

PINNACLE LIVING FALSE CREEK STRATA PLAN – BCS 4064

BYLAWS

(Updated at the September 22, 2022 AGM)

Please find attached a copy of the **Bylaws** and / or amendments for
Strata Corporation BCS 4064

These Bylaws are provided on a “without prejudice” basis. If you require Bylaws for legal purposes, we recommend you obtain an exact copy of the Strata Corporation’s registered Bylaws from the Land Titles Office and consult professional legal counsel regarding their content.

THE WYNFORD GROUP
Managing Agents for
BCS 4064

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Part 1 — Duties of Owners, Tenants, Occupants and Visitors

1.1 Payment of Strata Fees

- (1) An owner must pay strata fees to the Strata Corporation 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 allocated on a monthly basis commencing the date the payment was due and continuing until the last day of the month in which it is paid.
- (3) If an owner is:
 - (a) two (2) months outstanding, they will receive a warning;
 - (b) three (3) months outstanding, the owner will be assessed a fine and Strata Council will have the ability to fine the owner for every month subsequent to that, should they be in arrears; or
 - (c) when arrears of strata fees or special levy exceed two monthly payments, a lien will be placed by the Strata Corporation on the Strata Lot involved at the owner's expense for the total monies due, including all legal and other expenses.

1.2 Repair and Maintenance of Property by Owner

- (1) An owner must repair and maintain their 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.

1.3 Use of Property

- (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, disturbance or hazard to another person;
 - (b) causes unreasonable or repetitive noise;
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;
 - (d) is illegal; or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the Strata Plan.
- (2) An owner, tenant, occupant, or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the Strata Corporation must repair and maintain under these Bylaws or insure under section 149 of the Strata Property Act.
- (3) When the purpose for which a strata lot is intended to be used is shown expressly or by necessary implication on or by the registered Strata Plan, an owner will not use his or her strata lot for any other purpose, or permit it to be so used.

- (4) An owner of a strata lot who has or installs hard floor surfaces such as hardwood floors or tile in his or her 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 avoid walking on such flooring with hard shoes.
- (5) Without limiting the generality of Bylaw 1.3 (1b), no owner, tenant, or occupant shall do anything which is contrary to any statute, ordinance, Bylaw or regulation of any government, whether Federal, Provincial, Municipal, or otherwise, including but not limited to any statute, ordinance, Bylaw or regulation to noise.
- (6) The Strata Corporation may under special circumstances related to health and safety (i.e. snow removal) permit activity by Strata Corporation approved contractors on common property during the quiet hours of 10:00 pm and 8:00 am.
- (7) An owner of a strata lot will not:
- (a) use, or permit any tenant, occupant or visitor of his or her strata lot to use, his or her strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:00 pm and 8:00 am or that encourages loitering by persons in or about the strata lot or common property;
 - (b) permit construction and/or renovation activity between 6:00 pm and 8:00 am on Monday to Friday, and 6:00 pm to 10:00 am on Saturday, Sunday or the following holidays: New Year's Day, Family Day, Good Friday, Easter Monday, Victoria Day, Canada Day, BC Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day and Boxing Day;
 - (c) use, or permit any tenant, occupant or visitor of his or her strata lot to use, any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot or, 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, or permit any tenant, occupant or visitor of his or her strata lot to 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, or permit any tenant, occupant or visitor of his or her strata lot to 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, or permit any tenant, occupant or visitor of his or her strata lot to use, a barbecue, hibachi or other light cooking device on a balcony, deck or patio unless said cooking device is powered by propane, natural gas, or electricity;
 - (g) shake, or permit any tenant, occupant or visitor of his or her strata lot to shake, any mops or dusters of any kind, nor throw, or permit any tenant, occupant or visitor of his or her strata lot throw, any refuse, out of the windows or doors or from the balcony of the strata lot;

- (h) smoke or vape, or permit any owner, tenant, occupant or visitor to smoke or vape, cigarettes or cannabis in any area of the building including in a strata lot or any area designated as common property or limited common property;
- (i) do, or permit any tenant, occupant or visitor of his or her strata lot to do, anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;
- (j) permit a condition to exist within his or her strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
- (k) allow his or her strata lot to become unsanitary or a source of odour;
- (l) feed, or permit any tenant, occupant or visitor of his or her strata lot to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from the strata lot or anywhere on or in close proximity to the common property or any limited common property, but this will not apply to a pet permitted to be kept in his or her strata lot pursuant to these Bylaws and the Rules;
- (m) install, or permit any tenant, occupant or visitor of his or her strata lot to install, any window coverings (including tinfoil, flags, posters, sheets, cardboard, etc.) 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 the new 2017 AGM adopted specifications [“Solarfective” roller shades in the ‘Allure Style’ in oyster colour only and at either the 10%, 5%, 3% or 1% grades (contact Cascadia Design Products at 604-739-0966 or visit www.cascadiadesign.com)];
- (n) hang or display, or permit any tenant, occupant or visitor of his or her strata lot to 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;
- (o) use or install, or permit any tenant, occupant or visitor of his or her strata lot use or install, in or about the strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the Strata Council;
- (p) erect on or fasten to, or permit any tenant, occupant or visitor of his or her strata lot to erect on or fasten to, the strata lot, the common property or any limited common property any television or radio antenna or similar structure or appurtenance thereto;
- (q) place, or permit any tenant, occupant or visitor of his or her strata lot to place any signs billboards, notices, or other advertising matter or any kind on common property or limited common property or on a strata lot (excluding those permitted by the Election Act), in a manner that is visible from the exterior of the strata lot, except with written approval from the Strata Council;
- (r) place, or permit any tenant, occupant or visitor of his or her strata lot to place any open/close signs for live/work units unless they meet the following specifications:
- no larger than 8 inches wide and 5.5 inches high and in muted colours; and
 - wording limited to OPEN or CLOSED and in one or both of Canada’s official languages (English or French);
- (s) place, or permit any tenant, occupant or visitor of his or her strata lot to place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the

balcony except free-standing, self-contained planter boxes, summer furniture and accessories (subject to Bylaw 1.4) nor install, or permit any tenant, occupant or visitor of his or her strata lot to install, any hanging plants or baskets or other hanging items within three feet of a balcony railing line;

(t) keep, or permit any tenant or occupant of his or her strata lot to keep, a live or live cut Christmas tree in the strata lot or on the balconies or patios;

(u) place or hang , or permit any tenant or occupant of his or her strata lot to place or hang, Christmas lights and holiday decorations, including those placed adjacent to exterior windows (inside or outside), except between December 1st to January 15th; and

(v) give, or permit any tenant or occupant of his or her strata lot to give, any keys, combinations, security cards or other means of access to the building, the parking garage or common areas to any person other than a contractor or visitor of the strata lot permitted by the Bylaws.

1.4 Use of Limited Common Property

An owner, tenant or occupant of a strata lot which does not have an enclosed balcony will 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 strata lot unless, in the opinion of the Strata 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 of the strata lot entitled to the use of the limited common property on which they are placed.

1.5 Garbage Disposal

An owner, tenant or occupant of a strata lot will 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 in accordance with the Rules. All garbage must be bagged and tied before depositing. The owner, tenant or occupant will have any material other than ordinary household refuse and garbage removed from the Strata Plan property at his or her expense.

1.6 Bicycles, Storage and Parking

(1) Bicycles are not permitted in elevators, hallways or any other common areas. Bicycles are not permitted to be kept on balconies or patios; instead, they will be stored within the owner's designated storage locker or such other area as may be prescribed by the Strata Council. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.

(2) Any owner, tenant, occupant or visitor of a strata lot owner 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, occupant of a strata lot must use their designated parking stall(s) only for the parking of licensed and insured motor vehicles, trailers or motorcycles, 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 Strata Council.

(4) An owner of a strata lot will not:

- (a) use, or permit any tenant or occupant of his or her strata lot to use any parking space in the building or on the common property or limited common property, except the parking space which has been specifically assigned to his or her strata lot, or, when specifically agreed with another owner, the parking space assigned to the strata lot of that owner;
- (b) carry out, or permit any tenant, occupant or visitor of his or her strata lot, to 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 or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
- (d) park, or permit any tenant or occupant of his or her strata lot to park any vehicle, in a manner which will reduce the width of the garage roadway, ramp or any roadway on the common property or on any limited common property; and
- (e) use, or permit any tenant, occupant or visitor of his or her strata lot to use, any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the Strata Council.

(5) An owner, tenant or occupant of a strata lot must promptly and at its own expense clean up any oil or other substance which spills or leaks onto the common property as a result of any activity prohibited by Bylaw 1.6(4b).

1.7 Move-In/Move-Out

- (1) No owner, tenant, or occupant shall move into or out of a strata lot, except with an appointment arranged with the Concierge or the Strata Agent.
- (2) An owner shall notify the Concierge in writing and book a moving appointment with the Concierge no less than seven (7) days prior to the date that the owner, tenant or occupant will be moving into or out of a strata lot.
- (3) If the owner, tenant or occupant needs to reschedule the move, the Concierge or the Strata Agent must be notified no less than 24 hours before the scheduled move-in, and if they are not notified within this time frame, the moving fee will be non-refundable.
- (4) No owner, tenant, or occupant will move into or out of a strata lot at any time other than:
 - (a) between the hours of 9:00 am and 4:00 pm Monday through Friday; or
 - (b) between the hours of 12:00 pm and 4:00 pm on Saturday and Sunday.

Notwithstanding the foregoing, no owner, tenant, or occupant will move into or out of a strata lot at any time on a statutory holiday in British Columbia.

(5) A non-refundable move-in fee of \$300 will be charged per move-in (no move-out fee is collected) which is due prior to the actual moving date for each move-in of the building.

1.8 Rentals

- (1) Before a tenant may move into any strata lot, the owner will deliver or cause to be delivered to the Strata Corporation via the Strata Agent a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Strata Property Act, signed by the tenant.
- (2) An owner will advise the Strata Council via the Strata Agent in writing of the time and date that any tenant or occupant intends to move in or out of the strata lot, no less than seven (7) days in advance and will make arrangements with the Concierge to co-ordinate any such move.
- (3) Subletting or assigning a rental lease of a strata lot by a tenant is prohibited.
- (4) An owner may apply in writing to the Strata Corporation for an exemption from subsection 1.8(3) on the grounds that the Bylaw causes hardship to the owner by explaining the reason he or she thinks an exemption should be made, and whether he or she wishes a hearing.
- (5) The first contract of a new tenant must not be for a period less than one (1) year.
- (6) No owner, occupant, or tenant will grant a license to any person to occupy a strata lot under any of the following arrangements:
 - (a) as a motel, hotel, inn, hostel, or bed and breakfast or other similar accommodations;
 - (b) through any website designed for booking short term accommodations, including but not limited to www.Airbnb.com, www.vrbo.com and other similar websites; or
 - (c) at a nightly or weekly rate.

1.9 Selling of Strata Lots

- (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.
- (2) If an owner wishes to hold an open house their agent must request approval via the Concierge during business hours, and no less than 48 hours before the proposed open house.
- (3) All open houses will be no longer than two hours and must have two agents so at all times one agent is in the lobby while the other is in the unit.
- (4) Only two open houses will be allowed to occur at the same time.

1.10 Amenity Room

- (1) Owners, tenants or occupants who abuse their Amenity Room privileges and/or who do not comply with the Amenity Room Rules will have those privileges revoked for a period of one (1) year.

1.11 Inform Strata Corporation

- (1) Within two (2) weeks of becoming an owner, an owner must inform the Strata Corporation via the Strata Agent of the owner's name, strata lot number and mailing address outside the Strata Plan, if any, or the name, address and telephone number of an agent who is authorized to act on behalf of the owner.
- (2) Within two (2) weeks of becoming a tenant or occupant of a strata lot a tenant or occupant must inform the Strata Corporation of his or her name and telephone number.

1.12 Obtain Approval before Altering a Strata Lot

(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) 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 on such doors, windows and skylights) 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; and
- (g) parts of the strata lot which the Strata Corporation must insure under section 149 of the Strata Property Act including, without limitation, fixtures installed by the Owner Developer as part of the original construction of a strata lot (i.e. the original wall to wall carpeting).

(2) The Strata Corporation will not unreasonably withhold its approval under subsection 1.12(1), but may require as a condition of its approval that the owner enter into an Alteration and Indemnity Agreement that is acceptable to the Strata Corporation and which will require the owner to take responsibility for any and all expenses relating to the alteration whether direct or indirect, including but not limited to all legal costs and all current and future costs.

(3) An owner must not undertake any act, or permit any tenant, occupant or visitor of his or her strata lot to undertake any act, that may alter, in any manner, which in the opinion of the Strata Council will alter the exterior appearance of the building.

1.13 Obtain Approval before Altering Common Property

(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.

1.14 Permit Entry to Strata Lot

(1) An owner, tenant, occupant or visitor must allow a person authorized by the Strata Corporation to enter the strata lot:

- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage; and
- (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the Strata Corporation to repair and maintain under these Bylaws or insure under section 149 of the Strata Property Act, and to ensure compliance with the Strata Property Act and these Bylaws.

- (2) The notice referred to in subsection 1.14(1b) must include the date and approximate time of entry, and the reason for entry.
- (3) In exercising its rights under this Bylaw, the Strata Corporation will not unreasonably interfere with the operation of any owner, tenant or occupant of a strata lot.
- (4) Without limiting the rights of the Strata Corporation pursuant to the Bylaws, the Strata Property Act, the Strata Property Regulations, or at law, if an owner, tenant, or occupant should fail or refuse to provide access to a strata lot pursuant to Bylaw 1.14(1), the Strata Corporation may use such reasonable force as the Strata Corporation may deem advisable in order to enter the strata lot, and in doing so neither the Strata Corporation or the Strata Council nor their agents will be liable for any costs, damages, actions, or claims whatsoever.
- (5) Without limiting the generality of Bylaw 1.14(4), the Strata Corporation may apply to a court of competent jurisdiction for any relief by way of order, injunction, decree or otherwise appropriate, to protect the interests of the Strata Corporation and an owner shall immediately upon notice from the Strata Corporation, deliver to the Strata Corporation all costs of the Strata Corporation with respect to entry pursuant to this Bylaw.
- (5) An owner, tenant or occupant must not allow strangers to access the common areas of the building.

1.15 Compliance with Bylaws

Any owner, tenant, occupant, or visitor must comply strictly with these Bylaws and with any Rules adopted by the Strata Corporation from time to time.

1.16 Pets

- (1) An owner, tenant or occupant of a strata lot that keeps a dog, cat or other non-caged animal in his or her strata lot, either permanently or temporarily, will register that pet with the Strata Corporation via a signed Pet Registry Form that sets out the name, breed and colour of the pet, the strata lot number in which the pet is kept, the name and telephone number of the owner of the pet and the license number of the pet (when the pet is required to be licensed), and will only keep a pet in his or her strata lot in compliance with these Bylaws.
- (2) 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.
- (3) No owner, tenant or occupant of a strata lot will permit his or her pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or limited common property, the owner, tenant or occupant will immediately and completely remove all of his or her pet's waste from the common property or limited common property, as the case may be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the Strata Corporation, any special cleaning is required as a result of the pet urinating or defecating, the owner, tenant or occupant will pay all costs of such special cleaning.
- (4) An owner, tenant or occupant of a strata lot whose visitor brings an animal or pet onto the common property or any limited common property will be responsible to ensure that the visitor complies with all requirements of these Bylaws as they relate to pets and will perform all of the duties and obligations with respect to that animal as set out in these Bylaws as if the animal were one kept by the owner, tenant or occupant in his or her strata lot.

(5) The Strata Corporation may require removal by an owner, tenant or occupant of any strata lot of any pet or other animal kept by the owner, tenant or occupant in a strata lot if such pet or animal, in the opinion of the Strata Council, constitutes a nuisance to any owner, tenant or occupant of a strata lot, or causes danger or damage to any owner, tenant or occupant of a strata lot or to any property of the Strata Corporation or an owner, tenant or occupant of a strata lot.

(6) An owner, tenant or occupant is not allowed to keep exotic pets in their strata lot or limited common property as listed in the BC SPCA Wildlife Act and the BC Ministry of the Environment Wildlife Act including but not limited to primates, reptiles and insects, such as ants and cockroaches.

1.17 Fire Inspections

(1) Every owner, tenant or occupant must provide access to the individual strata lots for the building staff and authorized contractors to test the fire and safety equipment within each strata lot when given advanced notice by the Strata Corporation. The testing of the fire and safety equipment in the strata lot shall be completed once a year as mandated by the City of Vancouver. Three weeks advance notice will be given to a fire inspection. If the owner, tenant, or occupant does not provide access during the prescribed time of the inspection, the cost of a re-inspection will be billed back to the individual strata lot Owner.

(2) The City of Vancouver requires fire and safety equipment in strata lots tested once every year. The Strata Corporation will hire a locksmith to open strata lot doors for inspection purposes, should Owners, tenants or occupants fail to provide access during the schedule inspection. All costs associated with accessing the strata lot will be charged back to the individual strata lot Owner.

1.18 Dryer Vent Cleaning

Every owner, tenant or occupant must provide access to the individual strata lots for the building staff and authorized contractors to clean the dryer vents. The dryer vent cleaning will be completed when deemed necessary by the Strata Council. Owners, tenants or occupants will be given four (4) weeks advance notice. If the owner, tenant or occupant does not provide access during the prescribed time the cost of the second trip may be billed back to the individual strata lot Owner.

Part 2 — Powers and Duties of Strata Corporation and Council

2.1 Repair and Maintenance of Property by Strata Corporation

(1) The Strata Corporation must repair and maintain common assets of the Strata Corporation.

(2) The Strata Corporation must repair and maintain common property that has not been designated as limited common property.

(3) The Strata Corporation must repair and maintain limited common property, but the duty to repair and maintain it is restricted to:

(a) repair and maintenance that in the ordinary course of events occurs less often than once a year; and

(b) the following, no matter how often the repair or maintenance ordinarily occurs:

- the structure of a building;
- the exterior of a building;
- stairs, balconies and other things attached to the exterior of a building;

- doors, windows, and 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 (including, without limitation, the entrance doors to strata lots);
- fences, railings and similar structures that enclose patios, balconies and yards;

(4) The Strata Corporation must repair and maintain 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:

- (a) the structure of a building;
- (b) the exterior of a building;
- (c) stairs, balconies 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 doors, windows and skylights) on the exterior of a building or that front on the common property (including, without limitation, the entrance doors to strata lots); and
- (e) fences, railings and similar structures that enclose patios, balconies and yards.

2.2 Strata Council Size

The Strata Council must have at least five (5) and not more than seven (7) members.

2.3 Strata Council Members' Terms

(1) The term of office of a strata council member ends at the end of the Annual General Meeting at which the new Strata Council is elected.

(2) A person whose term as council member is ending is eligible for re-election.

2.4 Removing a Strata Council Member

(1) The Strata Corporation may, by a Resolution passed by a majority vote at an Annual or Special General Meeting, remove one or more strata council members.

(2) After removing a strata council member, the Strata Corporation must hold an election at the same Annual or Special General Meeting to replace the strata council member for the remainder of the term.

(3) No person may stand for Strata Council or continue to be on Strata Council with respect to a strata lot if the Strata Corporation is entitled to register a lien against that strata lot under the Strata Property Act.

2.5 Replacing a Strata Council Member

(1) If a strata council member resigns or is unwilling or unable to act for a period of two (2) or more months, the remaining members of the Strata Council may appoint a replacement strata council member for the remainder of the term.

(2) A replacement strata council member may be appointed from any person eligible to sit on the Strata Council.

(3) The Strata Council may appoint a strata council member under this section even if the absence of the member being replaced leaves the Strata Council without a quorum.

(4) If all the members of the Strata Council resign or are unwilling or unable to act for a period of two (2) or more months, persons holding at least 25% of the Strata Corporation's votes may hold a Special General Meeting to elect a new Strata Council by complying with the provisions of the Strata Property Act, the Strata Property Regulations and the Bylaws respecting the calling and holding of meetings.

2.6 Officers

(1) At the first meeting of the Strata Council held after each Annual General Meeting of the Strata Corporation, the Strata 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 two (2) or more months, the strata council members may appoint a replacement officer from among themselves for the remainder of the term.

2.7 Calling Strata Council Meetings

(1) Any strata council member may call a strata council meeting by giving the other strata council members at least one week's notice of the meeting, specifying the reason for calling the meeting.

(2) The notice must be in writing.

(3) A strata council meeting may be held on less than one week's notice if

- (a) all strata council members consent in advance of the meeting, or
- (b) the meeting is required to deal with an emergency situation, and all strata council members either consent in advance of the meeting or are unavailable to provide consent after reasonable attempts to contact them.

2.8 Quorum of Strata Council

(1) A quorum of the Strata Council is a majority of the members of the Strata Council.

(2) Strata council members must be present in person at the strata council meeting to be counted in establishing quorum.

2.9 Strata Council Meetings

(1) At the option of the Strata Council, strata council meetings may be held by electronic means, so long as all strata council members and other participants can communicate with each other.

(2) If a strata council meeting is held by electronic means, strata council members are deemed to be present in person.

(3) Owners may not attend strata council meetings as observers unless Strata Council, at its sole discretion, agrees to permit owners to attend.

(4) Despite subsection (3), no observers may attend those portions of strata council meetings that deal with any of the following:

- (a) Bylaw contravention hearings under section 135 of the Strata Property Act;
- (b) rental restriction Bylaw exemption hearings under section 144 of the Strata Property Act; or
- (c) any other matters if the presence of observers would, in the Strata Council's opinion, unreasonably interfere with an individual's privacy.

2.10 Voting at Strata Council Meetings

(1) At strata council meetings, decisions must be made by a majority of strata council members present in person at the meeting.

(2) If there is a tie vote at a strata council meeting, the President may break the tie by casting a second, deciding vote.

(3) The results of all votes at a strata council meeting must be recorded in the strata council meeting minutes.

2.11 Strata Council to inform Owners of Minutes

The Strata Council must inform owners of the minutes of all strata council meetings within two (2) weeks of the meeting, whether or not the minutes have been approved.

2.12 Delegation of Strata Council's Powers and Duties

(1) Subject to subsections (2) to (4), the Strata Council may delegate some or all of its powers and duties to one or more strata council members or persons who are not members of the Strata Council, and may revoke the delegation.

(2) The Strata Council may delegate its spending powers or duties, but only by a Resolution that:

- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose; or
- (b) delegates the general authority to make expenditures in accordance with subsection (3).

(3) A delegation of a general authority to make expenditures must:

- (a) set a maximum amount that may be spent; and
- (b) indicate the purposes for which, or the conditions under which, the money may be spent.

(4) The Strata 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.

2.13 Spending Restrictions

(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 strata 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.

2.14 Limitation on Liability of a Strata Council Member

(1) A strata council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the Strata Council.

(2) Subsection (1) does not affect a strata council member's liability, as an owner, for a judgment against the Strata Corporation.

2.15 Council Eligibility

(1) In addition to those eligible to serve on council per Strata Property Act section 28, the spouse of an owner may also stand for council.

Part 3 — Enforcement of Bylaws and Rules

3.1 Maximum Fine

(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.
- (c) \$500 for each contravention of Bylaw 1.8 (5) for the first rental contract
- (d) \$1,000 for each contravention of Bylaw 1.8 (6) for any short-term rental

(2) Each owner 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 Strata Property Act or these Bylaws and if the owner fails to pay any money so owing within 15 days after the date such money becomes due, the owner 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 and for each additional month such default continues, an additional fine of \$25.00 will be levied against and paid by the owner.

(3) Additional assessments, fines authorized by these Bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by 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 Strata Council pursuant to the Strata Property Act or these Bylaws, will become part of the assessment of the owner responsible and will 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.

3.2 Continuing Contravention

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

Part 4 — Annual and Special General Meetings

4.1 Person to Chair Meeting

- (1) Annual and Special General Meetings must be chaired by the President of the Strata Council.
- (2) If the President of the Strata Council is unwilling or unable to act, the meeting must be chaired by the Vice President of the Strata Council.
- (3) If neither the President nor the Vice President of the Strata Council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

4.2 Eligible Strata Voters

- (1) Each owner of a strata lot is eligible to vote at an Annual or Special General Meeting, unless:
 - (a) there are two or more owners of a strata lot, in which case only one owner representing the strata lot may vote on any given matter;
 - (b) a lien has been registered by the Strata Corporation on the strata lot due to unpaid strata fees or other monies owing, with the exception of a vote that require an unanimous vote;
 - (c) they have assigned their right to vote on certain matters to tenants or mortgagees;
 - (d) there is an automatic assignment to a residential tenant with a lease of three years or greater or to a family member who is a tenant; or
 - (e) they lack the capacity to vote or are under sixteen years of age.
- (2) A person who is a proxy holder is eligible to vote at an Annual or Special General Meeting if they have been appointed by a strata lot owner to act on his or her behalf.
- (3) A proxy:
 - (a) must be in writing, and be signed by the owner appointing the proxy;
 - (b) can be given for general purposes or for a specific resolution or for a specific meeting;
 - (c) can be revoked by the person appointing the proxy at any time; and
 - (d) can be held by any person except the Strata Corporation's Strata Agent or an employee of the Strata Corporation.

4.3 Participation at Annual and Special General Meetings

- (1) Tenants and occupants may attend Annual and Special General Meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the Chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a Resolution passed by a majority vote at the meeting.

4.4 Voting

- (1) At an Annual or Special General Meeting, voting cards must be issued to eligible voters.
- (2) At an Annual or Special General Meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.

- (3) If a precise count is requested, the Chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the Resolution if a precise count is requested, must be announced by the Chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an Annual or Special General Meeting, the President, or, if the President is absent or unable or unwilling to vote, the Vice President may break the tie by casting a second, deciding vote.
- (6) Despite anything in this section, an election of Strata Council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

4.5 Order of Business

(1) The order of business at an Annual or Special General Meetings will occur 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 Strata Property Act;
- (j) report on insurance coverage in accordance with section 154 of the Strata Property Act, if the meeting is an Annual General Meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Strata Property 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 Strata Property Act;
- (m) elect a Strata Council, if the meeting is an Annual General Meeting; and
- (n) terminate the meeting.

(2) The order of business at an Annual or Special General Meetings may be changed by a majority vote of the eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.

4.6 Quorum

Notwithstanding Section 48(3) of the Strata Property Act, if within 15 minutes from the time appointed for a General Meeting, a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of Owners, but in any other case, the meeting shall stand adjourned for a period of 15 minutes, from the time appointed and if within 15 minutes 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.

Part 5 — Dispute Resolution

5.1 Voluntary Dispute Resolution

(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 Strata Property Act, the Strata Property Regulations, the Strata Plan BCS 4064 Bylaws or the Strata Plan BCS 4064 Rules.

(2) A dispute resolution committee consists of:

(a) one owner or tenant of the Strata Corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties; or

(b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.

(3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

5.2 Civil Resolution Tribunal

(1) Subject to subsection (2), the Strata Corporation, owner or tenant may make a request under section 4 of the *Civil Resolution Tribunal Act* asking the Civil Resolution Tribunal to resolve a dispute concerning any strata property matter over which the Civil Resolution Tribunal has jurisdiction.

(2) An owner or tenant may not make a request referred to in subsection (1) unless:

(a) the owner or tenant requested a strata council hearing under section 34.1 of the Strata Property Act; or

(b) the Civil Resolution Tribunal, on request by the Strata Corporation, owner or tenant, directs that the requirements of paragraph (a) of this subsection do not apply.

Part 6 — Parking/Storage Area Lease

6.1 Parking/Storage Area Lease

Each owner of a strata lot may be entitled to the exclusive use of one or more parking stalls and storage areas located in the parking facility pursuant to a partial assignment of the parking/storage area lease (the

"Parking/Storage Area Lease") between Pinnacle West Second Development Partnership, as landlord, and Pinnacle International Plaza Inc., as tenant. Upon the registration of the Strata Plan for the Strata Development, the Strata Corporation will assume all of the covenants and obligations of Pinnacle West Second Development Partnership under the Parking/Storage Area Lease with respect to the Stalls and Storage Areas (as defined in the Parking/Storage Area Lease).

Part 7 – Miscellaneous

7.1 Respecting Laws and Regulations

No owner, occupant or tenant or visitor will use a strata lot, the common property, or limited common property in a manner that is contrary to any statute, ordinance, Bylaw or Regulation of any government, whether Federal, Provincial, Municipal, or otherwise.

7.2 Cannabis

(1) No owner, tenant or occupant shall permit the cultivation, propagation or harvesting of cannabis within or outside of a strata lot, for personal or other use, regardless of whether such operation is licensed or otherwise permitted by any government authority.

(2) No owner, tenant or occupant shall permit the smoking or vaping of nonmedical cannabis within or outside of a strata lot including all common and limited common property.

(3) The use and storage of medical cannabis is permitted within an individual strata lot, provided that such use or storage does not interfere with tenant agreements and/or the enjoyment and safety of other owners, tenants or occupants.

Part 8 – Security Cameras

8.1 Definitions

In this Part 9, the following terms have the following meanings:

(a) "Monitoring Devices" means video cameras, digital cameras, or other similar recording devices and monitors;

(b) "Premises" means inclusively any and all strata lots, common property, limited common property, and land that is a common asset;

8.2 Purpose of Security Cameras

The Strata Corporation may install and maintain Monitoring Devices on the common property or land that is a common asset for the purpose of monitoring common property and land that is a common asset, including:

(a) being alerted to the presence of trespassers on the Premises; and

(b) preventing, recording, investigating and obtaining evidence of any theft, vandalism, nuisance, damage or injury caused by any person on the Premises.

8.3 Locations of Security Cameras

Seven (7) Monitoring Devices will be installed on the Premises as follows:

(a) two (2) in the lobby, with one (1) directed towards the entrance, and one (1) directed towards the elevator;

- (b) two (2) in the parkade, with one (1) directed towards the entrance ramp and one (1) directed towards the parkade gates;
- (c) two (2) in the courtyard, with one (1) directed towards the building entrance on 2nd Avenue, and one (1) directed towards the building entrance at the back alley; and
- (d) one (1) in the garbage area.

8.4 Operational Hours

The Monitoring Devices will be in operation 24 hours a day, seven (7) days a week.

8.5 Use of Data from Security Cameras

The data from the Monitoring Devices will be held and used as follows:

- (a) to be stored on a computer located securely in the locked telecommunication room, which computer is password protected;
- (b) to be held for a period of approximately two (2) months, and after such time:
 - if there is no need to retain evidence as contemplated in Bylaw 8.2, it will be overwritten;
 - if the Strata Council resolves to retain the data for a purpose contemplated in Bylaw 9.2, the Strata Council will record such resolution in the minutes of the Strata Council meeting and will retain such data for as long as is reasonably necessary; and
- (c) to be viewed by persons authorized by the Strata Corporation, which may include members of the Strata Council, the Strata Corporation's Concierge, the Strata Corporation's Strata Agent, the Strata Corporation's lawyer, and the police and only if necessary to fulfil a purpose set out in Bylaw 8.2.

8.6 No Representations or Guarantees

The Strata Corporation makes no representations or guarantees that any of the Monitoring Devices will be fully operational at any time. The Strata Corporation is not responsible to an owner, tenant, occupant, or visitor for any cost, loss or damage whatsoever related to a failure of the Monitoring Devices to operate for any reason, including but not limited to a failure resulting from negligence or lack of maintenance or repair.

8.7 No Interference

No owner, tenant, occupant or visitor shall do anything to damage or interfere with any Monitoring Devices on the Premises.

Part 9 - Insurance and Indemnity

9.1 Responsibility

- (1) An owner is deemed to be responsible for any loss or damage caused to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage originated within the owner's strata lot and the loss or damage is not covered and paid by any insurance policy.
- (2) An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or

tenants, occupants or visitor of his or her strata lot and the loss or damage is not covered and paid by any insurance policy.

9.2 Liability

(1) If any loss or damage deemed to be the responsibility of an owner under Bylaw 9.1 results in a claim against any insurance policy held by the Strata Corporation, that owner shall save harmless and indemnify, and is strictly liable to reimburse the Strata Corporation for the full amount of any insurance deductible, any portion of insurance coverage declined and/or any amount by which the loss or damage exceeds the insurance coverage.

(2) If any loss or damage deemed to be the responsibility of an owner under Bylaw 9.1 does not exceed the insurance deductible for an insurance policy held by the Strata Corporation, that owner is strictly liable and shall fully indemnify and save harmless the Strata Corporation for any resulting expense for maintenance, repair or replacement rendered necessary, including legal costs incurred in relation to defending any claim against the Strata Corporation, and/ or prosecuting any claim made against the owner, such indemnity to be on a solicitor and client basis, including disbursements, expenses, taxes, filing and/or court fees, all on a full indemnity basis.

9.3 Claims on Insurance Policies

(1) An owner, tenant, occupant or visitor must not do, or omit to do, whether deliberately or accidentally, any act which would result in a claim being made on the insurance policy of the Strata Corporation.

(2) Owners are liable for any costs incurred by the Strata Corporation up to the maximum Strata Insurance deductible for claims made by the Strata Corporation on the Strata Insurance Policy on account of any act, whether deliberate or accidental caused by the owner, his or her tenant, occupant or visitor to his or her strata lot whether the owner has deductible insurance coverage on his or her suite or does not have deductible coverage.

Part 10 – Privacy

10.1 Privacy Policy

(1) In addition to personal information that is collected, used and disclosed by consent or as otherwise required by law, the Strata Corporation collects, uses, and discloses personal information from owners, tenants and occupants for the purpose of carrying out its duties and responsibilities under the Strata Property Act.

(2) Personal information collected and used by the Strata Corporation includes the following:

- a) banking or credit card information to allow pre-authorized payments (“PAP”) to pay strata fees,
- b) information regarding pets in a suite,
- c) personal information collected through the use of video surveillance equipment,
- d) names and contact information of all persons living in a suite, and
- e) information created by a computerized access key fob system.

(3) The Strata Council is responsible for implement a privacy policy setting out the procedures for

collecting, using, verifying and disclosing personal information.

(4) Strata Council will provide an up-to-date copy of the privacy policy to each owner or registered tenant upon request.

(5) The Strata Council shall designate a member of the Strata Council as the “Privacy Officer” for the Strata Corporation. The Privacy Officer will have the responsibility of ensuring that the Strata Corporation complies with the privacy policy as well as the Personal Information Protection Act.

Part 11 – Parking Assignment Table

11.1 Parking Assignment Table

(1) Every strata lot is entitled to one parking stall in the underground parking area, as described in pages 4-8 and 29 of the Strata Plan;

(2) Some strata lots are entitled to more than one parking stall because of original assignment arrangements made between the Owner-Developer and the original purchaser, and to undo such previous arrangements would be inequitable;

(3) Each strata lot is entitled to the parking stall(s) described in the Parking Assignment Table, set out below;

(4) Each strata lot is entitled to one storage locker as set out in the Parking Assignment Table, except strata lot 103 that is entitled to two lockers;

(5) Any Bylaw passed from time to time by the Strata Corporation regarding parking, use of common property including parking stalls and / or storage lockers, applies to all of the stalls and lockers described in this Bylaw;

(6) Any arrangements between owners regarding use of parking (swaps, short term use by other owners etc.) are only permitted as such arrangements comply with all the other Bylaws of the Strata Corporation;

(7) Any arrangements between owners regarding use of parking do not change the assignments set out in the Parking Assignment Table, and if any dispute arises as to rights of use, the Parking Assignment Table will always prevail.

Parking Assignment Table

UNIT	SL	PARKING STALL #	LEVEL	LOCKER #	LEVEL	REMARKS
1863 Crowe Street	1	27	P1	27	P1	.
1867 Crowe Street	2	36	P1	36	P1	
1869 Crowe Street	3	34	P1	34	P1	
301 West 2nd Avenue	4	30	P1	30	P1	
303 West 2nd Avenue	5	31	P1	31	P1	
309 West 2nd Avenue	6	32	P1	32	P1	
333 West 2nd Avenue	7	33	P1	33	P1	
337 West 2nd Avenue	8	28	P1	28	P1	

339 West 2nd Avenue	9	29	P1	29	P1	
103-1887 Crowe Street	10	92	P2	92	P2	
102-1887 Crowe Street	11	93	P2	93	P2	
101-1887 Crowe Street	12	97	P2	97	P2	
201	13	9	P2	99	P2	
202	14	108	P2	22	P1	
203	15	110	P2	21	P1	
204	16	95	P2	95	P2	
205	17	96	P2	25	P1	
206	18	94.	P2	94	P2	
207	19	98	P2	98	P2	
301	20	100	P2	100	P2	
302	21	107	P2	15	P1	
303	22	109	P2	23	P1	
304	23	101	P2	101	P2	
305	24	114	P2	11	P1	
306	25	39	P!	39	P1	
307	26	102	P2	102	P2	
308	27	103	P2	103	P2	
309	28	88	P2	88	P2	
310	29	120	P2	9	P1	
311	30	40	P1	40	P1	
312	31	37	P1	37	P1	
313	32	38	P1	38	P1	
314	33	113	P2	6	P1	
315	34	112	P2	5	P1	
501	35	111	P2	26	P1	
502	36	42	P1	42	P1	
503	37	43	P1	43	P1	
504	38	82	P2	82	P2	
505	39	71	P2	71	P2	
506	40	41	P1	41	P1	
507	41	56	P1	56	P1	
508	42	69	P2	69	P2	
509	43	55	P1	55	P1	
510	44	54	P1	54	P1	
511	45	53	P1	53	P1	
512	46	87	P2	87	P2	
513	47	86	P2	86	P2	
514	48	89	P2	89	P2	
515	49	68	P2	68	P2	

601	50	72	P2	72	P2	
602	51	83	P2	83	P2	
603	52	115	P2	96	P2	
604	53	70	P2	70	P2	
605	54	85	P2	85	P2	
606	55	104	P2	104	P2	
607	56	73	P2	73	P2	
608	57	74	P2	74	P2	
609	58	75	P2	75	P2	
610	59	76	P2	76	P2	
611	60	77	P2	77	P2	
612	61	78	P2	78	P2	
613	62	79	P2	79	P2	
614	63	119	P2	4	P1	
615	64	35	P1	35	P1	
701	65	105	P2	105	P2	
702	66	45	P1	45	P1	
703	67	106	P2	106	P2	
704	68	57	P2	57	P1	
705	69	84	P2	84	P2	
706	70	19	P1	19	P1	
707	71	20	P1	20	P1	
708	72	91	P2	91	P2	
709	73	44	P1	44	P1	
710	74	18	P1	18	P1	
711	75	90	P2	90	P2	
712	76	116	P2	1	P1	
713	77	117	P2	2	P1	
714	78	118	P2	3	P1	
715	79	58	P2	58	P1	
801	80	59	P2	59	P2	
802	81	80	P2	80	P2	
803	82	81	P2	81	P2	
804	83	60	P2	60	P2	
805	84	64	P2	64	P2	
806	85	65	P2	65	P2	
807	86	63	P2	63	P2	
808	87	62	P2	62	P2	
809	88	61	P2	61	P2	
901	89	47	P1	47	P1	
902	90	52	P1	52	P1	

903	91	46	P1	46	P1	
904	92	17	P1	17	P1	
905	93	16	P1	16	P1	
906	94	66	P2	66	P2	
907	95	48	P1	48	P1	
1001	96	67	P2	67	P2	
1002	97	51	P1	51	P1	
1003	98	49	P1	49	P1	
1004	99	50	P1	50	P1	
1005	100	7	P1	7	P1	
1006	101	15	P1	24	P1	
1101	102	12, 13	P1	13	P1	
1102	103	10	P1	10, 12	P1	
1103	104	8, 9	P1	8	P1	
1104	105	11, 14	P1	14	P1	

– END –

- Bylaws repealed and replaced – May 1, 2019 SGM
- Bylaw #1.17 added – September 30, 2019 AGM
- Bylaw #1.18 added – September 30, 2019 AGM
- Bylaw #2.15 added – September 27, 2021 AGM
- Bylaw #11 added – September 27, 2021 AGM
- Bylaw #1.1(3) amended – September 22, 2022 AGM