.
- (13) Eligible voters who attend an electronic meeting are responsible for the manner or manners in which they attend, and the Strata Corporation is not responsible for the quality or consistency of their connection or their inability to connect or maintain connection.
- (14) The council will keep a register and tally of eligible voters attending in person and by proxy, and update it as the meeting progresses.
- (15) If an eligible voter loses their connection to the electronic meeting:
- (a) their vote will not be counted towards quorum for any period that they are absent from the meeting; and
 - (b) the meeting will continue in their absence unless their absence results in a loss of quorum.
- (16) If all eligible voters lose connection to, or are booted from the electronic meeting, then the electronic meeting will stand adjourned for 30 minutes, and if a majority of the eligible voters who were present before the connection was lost cannot rejoin the meeting, then the electronic general meeting will stand adjourned for a week, and the Council will send out a new notice of meeting which meets the requirement of these bylaws.
- (17) The corporation must keep all ballots and proxies for an electronic annual or special general meeting for a period of two (2) years, or as otherwise determined by the eligible voters by majority vote, after which they will be destroyed.
- (18) Audio and/or visual recording of an electronic meeting, in part or in whole:
- (a) is permitted by the Council or it's designated agent for the purpose of facilitating accurate development of meeting minutes and confirming voting results post-meeting;
 - (b) is permitted by an owner, occupant, or tenant only if such owner, occupant or tenant, first obtains the express permission of the voters by a majority vote
 - (c) made by the Council must be retained/stored until the day after the next annual or special general meeting at which minutes of the previously recorded general meeting have been adopted/approved by owners; and
 - (d) that are not made by the Council or authorized by a majority vote of the owners at the meeting, shall be deemed to be invalid and inaccurate.
- (19) Subject to subsection (20), all other bylaws pertaining to the calling and holding of general meetings continue to apply.
- (20) Where a conflict exists between a section or subsection of this bylaw and any other bylaw, the provisions of this bylaw take precedence over the other bylaw.

A. K. ...
Signature of Council Member

[Signature]
Signature of Council Member

March 7, 2022
Date

March 7/2022
Date

Section 128 (3) of the Act provides that an Amendment to the Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Supplied to StrataDocs 2022/04/11
Ordered by Maria Furtado 2023/05/02

1. Contact

**Stevenson Luchies & Legh
Barristers & Solicitors
300 - 736 Broughton Street
Victoria BC V8W 1E1
250-381-4040**

File No. 14678-001 / JJH

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Form-I Amendment to Bylaws

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VIS1166

THE OWNERS, STRATA PLAN VIS1166

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Johnathan
Justin Hanson
3H1NIJ**

Digitally signed by
Johnathan Justin Hanson
3H1NIJ
Date: 2021-06-29
16:11:27 -07:00

Supplied to StrataDocs 2022/04/11
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Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 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 March 29, 2021.

IT WAS RESOLVED BY A $\frac{3}{4}$ VOTE OF THE OWNERS STRATA PLAN VIS1166 THAT THE STRATA CORPORATION REPEAL BYLAW 43 AND ADOPT THE FOLLOWING BYLAW:

43. Damage, Insurance, and Risk Allocation

- (1) The Strata Corporation shall obtain an independent appraisal of the property from a qualified appraiser every three years for the purposes of determining full replacement value pursuant to section 149(4)(a) of the *Strata Property Act*.
- (2) For purposes of s. 149(4)(b) of the Act, the Strata Corporation shall obtain adequate insurance for other major perils on an annual basis if such coverage is available and is economically feasible, including:
 - (a) earthquake insurance with a maximum deductible of 15%;
 - (b) sewer backup;
 - (c) flood;
 - (d) theft or misappropriation of funds; and,
 - (e) Director's and Officer's Liability Insurance for a minimum amount of \$2,000,000.00.
- (3) An Owner, tenant, occupant or visitor must not:
 - (a) do anything that will increase the risk of fire or the rate of insurance on the buildings or any part thereof; and
 - (b) cause damage, other than reasonable wear and tear to the common property, limited 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) Subject to the regulations and this bylaw:
 - (a) the payment of an insurance deductible in respect of a claim on the Strata Corporation's insurance, or
 - (b) damages or loss caused to building components and fixtures that the Strata Corporation must repair and maintain, that falls below the Strata Corporation's relevant insurance deductible
 - (i) are common expenses to be contributed to by means of strata fees calculated in accordance with section 99(2) or 100(1) of the Act.
- (5) Despite any other section of the Act or the regulations, Strata Corporation approval is not required for a special levy or for an expenditure from the contingency reserve fund to cover an insurance

- deductible required to be paid by the Strata Corporation to repair or replace damaged property, unless the Strata Corporation has decided not to repair or replace under section 159.
- (6) The Strata Corporation may cause its contractors and agents to carry out emergency response work to the common property and within a strata lot, even if the loss or damage appears to be uninsured or below the relevant insurance deductible.
 - (7) Owners or tenants must reimburse the Strata Corporation for any emergency response, repairs and cleanup costs incurred by the Strata Corporation, plus any losses or damages to the owner's or tenant's strata lot, another strata lot, the common property, the limited common property or the contents of same, if:
 - (a) that owner or tenant is responsible for the loss or damage; or
 - (b) if the loss or damage arises out of or is caused by or results from an act, omission, negligence or carelessness of:
 - (i) that owner or tenant; or,
 - (ii) any member of the owner's or tenant's:
 - (1) family; or,
 - (2) pet(s); or,
 - (3) guests, employees, contractors, agents, tenants, volunteers, or their pets,
 - (c) but only to the extent that such expense is not, or would not, be met by the proceeds received from any applicable insurance policy, excluding the insurance deductible which is the responsibility of the owner or tenant.
 - (8) Without restricting the generality of the foregoing, an owner or tenant is responsible for:
 - (a) any water escape damage from that owner's or tenant's strata lot or any other type of damage caused by or arising out of the operation of any appliance, equipment located in or fixture which forms a part of the owner's or tenant's strata lot;
 - (b) any damage arising out of any Alteration or addition to the strata lot, the limited common property or the common property installed by that owner or a prior owner or tenant of that strata lot;
 - (c) any damage to property that an owner or tenant is required to repair or maintain;
 - (d) any damage due to an owner, tenant or occupant not ensuring that their strata lot interior is maintained at a minimum temperature of 10 degrees centigrade, year round; and,
 - (e) any damage due to a water pipe leak or any other loss or damage whatsoever that the strata council reasonably determines resulted from or is contributed to by an owner's, tenant's or occupant's failure to comply with these bylaws.
 - (9) An owner or tenant shall indemnify and save harmless the Strata Corporation from any cost or expense for repair, maintenance or replacement to the strata lot, common property or limited common property, including legal costs as between a solicitor and his own client, that the owner or tenant is responsible for, but only to the extent that such expense or cost is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, any insurance deductible paid or payable shall be considered an expense not covered by the proceeds received by the Strata Corporation as insurance coverage and for purposes of this bylaw will be charged to the owner or tenant.

- (10) For purposes of this bylaw, the lesser of the amount of the damages or the insurance deductible plus any uninsured repair costs, emergency response costs, and related legal costs may be charged to the owner or tenant and will become due and payable as part of that strata lot's monthly assessment on the first of the month following the date on which the expense was incurred.
- (11) For greater certainty, an owner or tenant is responsible to pay amounts due under this bylaw even if:
- (a) that owner or tenant is not negligent and such responsibility shall be construed as a strict liability standard for purposes of payment of the insurance deductible pursuant to section 158(2) of the Act; and
 - (b) the loss or damage is covered by the Strata Corporation's insurance but the Strata Corporation does not make a claim against its insurance.
- (12) Owners and tenants acknowledge that they must obtain and maintain an insurance policy to cover:
- (a) loss or damage to the owner's or tenant's strata lot and the fixtures referred to in section 149 (1) (d) of the Act:
 - (i) against perils that are not insured by the strata corporation, and
 - (ii) for amounts that are in excess of amounts insured by the strata corporation;
 - (b) for fixtures in the owner's strata lot, other than the fixtures referred to in section 149 (1) (d) of the Act;
 - (c) for improvements and alterations to fixtures referred to in section 149 (1) (d) of the Act;
 - (d) loss of rental value of the owner's strata lot in excess of insurance obtained and maintained by the strata corporation;
 - (e) liability for property damage and bodily injury, whether occurring on the owner's strata lot or on the common property in the minimum amount of \$2,000,000; and
 - (f) losses from water escape and rupture
- (13) Owners and tenants must provide a copy of their insurance policy to the Strata Corporation within 7 days of receipt of a written request from the council.
- (14) Owners and tenants must report any accident or failure of any water pipes, toilets, drains, electric wires or apparatus, or other fittings or fixtures in any strata lot or in any part of the common property immediately upon discovery to the council or the property manager.

(15) Owners, occupants, and tenants may not claim any compensation from the Strata Corporation for any un-insured, loss or damage, or loss or damage where the total such loss and damage amounted to less than the relevant insurance deductible, to the property or person of the owner arising from any failure of the common property or any part of a strata lot that the Strata Corporation must repair and maintain, unless such loss or damage resulted from the negligent act or omission on the part of the Strata Corporation, its employees or agent.


Signature of Council Member

June 21, 2021
Date


Signature of Council Member

June 21, 2021
Date

Section 128 (3) of the Act provides that an Amendment to the Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Supplied to StrataDocs 2022/04/11
Ordered by Maria Furtado 2023/05/02

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

Johnathan
Justin Hanson
3H1NIJ

Digitally signed by
Johnathan Justin Hanson
3H1NIJ
Date: 2020.03.04 13:22:39
-08'00'

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

Stevenson Luchies & Legh
Barristers & Solicitors
300 - 736 Broughton Street
Victoria

BC V8W 1E1

Phone: (250) 381-4040
File No. 14678-001 / JJH

Document Fees: \$29.66

Deduct LTSA Fees? Yes

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

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

NO PID NMBR THE OWNERS, STRATA PLAN VIS1166

Related Plan Number: **VIS1166**

Supplied to StrataDocs 2022/04/17
Ordered by Maria Furtado 2023/05/02

Ordered By: Maria Furtado of One Percent Realty on 2023/05/02
Document Uploaded and Verified: 2022/04/11

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 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 February 24, 2020.

IT WAS RESOLVED, by a **THREE QUARTER (¾) VOTE** of the Owners of Strata Plan VIS 1166 that the bylaws be amended by replacing Division 7 Section 37 with Move In/Out A \$100.00 charge will be levied for each and every move into a strata lot. Failure to pay or the return of a cheque from the bank shall result in this charge forming a part of the strata fees for that unit with the first day of the month immediately following the move. (just the amount has changed)

A. K. M.
Signature of Council Member

Feb. 24, 2020
Date

[Signature]
Signature of Council Member

Feb 24, 2020
Date

Section 128 (3) of the Act provides that an Amendment to the Bylaws must be filed in the land title office within 60 days of the amendment being approved.

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Ordered by Maria Furtado 2023/05/02

- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application,
 and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Johnathan Justin Hanson 3H1NIJ	Digitally signed by Johnathan Justin Hanson 3H1NIJ Date: 2019.02.26 14:28:18 -08'00'
--------------------------------------	--

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

Stevenson Luchies & Legh
 Barristers & Solicitors
 300 - 736 Broughton Street
 Victoria

BC V8W 1E1

Phone: (250) 381-4040
 File No. 14678-001

Document Fees: \$28.63

Deduct LTSA Fees? Yes

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

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

NO PID NMBR THE OWNERS, STRATA PLAN VIS1166

Related Plan Number: **VIS1166**

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Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 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 February 25, 2019.

IT WAS RESOLVED, by a **THREE QUARTER (¾) VOTE** of the Owners of Strata Plan VIS 1166 that the Strata Corporation amend its bylaws by *repealing existing bylaw 42* which provides as follows:

42 Smoke Free Environment

An owner, tenant, occupant, or invitee must not smoke on all common property, including limited common property, on the patios and balconies of their strata lots and on any land that is a common asset. All person, including but not limited to owners, tenants, occupants and visitors must comply with this bylaw. Strata lot owners, must ensure that smoke is not emitted from the strata lot into common property hallways at any time.

and by adopting a bylaw that will gradually ban smoking in the building by prohibiting smoking by new owners, occupants and tenants while grandfathering existing smokers:

42. 2 Smoking Prohibitions Grandfathering

- (1) "Smoking" or "smoke" means releasing into the air, gases, particles, or vapors as a result of combustion, electrical ignition or vaporization, when the apparent or usual purpose of the combustion, electrical ignition or vaporization is human inhalation of the by-products. The term "Smoking" includes but is not limited to: tobacco smoking, use of electronic cigarettes, or vaporizers, heroin smoking, crack smoking, and marijuana smoking.
- (2) Owners, tenants, occupants, and visitors must not smoke in, or on all areas of the Strata Corporation's:
 - a. interior common property, including but not limited to the garage, hallways, lobbies, storage lockers, elevators; and
 - b. exterior common property that are within 6 metres (20 feet) of a door, window or air intake.
- (3) Owners, tenants, occupants, and visitors must not smoke in, or on a strata lot or any limited common property assigned to that strata lot. This prohibition shall include:
 - a. the interior of all strata lots, and
 - b. exterior balconies and patios of all strata lots.
- (4) Any owner who sells a strata lot must specifically disclose to all potential buyers and Realtors that smoking is prohibited everywhere within the building including inside the strata lots and on the patios and balconies.

- (5) Any owner who lets, rents, leases, grants licenses of occupancy, or otherwise allows someone other than the owner to reside within or occupy a strata lot, shall disclose to all persons prior to their occupying the strata lot, that smoking is prohibited everywhere within the building including inside the strata lots and on the patios and balconies and such owner shall be responsible for any breach of these bylaws.
- (6) Council must make reasonable accommodation, pursuant to section 8 of the Human Rights Code and the whole of the Code for a new owner, occupant, or tenant who intends to use tobacco in relation to a traditional cultural activity, or smoking is intended to be done by a prescribed group for a prescribed purpose. In making this accommodation the Council will only do so in writing and may prescribe in writing for when the permission is granted, the duration of the permission and where smoking is allowed.
- (7) Any Human Rights based exemption granted by the Council pursuant to bylaw 42.2 (6) above shall apply only to the interior of the exempted person's strata lot and not the balconies or patios.
- (8) Bylaw 42.2 (3)(a) of this bylaw does not apply to any owners, occupants or tenants who currently smoke tobacco, vaporizers or e-cigarettes within their strata lot at the time this bylaw was passed. Such owners, occupants or tenants must register as an existing smoker with the Council within 60 days of the passage of this bylaw otherwise they will forfeit their right to smoke tobacco, vaporizers or e-cigarettes within their strata lot.
- (9) All owners, occupants, and tenants permitted to smoke tobacco, vaporizers or e-cigarettes in their strata lots pursuant to these bylaws must make reasonable efforts to seal their strata lots, purify the air within their strata lots through the use of air purifiers, and or smoke eaters, in order to prevent secondhand smoke from infiltrating the interior common property, or other strata lots.
- (10) If the Council receives complaints and determines that an owner, occupant, or tenant permitted to smoke tobacco, vaporizers or e-cigarettes, under these bylaws is causing a nuisance or a hazard to the health of the owners, occupants or tenants of other strata lots, then the Council may revoke the smoker's right to smoke tobacco in their strata lots, on 60 days written notice.
- (11) Owners, occupants, and tenants must:
 - a. clean up and properly dispose of any smoking related garbage, or debris;
 - b. not dispose of, drop, discard, or throw cigarette or cigar butts, joints, or loose tobacco over balcony, or patio railings, or dispose of the same on the common property.

IT WAS RESOLVED, by a **THREE QUARTER (¾) VOTE** of the Owners of Strata Plan VIS 1166 that the Corporation amend its bylaws by adopting a bylaw that bans the growing (outright), and smoking of marijuana (with the exception of medically based exemptions) without grandfathering existing marijuana smokers:

42.4 Marijuana Prohibition

- (1) "Smoking marijuana" or "smoke marijuana" means releasing into the air, gases, particles, or vapours as a result of combustion, electrical ignition or vaporization, when the apparent or usual purpose of the combustion, electrical ignition or vaporization is human inhalation of the by-products.
- (2) Owners, occupants, tenants, and visitors may not:

- (a) grow marijuana in a strata lot or on the common property;
- (b) sell marijuana from a strata lot or the common property;
- (c) smoke marijuana in a strata lot or on the common property.

- (3) The prohibitions and restrictions in subsection (2) above applies to both recreational marijuana use and those owners, tenants, or occupants who have a valid authorization to possess marijuana issued pursuant to the *Marijuana Medical Access Regulations*, under the *Canada Controlled Drugs and Substances Act*.
- (4) Despite subsection (3) above, and any smoking restriction bylaws currently in place, an owner, tenant, or occupant may apply to the Council for a human rights based exemption to this bylaw to permit them to smoke medical marijuana within their strata lot but not on their patios or balconies.
- (5) The Council may only grant a human rights based exemption permitting the smoking of marijuana or marijuana based products in a strata lot to a person if the Council is satisfied based on satisfactory written or documentary medical evidence provided by the applicant that the applicant cannot reasonably obtain, ingest, or consume medical marijuana in any format other than smoking.
- (6) All owners, occupants, and tenants permitted to smoke marijuana in their strata lots pursuant to these bylaws must make reasonable efforts to seal their strata lots, purify the air within their strata lots through the use of air purifiers and or smoke eaters, to prevent secondhand marijuana smoke from infiltrating the interior common property, or other strata lots.
- (7) If the Council receives complaints and determines that a permitted marijuana smoker is causing a nuisance or a hazard to the health of other owners, occupants or tenants, then the Council may revoke the smoker's right to smoke marijuana in their strata lots, on 60 days written notice.
- (8) Owners, occupants, and tenants must:
 - (a) clean up and properly dispose of any marijuana related garbage, or debris;
 - (b) not dispose of, drop, discard, or throw cigarette or cigar butts, joints, or loose marijuana over balcony, or patio railings, or dispose of the same on the common property

A. K. [Signature]
Signature of Council Member

Feb. 25, 2019
Date

[Signature]
Signature of Council Member

Feb 25, 2019
Date

Section 128 (3) of the Act provides that an Amendment to the Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 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 February 21st, 2018.


IT WAS RESOLVED, by a **THREE QUARTER (¾) VOTE** of the Owners of Strata Plan VIS 1166 that the bylaws be amended by removing Division 7 – Miscellaneous Matters Section 41 – Insurance and adding Division 8 – Insurance Risk and Allocation.

Division 8 - Insurance & Risk Allocation
Section 43

- 1) *The Strata Corporation shall obtain an independent appraisal of the property from a qualified appraiser every two years for the purposes of determining full replacement value pursuant to section 149(4)(a) of the Strata Property Act.*
- 2) *For purposes of section 149(4)(b) of the Strata Property Act, the Strata Corporation shall obtain adequate insurance on an annual basis to cover other perils, including:*
 - a.) *earthquake insurance; and,*
 - b.) *Director's and Officer's Liability Insurance for a minimum amount of \$2,000,000.00 or such lesser amount as may be available.*
- 3) *Subject to the regulations and this bylaw, the payment of an insurance deductible in respect of a claim on the Strata Corporation's insurance is a common expense to be contributed to by means of strata fees calculated in accordance with section 99(2) or 100(1).*
- 4) *Despite any other section of the Act or the regulations, Strata Corporation approval is not required for a special levy or for an expenditure from the contingency reserve fund to cover an insurance deductible required to be paid by the Strata Corporation to repair or replace damaged property, unless the Strata Corporation has decided not to repair or replace under section 159.*
- 5) *An Owner, tenant, occupant or visitor must not:*
 - a.) *do anything that will increase the risk of fire or the rate of insurance on the buildings or any part thereof; and*
 - b.) *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.*
- 6) *An owner shall reimburse the Strata Corporation maintenance, repair or replacement costs plus any losses or damages to an owner's strata lot, the common property, the limited common property or the contents of same, if:*
 - a.) *that owner is responsible for the loss or damage; or*
 - b.) *if the loss or damage arises out of or is caused by or results from an act, omission, negligence or carelessness of:*
 - i. *that owner; or,*
 - ii. *any member of the owner's family; or,*
 - iii. *the owner's pet(s); or,*
 - iv. *the owner's guests, employees, contractors, agents, tenants, volunteers, or their pets,*

Strata Corporation shall not be liable to an Owner, Tenant, Occupant or Visitor for any loss, damage or expense caused by:


- a.) any failure, defect or want of repair of the Common Property or Common Assets of the Strata Corporation or any part thereof, unless such loss, damage or expense shall have resulted from the actions or negligence of the Strata Corporation.
- b.) an overflow or leaking of water, breaking or bursting of any pipes or plumbing fixtures, or in any other manner whatsoever, unless such loss, damage or expense shall have resulted from the actions or negligence of the Strata Corporation.



 Signature of Council Member

Feb 21/2018

 Date



 Signature of Council Member

Feb 21, 2018

 Date

Section 128 (3) of the Act provides that an Amendment to the Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Supplied to StrataDocs 2022/04/11
 Ordered by Maria Furtado 2023/05/02

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 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 February 22 2017.

IT WAS RESOLVED, by a **THREE QUARTER (¾) VOTE** of the Owners of Strata Plan VIS 1166 that the bylaws be amended by removing entrance areas in Division 7- Miscellaneous Matters Section 40 as it relates to hard surface flooring.

40. Floor coverings in the interior of strata lots that are situated above another strata lot shall not be changed without prior written approval by the strata council. Application for flooring alteration may only be considered by strata council :

- a) where existing carpet is changed for underlay and carpet.
- b) where existing carpet is changed for hardwood, hardwood laminate, engineered wood over sound dampening underlay.
- c) where existing hardwood, hardwood laminate, engineered wood or tile flooring is replaced with the same type of flooring over sound dampening underlay.
- d) where existing flooring is changed for underlay and carpet.

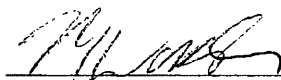
An owner, tenant or occupant of a strata lot who has or installs hard floor surfaces such as hardwood, hardwood laminate, engineered wood or tile in a strata lot must make all reasonable efforts to lessen the impact noise transfer to the neighbors, including without limitation ensuring that no less than 60% of such surfaces, with the exception of kitchens, bathrooms and entry areas, are covered with area rugs or carpet and avoid walking on such floors with hard shoes.

IT WAS RESOLVED, by a **THREE QUARTER (¾) VOTE** of the Owners of Strata Plan VIS 1166 that the bylaws be amended as follows as it relates to the number of residents in a one bedroom suite Division 3- Use of Property Section 14.

14. The maximum number of residents permitted to reside in a strata lot is

- a) Three (3) per one bedroom suite
- b) Four (4) per loft style suite

A copy of the schedule of strata bylaws incorporating the above amendments is attached.

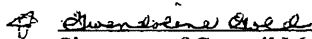


February 23, 2017

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Signature of Council Member

Date


Signature of Council Member

FEBRUARY 23, 2017
Date

Supplied to StrataDocs 2022/04/11
Ordered by Maria Furtado 2023/05/02

Ordered By: Maria Furtado of One Percent Realty on 2023/05/02
Document Uploaded and Verified: 2022/04/11

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 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 February 16th, 2015

Division 1 sec. 3 (13) (z) Use of Property-

13.(z)(i) In an effort to maintain the established aesthetics of the buildings an owner, tenant or occupant must not hang ornaments, flags, wind chimes, signs, decorations or any other decorative items in, on or from a balcony or patio ceiling or railing or in a window or affix such items to the exterior wall unless a prior approval by the council is obtained.

Division 1 sec. 3 (13) (n) Use of Property -

13.(n) An owner, tenant or occupant must not hang ornaments, must not use or install in or about a strata or on common property any shades, blinds, solar blinds, window guards or screens, supplementary heating or air conditioning devices, except those installations approved by the strata council. Window coverings that are visible from the exterior must be of light beige or taupe or light grey color. No awning of any kind shall be installed. The approved shades, blinds, solar blinds, window guards or screens must be kept in good repair.

Division 7 sec. 34 - Miscellaneous Matters -

34. An owner, tenant or occupant must not place any permanent indoor-outdoor carpeting or store any item on a balcony or patio with the exception of patio furniture, reasonable size potted plants and propane gas BBQ. On the first floor patios the placement of allowed items must not spill over to the common property lawn and garden.

Division 7 sec. 36 - Miscellaneous Matters - Bicycles, Storage and Parking -

36.(8) Only licensed motor vehicles are to be kept in the common property parking stalls. Unlicensed motor vehicles may be stored in the assigned parking stalls for the maximum of six months in any twelve month period. Such unlicensed vehicles must carry valid storage insurance coverage while on common property and proof of storage insurance coverage must be provided to the strata council on or before the first day of the unlicensed storage. Unlicensed motor vehicles without proof of storage insurance may be towed away from the common property parking area at their owner's expense without further notice.

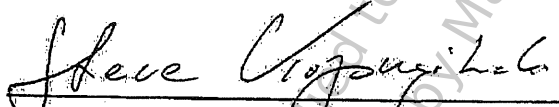
Division 7: sec. 40 - Miscellaneous Matters - Hardwood floors -

40. Floor coverings in the interior of strata lots that are situated above another strata lot shall not be changed without prior written approval by the strata council. Application for flooring alteration may only be considered by strata council :

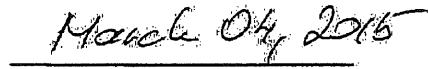
- a) where existing carpet is changed for underlay and carpet.
- b) where existing carpet is changed for hardwood, hardwood laminate, engineered wood over sound dampening underlay.
- c) where existing hardwood, hardwood laminate, engineered wood or tile flooring is replaced with the same type of flooring over sound dampening underlay.
- d) where existing flooring is changed for underlay and carpet.

An owner, tenant or occupant of a strata lot who has or installs hard floor surfaces such as hardwood, hardwood laminate, engineered wood or tile in a strata lot must make all reasonable efforts to lessen the impact noise transfer to the neighbors, including without limitation ensuring that no less than 60% of such surfaces, with the exception of kitchens, bathrooms and entry areas, are covered with area rugs or carpet and avoid walking on such floors with hard shoes.

Upon approval, the council will provide written recommendations regarding sound dampening installation.



 Signature of Strata Manager
 as authorized Agent for VIS 1166



 Date

Ordered by Maria Furtado on 2023/05/02
 Document Uploaded and Verified: 2022/04/11

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 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 February 17th, 2014

This proposed resolution is meant to provide insurance coverage to the Strata Lot owner and also to the Strata Corporation against increasing strata insurance deductibles. If any water damage originates from the strata lot regardless whether the event was caused by negligence or not, the strata corporation has to charge the strata insurance deductible back to the strata lot owner. In case of water damage, this deductible is \$5,000.00

(14) Rental Regulations

The owners of Strata Plan VIS 1166 hereby resolve by a $\frac{3}{4}$ vote to amend Division 1- Duties of Owners, Tenants, Occupants and Visitors sec 3(14) (c) Rental Regulations to read as follows:

(c) The owner of a rented strata lot shall carry rental dwelling insurance coverage on the strata lot and recommend making the renters' insurance coverage a material term of the residential tenancy agreement(s) she or he enters into. Proof of insurance from the strata lot owner must be submitted with the Form K.

Legal Enforcement Costs

The owners of Strata Plan VIS 1166 hereby resolve by a $\frac{3}{4}$ vote to amend Division 4 – Enforcement of Bylaws and Rules sec (25) (a) Legal Enforcement Costs to read as follows:

(25) Legal Enforcement Costs

(a) The owners of the strata lots shall be solely responsible for the costs associated with any action undertaken by the strata corporation to enforce the provisions of the strata bylaws and rules without restricting the generality of the foregoing, all legal costs on a solicitor and own clients basis.

Insurance

The owners of Strata Plan VIS 1166 hereby resolve by a ¾ vote to amend Division 7 - Miscellaneous sec 41 read as follows:

(41) Insurance

(a) All owners must carry liability (including third party liability) and contents insurance coverage for their respective strata lots. Owners must provide proof of such insurance to the Strata Council within one week from taking possession of the strata lot. Strata Council may request proof of continued insurance coverage from the owners at the time of the Annual General Meeting.

(b) In the event that a loss or damage occurs to common property, limited common property or a strata lot that gives rise to a valid claim under the strata corporation's insurance policy it is agreed and understood that:

If the origin of the loss is within the interior confines of a Strata lot the deductible of the Strata Corporation's policy relative to the loss shall be paid by the individual Strata lot owner in whose lot the cause of the damage originated.

Smoke Free Environment

This proposed bylaw is intended to deal with smoking on all common properties and the problems caused by smoke drifting into other strata lots from balconies and patios.

The owners of Strata Plan VIS 1166 hereby resolve by a ¾ vote to amend Division 7 - Miscellaneous sec 42 read as follows:

(42)Smoke Free Environment

A owner, tenant, occupant or invitée must not Smoke on all common property, including limited common property, on the patios and balconies of the strata lots and on any land that is common asset. All persons, including but not limited to owners, tenants, occupants and visitors must comply with this bylaw. Strata lot owners must ensure that smoke is not emitted from the strata lot into common property hallways at any time.

Patios and Balconies

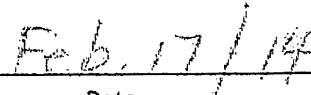
This proposed bylaw is intended to remedy the error in the wording of the Bylaw whereby the current Bylaw calls the balconies and patios for the exclusive use of strata lot owners when in fact patios and balconies are part of their respective strata.

The owners of Strata Plan VIS 1166 hereby resolve by a ¾ vote to amend Division 7 - Miscellaneous Matters - sec 34 – Use of Patios and Balconies to read as follows:

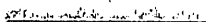
A owner, tenant, or occupant of a strata lot which does not have enclosed balconies shall not place planters or other such items or equipment within the patio or balcony designated as part of the strata lot on the strata plan unless, in the opinion of the Council, such planters, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour. Any such planters, items or equipment will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the owner, tenant or occupant entitled to use the balcony or patio on which they are placed



Signature of Strata President – L.Tinker



Date



Signature of Strata Vice President – G.Gold



Date


Supplied to StrataDocs by Maria Furtado

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

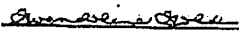
The Owners, Strata Plan VIS 1166 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an annual or special general meeting held on January 23rd, 2012

Owners, Strata Plan VIS1166 hereby resolve as a three quarter (3/4) vote to amend
sec.3 – Use of Property – of the Strata Corporation's Schedule of Bylaws as follows:

3 (14) The maximum number of residents permitted to reside in a strata lot is 4 (four)


Signature of Council Member

Jan. 10/13
Date


Signature of Council Member

January 11, 2013
Date

Section 128 (3) of the Act provides that an Amendment to the Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Supplied to StrataDocs 2022/10/11
Ordered by Maria Furtado 2023/10/11

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Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 certify that the following amendment to the bylaws of the strata corporation were approved by a resolution passed by a $\frac{3}{4}$ vote in accordance with section 128 of the *Strata Property Act* at the Annual General meeting held on Monday, December 3, 2007:

RESOLVED, as a THREE QUARTER (3/4) vote of the Owners, Strata Plan VIS 1166 that the following Bylaw be amended:

Replace Bylaw 36 in its entirety with the following:

36. Bicycles, Storage and Parking

Under the strata plan parking spaces are designated common property.

- I. In accordance with section 76 of the Strata Corporation Act, owners of strata lots shall be granted the exclusive use of one (1) designated parking space subject to the conditions outlined in the following paragraphs:
 - a) Owners must register the vehicle licence number, make and model of the vehicle that will be occupying the unit's designated parking space.
 - b) Vendor owners shall not contractually allocate the parking stalls that were assigned to them to new owners. New owners must contact the council member responsible for parking (parking lot co-ordinator) to request a designated parking space.
 - c) Owners who rent or lease their strata lots to tenants must notify the parking lot co-ordinator before the tenants occupy the strata lot. Upon each change of tenancy, owners must reapply for a designated parking space on their tenants' behalf. Failure to register new vehicles with the parking lot co-ordinator may result in: the tenant's vehicle(s) being towed without notice and a fine levied against the strata unit.
- II. Parking spaces are reserved for licensed and insured passenger vehicles only unless the strata council has granted the owner prior considerations. No uninsured, derelict or otherwise inoperable vehicles are permitted in any parking space. Large recreational or commercial vehicles shall not be assigned parking unless prior consideration has been granted in writing by council.
- III. An owner or tenant shall not:
 - a) Sublet any parking spaces allotted to them.
 - b) Carry out any oil changes, major repairs or adjustments to motor vehicles or mechanical equipment on common property. The owner of any vehicle that leaks

fluid on common property shall be responsible for cleaning the area within three days' notice. Failure to do so will result in cleaning charges levied to the strata lot.

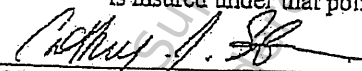
- c) Use the visitor parking area for parking unless prior consideration has been granted by Council. Visitor parking is intended for visitor use only. Owners who park in designated visitor parking spaces shall, on their first offence, be subject to a fine levied to their strata unit. On second or subsequent offence(s), owners who park in visitor parking shall have their vehicle towed without notice and an additional fine shall be levied to their strata unit.
- d) Park any vehicle in such a manner that reduces the width of any roadway on common property or any limited common property.

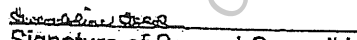
VI Additional Parking Spaces and Covered Parking:

- a) Owners requiring an additional space may contact the Parking Lot Coordinator to request an additional parking space. Additional parking spaces are available at a cost of fifteen (15) dollars per month.
- b) Owners who require covered parking may contact the Parking Lot Coordinator to request a covered parking space. The fee for a covered parking space is fifteen (15) dollars per month. Once a covered parking space becomes available, the owners must forfeit the parking space originally assigned to their unit.

VII Bicycle Storage

- a) Bicycles may not be stored or left in elevators, hallways or any other common areas. Residents shall not keep, or store on patios or balconies any bicycles in any manner that would permit the same to be visible from the outside of the strata lot, otherwise they shall be stored within the strata lot or the owner's designated storage locker or such other area as prescribed by council.
- b) Any owner, tenant or occupant who leaves any item anywhere on or in the common property does so at his or her own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone who is insured under that policy.


Signature of Council Member


Signature of Second Council Member

* Section 128 (3) 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.

AMENDMENTS TO BYLAWS
(Section 128)

The Owners, Strata Plan 1166 certify that the following amendments to the bylaws of the strata corporation were approved by resolutions passed in accordance with section 128 of the Strata Property Act at the Annual General Meeting held on February 28, 2005.

EX030510

Division 1- Duties of Owners, Tenants, Occupants and Visitors

COPY

Payment and application of strata fees, fine and interest on late payment

Section 1- (the following subsections added)

3. A \$25.00 fee shall be assessed against the Strata Lot Owners for late payment of Strata Fees and Special Levies.
4. A \$25.00 NSF service fee shall be assessed against the Strata Lot Owners for dishonored cheques submitted to the Strata Corporation as payment.
5. Payments received from Strata Lot Owners will be first applied toward outstanding fees, charge-backs, fines then toward Strata Fees.

Division 7- Miscellaneous

Move-In / Move-out

Section 37- (only the amount of charge has changed)

1. An \$80.00 charge will be levied for each and every move into a strata lot. Failure to pay or the return of a cheque from the bank shall result in this charge forming a part of the strata fees for that unit commencing with the first day of the month immediately following the move.

.....
Signature of Council Member

Hazel Hickman
.....
Signature of Second Council Member

22 MAR 2005 14 15

THE ALDERS - STRATA PLAN 1166

BYLAWS INDEX

APPROVED – DECEMBER 19, 2001

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Supplied to StrataDocs 2022/04/11
Ordered by Maria Furtado 2023/05/02

Strata Plan 1166 – The Alders

Schedule of Standard Bylaws

APPROVED – DECEMBER 19, 2001

Division 1 - Duties of Owners, Tenants, Occupants and Visitors,

Payment of strata fees and interest on late payment

1. (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum, compounded annually, and calculated on a monthly basis commencing from the date the payment was due and continuing until the day on which it is paid.

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,
 - (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. In the case of a residential strata plan an owner, tenant, occupant or visitor shall not conduct any business in the strata lot other than that which can be conducted over the telephone or cable lines.

- (2) An owner, tenant or occupant must carry liability insurance with respect to the occupancy of their strata lot whether owner occupied or rented or leased.
- (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. Owners are responsible for the cost of repairs relating to damage to common property caused by themselves, their tenants or their visitors and owners shall be responsible for the conduct of their families, guests or visitors on all premises covered by these bylaws.
- (4) 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.
- (5) 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 except snakes;
 - (b) a reasonable number of small caged mammals;
 - (c) up to two small caged birds;
 - (d) one cat.

An owner, tenant or occupant shall be entitled to keep domestic pets as per above in a strata lot unless another pet is otherwise approved in writing by the strata council.

An owner, tenant or occupant that keeps a pet must comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation pursuant to bylaw 3 with respect to the keeping of pets.

- (6) An owner, tenant or occupant that keeps a pet in a strata lot, either permanently or temporarily, shall register that pet with the strata council by providing to the strata council a written notice, signed by the owner, tenant or occupant setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet.
- (7) An owner of a cat shall attach a collar to the cat with a tag identifying the owner.

- (8) An owner of a pet shall not permit the pet to urinate or defecate on the common property, and if any pet does urinate or defecate on the common property, the owner shall immediately and completely remove all of the pet's waste from the common property and dispose of it in a waste container or by some other sanitary means. If applicable, an owner shall be responsible for cleaning carpets or repairing other damage caused by the pet.
- (9) An owner, tenant or occupant whose guest or invitee brings an animal or pet onto the common property shall ensure that the guest or invitee complies with all requirements of these bylaws as they relate to animals and shall perform all of the duties and obligations with respect to that animal or pet as set out in these bylaws.
- (10) No owner, tenant or occupant shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled noise.
- (11) The strata council may, from time to time on behalf of the strata corporation, enact such rules with respect to the keeping of pets as the strata council, acting reasonably, deems necessary or desirable, provided that, in the event of any conflict between these bylaws & any such rule, the provisions of these bylaws will prevail.
- (12) If any owner, tenant or occupant violates any provision of these bylaws or if the strata council on reasonable grounds considers a pet to be a nuisance the strata council may, by written notice to such owner, tenant or occupant cause such owner, tenant or occupant to have the pet removed from the strata lot within thirty days of receiving such notice.
- (13) An owner, tenant or occupant must not:
- (a) use a strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 8:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
 - (b) make, cause or produce undue noise, smell, vibration or glare in or about any strata lot or common property or do anything which will interfere unreasonably with any other owner, tenant or occupant;
 - (c) use any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner, tenant or occupant;
 - (d) obstruct or use the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;

- (e) leave on the common property or any limited common property, any shopping cart or any other item designated from time to time by the strata council;
- (f) use a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane, natural gas or electricity, and such propane, natural gas or electricity powered barbecues, hibachis and other light cooking devices shall not be used except in accordance with rules made by the strata corporation from time to time and in no case may propane tanks be stored inside a strata lot or anywhere inside the building;
- (g) shake any mops or dusters of any kind, nor throw any any refuse, out of the windows or doors or from the balcony of a strata lot;
- (h) do anything that will increase the risk of fire or the rate of insurance on the building or any part thereof
- (i) permit a condition to exist within a strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
- (j) allow a strata lot to become unsanitary or a source of odour;
- (k) feed pigeons, gulls or other birds, squirrels, rodents or other animals from a strata lot or anywhere on or in close proximity to the common property or any limited common property, but this shall not apply to a pet permitted to be kept in a strata lot pursuant to these bylaws and the rules made hereunder, which pet shall be fed only indoors in a strata lot;
- (l) install any window coverings, visible from the exterior of his or her strata lot, which are different in size or colour from those of the original building specifications, or as may from time to time be approved by the strata corporation;
- (m) hang or display any laundry, washing, clothing, bedding or other articles from windows, balconies or other parts of the building so that they are visible from the outside of the building;
- (n) use or install in or about a strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating, air conditioning devices, except those installations approved in writing by the council;
- (o), erect on or fasten to the strata lot, the common property or any limited common property any television, radio or satellite antenna or similar structure or appurtenance thereto;

- (p) place any signs, billboards, notices or other advertising matter of any kind on, or visible from, the exterior of a strata lot;
- (q) give any keys, combinations, security cards or other means of access to the building or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws;
- (r) fail to report immediately to the strata council (or such person as may be designated by it from time to time) any damage to or failure of the water pipes, toilets, drains or fixtures, electric wires or fixtures together with all other fittings and fixtures forming part of the common property of the strata corporation that could result in damage to common property or common assets;
- (s) have a waterbed in or about his or her strata lot without written consent from the strata council. In any case where a waterbed is permitted, the owner shall provide the strata council with proof of insurance coverage prior to filling the waterbed;
- (t) use or permit to be used any natural Christmas trees or other decorations of a combustible nature. Artificial trees or other decorations shall be of a non-combustible material of sufficient quality to pass inspection by the Fire Marshall;
- (u) plant or permit to be planted any flowers, shrubs or trees anywhere on the common property without the written consent of the Strata Council;
- (v) do anything or permit anyone including members of his or her family, guests or visitors to do anything that may cause damage to lawns, trees, plants, bushes or flowers, and shall not place chairs, tables or other objects on the lawns and grounds so as to damage them or prevent growth, or to interfere with the cutting of lawns or other grounds maintenance;
- (w) keep any private property in the stairwells, on the sidewalks or in other passages;
- (x) permit skate boards, roller blades, scooters or other such means of locomotion anywhere on the common property. Bicycles, motorcycles or mopeds shall not be used anywhere on the common property other than on roadways and then only to enter or exit the parking areas;
- (y) permit any person who is not a permanent resident to use the strata laundry or other facilities without council permission, or
- (z) display outside Christmas lights and/or decorations except between December 1 and January 15 of the year immediately following.

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) All owners must provide a completed Form K signed by the tenant to the strata corporation within 2 weeks of the occupancy of the strata lot by the tenant.

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 (including the casings, the frames and the sills of such doors, windows and skylights) on the exterior of a building, or that front on the common property (i.e. including, for example, adding security devices to the entrance door to a strata lot);
 - (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 and to obtain professional advice and permits as may be required.
- (3) An owner, tenant or occupant must not do any act, nor alter a strata lot, in any manner, which in the opinion of the council will alter the exterior appearance of the building.

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 and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage 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,
- (i) 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 the Act; and
- (ii) to ensure compliance with the Act and these bylaws.
- (2) The notice referred to in subsection (1)(b) must include the date and approximate time of entry, and the reason for entry.
- (3) It is recommended that the locks for each unit be keyed to accommodate the master pass key. If this suggestion is not acceptable, owners must provide access or an access key upon written request, for annual fire & chimney inspections. Any key provided for this purpose will be returned within 48 hours of the inspection. All keys are kept in a secure cabinet.

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 (excluding balcony deck surfaces) and other things attached to the exterior of a building;
- (D) doors, windows and skylights (including the casings, the frames and the sills of such windows and skylights but excluding the thermalseals where the windows are of double glazed construction) on the exterior of a building or that front on the common property, but excluding repair of damage caused by an owner, tenant, occupant or guest;

and

- (E) fences, railings and similar structures that enclose patios, balconies and yards but excluding repair of damage caused by an owner, tenant, occupant or guest.
- (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 (excluding balcony deck surfaces) and other things attached to the exterior of a building.
 - (iv) doors, windows and skylights (including the casings, the frames and the sills of such windows and skylights but excluding the thermalseals where the windows are of double glazed construction) on the exterior of a building or that front on the common property but excluding repair of damage caused by an owner, tenant, occupant or guest.
 - (v) fences, railings and similar structures that enclose patios, balconies and yards but excluding damage caused by an owner, tenant, occupant or guest.

Division 3 - Council

Council size

9. The council must have at least 3 and not more than 7 members.

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 a council member is ending is eligible for reelection.

Persons Permitted on Council

11. As permitted by section 28(2) of the Act, a person other than an owner, an individual representing a corporate owner and a tenant may be a member of the council provided such person falls within one of the following classes of persons:
- (a) a spouse, including a common law spouse, of an owner; and
 - (b) a parent or child of an owner, or parent or child of the spouse of an owner
 - (c) a professional advisor of an owner.

Removing council member

12. 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.
 - (3) No person shall 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 the Act.

Replacing council member

13. (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

14. (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

- 15. (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
 - (a) 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

- 16. (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

17. (1) A quorum of the council is
- (a) 2, if the council consists of 3 or 4 members,
 - (b) 3, if the council consists of 5 or 6 members, and
 - (c) 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

18. (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.
- (3) 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;
 - (b) any other matters if the presence of an observer would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

19. (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote (listing numbers in favor and opposed).
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to inform owners of minutes

20. The council must make available to owners the minutes of all council meetings upon request.

Delegation of council's powers and duties

21. (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) to 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

22. (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

23. (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.

- (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

24. (1) The strata corporation may fine an owner or tenant a maximum of:
- (a) \$200 for each contravention of a bylaw; and
 - (b) \$50 for each contravention of a rule.
- (2) The strata corporation may impose a fine on an owner or tenant for a continuing contravention of a bylaw or rule every 7 days.
- (3) 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 \$10.00, and if such default continues for a further 15 days, an additional fine of \$25.00 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 \$25.00 will be levied against and paid by the owner or tenant.
- (4) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by either the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule which may be established from time to time by the council pursuant to the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.

Continuing Contravention

25. 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

26. (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 in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

27. (1) Owners and their spouses may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons not eligible to vote, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

28. (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 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) 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.

Quorum for Adjourned Meeting

29. 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 ½ 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.

Order of business

30. The order of business at annual or 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

31. (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 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 - Miscellaneous Matters

Small Claims Actions

32. 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 3/4 vote.

Electronic Attendance at Meetings

33. Attendance by persons at an annual or special general meeting may be by telephone or other electronic method if such method permits all persons participating in the meeting to communicate with each other during the meeting.

Use of Patios and Balconies

34. An owner, tenant or occupant of a strata lot which does not have enclosed balconies shall not place planters or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the council, such planters, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour. Any such planters, items or equipment will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the owner, tenant or occupant entitled to the use of the limited common property on which they are placed.

Garbage Disposal

35. An owner, tenant or occupant shall remove ordinary household refuse and garbage from his or her strata lot and deposit it in the containers provided by the strata corporation for that purpose; all garbage shall be bagged and tied before so depositing and the owner, tenant or occupant shall remove any materials other than ordinary household refuse and garbage from the strata plan property at his expense.

Bicycles, Storage and Parking

36. (1) Bicycles are not permitted to be stored or left in elevators, hallways or any other common areas. Residents shall not keep, or store on patios or balconies any bicycles in any manner which would permit the same to be visible from the outside of the strata lot, otherwise they shall be stored within the strata lot or the owner's designated storage locker or such other area as may be prescribed by the council.
- (2) Any owner, tenant or occupant that leaves any item anywhere on or in the common property or on any limited common property does so at his or her own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone that is an insured under that policy.
- (3) An owner, tenant or occupant must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the council.
- (4) Parking spaces are reserved for passenger vehicles only. There shall be no large commercial vehicles parked anywhere on the common property other than as approved by the council in writing.
- (5) All owners, residents & guests who park on the common property, except those parking adjacent to the visitor parking area, shall park their vehicles with the front of the vehicle facing the curb.
- (6) An owner, tenant or occupant shall not:
- (a) use any parking space in the building or on the common property or on any limited common property, except the parking space which has been specifically assigned to his or her strata lot, a parking space leased by the owner or, when specifically agreed with another owner, the parking space assigned to the strata lot of that other owner;
 - (b) carry out any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, except in the case of emergency;

- (c) rent or lease the parking space assigned by the strata corporation to his or her strata lot to or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
- (d) park any vehicle in a manner which will reduce the width of any roadway on the common property or on any limited common property; and
- (e) use any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the council.

- (7) An owner, tenant or occupant must promptly and at his or her own expense clean up any oil or other substance which spills or leaks onto the common property.

Move In / Move Out

- 37. (1) A \$50.00 charge will be levied for each and every move into a strata lot. Failure to pay or the return of a cheque from the bank shall result in this charge forming a part of the strata fees for that unit commencing with the first day of the month immediately following the move.
- (2) An owner or tenant must notify the strata corporation in advance of the date and time that the owner or tenant will be moving into or out of the strata lot.

Selling of Strata Lots

- 38. (1) An owner of a strata lot, when selling his or her strata lot, will not permit "For Sale" signs to be placed on or about the common property except on the signage board located adjacent to the entrance to the building which is designated for such purpose.
- (2) An owner of a strata lot, when selling a strata lot, will not hold or permit to be held, any public open house except in the matter prescribed by the council. One open house for agents will be allowed per listing. Unless the council otherwise prescribes, all showings must be by appointment only.

Acquisition or Disposition of Personal Property

- 39. The strata corporation may purchase, lease or otherwise acquire personal property for the use or benefit of the owners and may sell or otherwise dispose of such personal property for any amount approved in the annual budget for the strata corporation, but otherwise only if approved by a resolution passed by a $\frac{2}{3}$ vote at an annual or special general meeting if the personal property has a market value of more than \$1,000.

Hardwood Floors

40. An owner of a strata lot who has or installs hard floor surfaces such as hardwood floors or tile in a strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens, bathrooms and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.

Supplied to StrataDocs 2022/04/11
Ordered by Maria Furtado 2023/05/02

-6 DEC 2007 09 01

FB126733

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VIS 1166 certify that the following amendment to the bylaws of the strata corporation were approved by a resolution passed by a $\frac{3}{4}$ vote in accordance with section 128 of the *Strata Property Act* at the Annual General meeting held on Monday, December 3, 2007:

RESOLVED, as a THREE QUARTER (3/4) vote of the Owners, Strata Plan VIS 1166 that the following Bylaw be amended:

Replace Bylaw 36 in its entirety with the following:

36. Bicycles, Storage and Parking

Under the strata plan parking spaces are designated common property.

- I. In accordance with section 76 of the Strata Corporation Act, owners of strata lots shall be granted the exclusive use of one (1) designated parking space subject to the conditions outlined in the following paragraphs:
 - a) Owners must register the vehicle licence number, make and model of the vehicle that will be occupying the unit's designated parking space.
 - b) Vendor owners shall not contractually allocate the parking stalls that were assigned to them to new owners. New owners must contact the council member responsible for parking (parking lot co-ordinator) to request a designated parking space.
 - c) Owners who rent or lease their strata lots to tenants must notify the parking lot co-ordinator before the tenants occupy the strata lot. Upon each change of tenancy, owners must reapply for a designated parking space on their tenants' behalf. Failure to register new vehicles with the parking lot co-ordinator may result in: the tenant's vehicle(s) being towed without notice and a fine levied against the strata unit.
- II. Parking spaces are reserved for licensed and insured passenger vehicles only unless the strata council has granted the owner prior considerations. No uninsured, derelict or otherwise inoperable vehicles are permitted in any parking space. Large recreational or commercial vehicles shall not be assigned parking unless prior consideration has been granted in writing by council.
- III. An owner or tenant shall not:
 - a) Sublet any parking spaces allotted to them.
 - b) Carry out any oil changes, major repairs or adjustments to motor vehicles or mechanical equipment on common property. The owner of any vehicle that leaks

fluid on common property shall be responsible for cleaning the area within three days' notice. Failure to do so will result in cleaning charges levied to the strata lot.

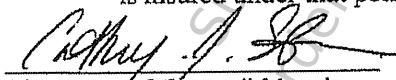
- c) Use the visitor parking area for parking unless prior consideration has been granted by Council. Visitor parking is intended for visitor use only. Owners who park in designated visitor parking spaces shall, on their first offence, be subject to a fine levied to their strata unit. On second or subsequent offence(s), owners who park in visitor parking shall have their vehicle towed without notice and an additional fine shall be levied to their strata unit.
- d) Park any vehicle in such a manner that reduces the width of any roadway on common property or any limited common property.

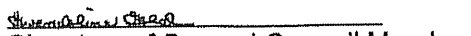
VI Additional Parking Spaces and Covered Parking:

- a) Owners requiring an additional space may contact the Parking Lot Coordinator to request an additional parking space. Additional parking spaces are available at a cost of fifteen (15) dollars per month.
- b) Owners who require covered parking may contact the Parking Lot Coordinator to request a covered parking space. The fee for a covered parking space is fifteen (15) dollars per month. Once a covered parking space becomes available, the owners must forfeit the parking space originally assigned to their unit.

VII Bicycle Storage

- a) Bicycles may not be stored or left in elevators, hallways or any other common areas. Residents shall not keep, or store on patios or balconies any bicycles in any manner that would permit the same to be visible from the outside of the strata lot, otherwise they shall be stored within the strata lot or the owner's designated storage locker or such other area as prescribed by council.
- b) Any owner, tenant or occupant who leaves any item anywhere on or in the common property does so at his or her own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone who is insured under that policy.


Signature of Council Member


Signature of Second Council Member

* Section 128 (3) 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.