

“THE MORRISON”
STRATA PLAN EPS 6255

BYLAWS

Registered: March 5, 2020

Registration Number: CA8074687

Amended: September 16, 2020

CA8432242

Sep-16-2020 12:10:44.001

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

CA8432242

PAGE 1 OF 2 PAGES

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.

Marnie Gunther
IWXEF7

c=CA, cn=Marnie Gunther
IWXEF7, o=Notary,
ou=Verify ID at
www.juricert.com/
LKUP.cfm?id=IWXEF7

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

BAYSIDE PROPERTY SERVICES LTD.

100 - 6400 Roberts Street

Burnaby

BC V5G 4C9

Telephone: 604-432-7774 lc

Document Fees: \$29.95

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]

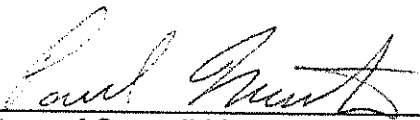
NO PID NMBR THE OWNERS, STRATA PLAN EPS6255Related Plan Number: **EPS6255**

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

The Owners, Strata Plan EPS 6255 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 general meeting held on August 24, 2020.

BE IT RESOLVED THAT The Owners, Strata Plan EPS 6255, hereby approve the addition of the following Bylaw:

- 27 (8) If a quorum is not present at the time appointed for an annual or special general meeting, the meeting shall stand adjourned for fifteen minutes and if a quorum is still not present within fifteen minutes from the time that the meeting was adjourned, the persons present and entitled to vote shall constitute a quorum.



Signature of Council Member



Signature of Second Council Member (not required if council consists of one member)

Mar-05-2020 17:07:29.004

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

CA8074687

PAGE 1 OF 7 PAGES

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.

**Dharampreet
Singh Dhillon
1T16V9**

Digitally signed by
Dharampreet Singh Dhillon
1T16V9
Date: 2020.03.05 17:03:48
-08'00'

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

Dharampreet Singh Dhillon**1500 – 1055 West Georgia Street,****P.O. Box 11117****Vancouver****BC V6E 4N7****Tel: 604-689-9111****File Ref: 240853****Document # 32734986****Document Fees: \$29.66****Deduct LTSA Fees? Yes ☒**

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

Form-Y Owners Developers' Notice of Different Bylaws**LTO Document Reference:**3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]**030-478-103****LOT A BLOCK 29 DISTRICT LOT 273 GROUP 1 NEW WESTMINSTER
DISTRICT PLAN EPP76479**

Strata Property Act

Form Y

OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS
(Section 245 (d); Regulations section 14.6 (2))

Re: Strata Plan EPS6255 (*the registration number of the strata plan*), being a strata plan of

Parcel Identifier: 030-478-103,

Lot A Block 29 District Lot 273 Group 1 New Westminster District Plan
EPP76479

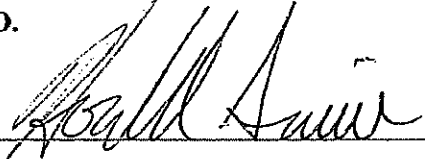
The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

SEE ATTACHED SCHEDULE

Dated: February 24, 2020

Signature of Owner Developer

**CREO NORTH SHORE LIVING
LIMITED PARTNERSHIP** by its general
partner **CREO NORTH SHORE LIVING
GP LTD.**

By: 

**OWNER DEVELOPERS NOTICE OF DIFFERENT BYLAWS
FORM Y**

1.0 Bylaw 2 shall be amended by adding the following subsection:

- “(3) An owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair, or replacement rendered necessary to the common property, or to any strata lot by the owners’ act, omission, negligence or carelessness, or by that of any member of the owner’s family, or the owner’s guests, employees, agents, or tenants, but only to the extent that such expense is not met by the proceeds received by the strata corporation as insurance coverage. In such circumstances, and for the purposes of this bylaw, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage, and shall be charged to the owners and shall be added and become a part of the assessment of that owner for the month following the date on which expense was incurred, and shall become due and payable on the date of payment of the monthly assessment.”

2.0 Bylaw 3 shall be deleted and replaced with the following:

- “3(1) An owner, tenant or occupant of a strata lot and any of their visitors, must not:
- (a) use a strata lot, the common property, any limited common property designated for strata lots or any other common assets for any purpose which is illegal, injurious to the reputation of the building, causes a hazard to any other person, is contrary to the uses permitted under applicable zoning bylaws and regulations or which is contrary to the purpose for which the strata lot, the common property or the limited common property designated for strata lots are intended to be used as shown expressly or by necessary implication on or by the strata plan;
 - (b) make undue noise in or about, or use or permit the use of a strata lot, common property or limited common property designated for strata lots in a manner which would create undue noise, emit odours or create a nuisance, or which would disrupt the owner, tenant or occupant of any of the strata lots, or any of their visitors;
 - (c) keep any animals or pets (collectively, a “Pet”) in or about a strata lot or the limited common property designated for strata lots other than one or more of the following:
 - (i) a reasonable number (as determined by the strata corporation from time to time) of fish or other small aquarium animals;
 - (ii) a reasonable number (as determined by the strata corporation from time to time) of small caged animals;

- (iii) up to 2 caged birds; or
- (iv) two dogs, or two cats, or one dog and one cat;
- (d) undertake any act to unduly attract animals, birds or wildlife to a strata lot or limited common property, or permit any Pet on the common property, limited common property or on land which is a common asset unless such Pet is leashed and accompanied by an adult person and it will be the responsibility of the owner to pay for the cost of repair or clean up of any common property or common asset which is damaged, destroyed or soiled by the owner's Pet;
- (e) alter, supplement or remove the window coverings originally installed in a strata lot except, if necessary due to damage or wear, to replace them with substantially similar window coverings in the same colour and style;
- (f) place on the balcony or deck of a strata lot or adjoining limited common property designated for strata lots hot tubs, gazebos, pergolas, bicycles, motorcycles, flammable boxes, machinery, equipment, any other permanent structures, or in any way use such balcony or deck as a storage area;
- (g) place or operate a barbecue, grill or other cooking device on the balcony or deck of a strata lot or adjoining limited common property designated for strata lots except for a propane barbecue located no closer than 30 cm. from the building exterior;
- (h) hang or drape on the balcony or deck of a strata lot or on adjoining limited common property designated for strata lots laundry, clothing, rugs, towels, curtains or wall hangings or place awnings on such terraces;
- (i) erect, place or allow any signs, billboards, notices or displays in or about a strata lot or on any limited common property designated for strata lots except in accordance with such rules and regulations as the strata corporation may set;
- (j) erect or permit any antennae, satellite dishes or other or reception devices on a strata lot or on adjoining limited common property designated for strata lots;
- (k) paint or otherwise cover any exterior doors to a strata lot;
- (l) dispose of any cigarettes, cigarette butts or other garbage or refuse from the balcony or deck of a strata lot or from adjoining limited common property designated for strata lots;
- (m) use or permit a strata lot to be used for a purpose that is contrary to the development permit for the strata lots;
- (n) use or permit limited common property designated for the benefit of a strata lot to be used for a purpose for which it was not intended as reflected in the strata plan or as may be determined by the strata corporation.

- 3(2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.”
- 3.0 Bylaw 7(1)(b) shall be deleted and replaced with the following:
- “7(1)(b) at a reasonable time, on 48 hours’ written notice, to inspect, repair or maintain common property, limited 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 to insure under Section 149 of the Act; and for purposes of clarity, the rights granted to the strata corporation under this bylaw shall include the right to use any balconies, terraces or patios that have been designated as limited common property as a staging area for window washers and window washing equipment or to otherwise use such limited common property as may be necessary to properly operate all window washing equipment.”
- 4.0 There shall be added as Bylaw 7(3) the following:
- “7(3) The strata corporation must ensure that all work or repairs carried out on its behalf will be completed in a workmanlike manner and that any damage to the strata lot is made good and that the strata lot is left clean and free from debris at the conclusion of such work or repairs each day.”
- 5.0 Bylaw 23 shall be deleted and replaced with the following:
- “23 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.”
- 6.0 Bylaw 30(1) shall be deleted and replaced with the following:
- “30(1) An owner developer who has any unsold strata lots may carry on sales functions on the common property that relate to the sale of such strata lots, including without limitation, the right to post signs on the common property and limited common property in relation thereto. For purposes of clarity, this bylaw shall supersede Bylaw 3 and in the event of any inconsistency between this Bylaw 30(1) and Bylaw 3, this Bylaw 30(1) shall take precedence.”
- 7.0 The Bylaws shall be amended by deleting Bylaw 30(2) and inserting the following:
- “30(2) Following the deposit of the strata plan for the strata corporation in the Land Title Office, the owner developer may continue to carry out for such period as the owner developer determines to be necessary or desirable in connection with the marketing of strata lots within the strata corporation, marketing and sales activities within the common property, including any strata lots owned or leased

by the owner developer, including maintaining display suites, other display areas, landscaping, parking areas and signage. The owner developer also reserves the right to place signage in and around any unsold strata lots and the common property for the duration of the marketing program. The owner developer will act reasonably in exercising such rights and will use reasonable efforts to minimize any interference with the use or enjoyment of the common property by the strata lot owners.”

8.0 The Bylaws shall be amended by adding as Bylaw 31 the following:

“31 Miscellaneous

(a) Owners will be responsible for satisfying noise complaints from neighbours from all sources in their strata lots.”

9.0 The Bylaws shall be amended by adding as Bylaw 32 the following:

“32 (a) EVC An owner (the “**EV Owner**”) who has the exclusive use of a parking stall (the “**EV Parking Stall**”) may request written consent from the strata corporation to install electrical supply, distribution and an associated electrical outlet accessible to the EV Parking Stall for the purpose of charging an electric vehicle in the EV Parking Stall. In making such request, the EV Owner will provide to the strata corporation a written description of the proposed charging equipment (the “**Charging Equipment**”), the proposed design and installation, and any other documents or plans requested by the strata corporation;

(b) The strata corporation will grant consent pursuant to (a) above provided that:

i. the strata corporation is of the opinion that its existing systems will support the Charging Equipment; and

ii. The EV Owner signs an Alteration and Indemnity Agreement on terms to be determined by the strata corporation, including the following:

(A) The EV Owner will pay for all costs related to the installation of the Charging Equipment and will pay for the cost of all future repairs, maintenance, and upgrades to the Charging Equipment;

(B) The EV Owner will obtain all necessary permits;

(C) The EV Owner will comply with all applicable laws;

(D) The EV Owner will comply with all bylaws of the strata corporation;

(E) The EV Owner will retain qualified contractors for the purpose of installing the Charging Equipment; and

(F) The EV Owner will indemnify and save harmless the strata corporation for any costs, loss or expense of whatever kind which the strata corporation may sustain in connection with the installation and use of the Charging Equipment;

(c) Upon installation of the Charging Equipment:

i. If in the opinion of the strata corporation the Charging Equipment can be removed with minimal damage to the common property, the EV Owner will be the owner of the Charging Equipment, and:

(A) may remove the Charging Equipment at any time; and

(B) will remove the Charging Equipment upon sale of the strata lot owned by the EV Owner;

provided that the EV Owner will promptly restore any damage to the common property upon such removal of the Charging Equipment, and provided that the strata corporation will own the Charging Equipment if the EV Owner does not remove the Charging Equipment in accordance with 2 above;

ii. If in the opinion of the strata corporation the Charging Equipment cannot be removed without damaging the common property, the strata corporation will be the owner of the Charging Equipment;

iii. Any wiring required for the purpose of the Charging Equipment will be owned and maintained by the strata corporation;

(d) All electricity costs of the strata corporation with respect to the Charging Equipment will be charged by the strata corporation to the EV Owner by way of a user fee in the amount of \$50 per month on account of the use of electricity with respect to the Charging Equipment.

STRATA PROPERTY ACT

[SBC 1998] CHAPTER 43

Schedule of Standard Bylaws

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

Payment of strata fees

1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

Repair and maintenance of property by owner

2 (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

(2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of property

3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

- (a) causes a nuisance or hazard to another person,
- (b) causes unreasonable noise,
- (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
- (d) is illegal, or
- (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

(2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

(3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.

(4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals;
- (b) a reasonable number of small caged mammals;
- (c) up to 2 caged birds;
- (d) one dog or one cat.

Inform strata corporation

4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.

(2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

Obtain approval before altering a strata lot

5 (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:

- (a) the structure of a building;
- (b) the exterior of a building;
- (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
- (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
- (e) fences, railings or similar structures that enclose a patio, balcony or yard;
- (f) common property located within the boundaries of a strata lot;
- (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

(2) The strata corporation must not unreasonably withhold its approval under subsection (1) but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

(3) This section does not apply to a strata lot in a bare land strata plan.

Obtain approval before altering common property

6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.

(2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit entry to strata lot

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

(a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and

(b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.

(2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 — Powers and Duties of Strata Corporation

Repair and maintenance of property by strata corporation

8 The strata corporation must repair and maintain all of the following:

(a) common assets of the strata corporation;

(b) common property that has not been designated as limited common property;

(c) limited common property, but the duty to repair and maintain it is restricted to

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

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

(A) the structure of a building;

(B) the exterior of a building;

(C) chimneys, stairs, balconies and other things attached to the exterior of a building;

(D) doors, windows and skylights on the exterior of a building or that front on the common property;

(E) fences, railings and similar structures that enclose patios, balconies and yards;

- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
- (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
 - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 — Council

Council size

- 9** (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.
- (2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

Council members' terms

- 10** (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for reelection.
- (3) to (5) [Repealed 1999-21-51.]

Removing council member

- 11** (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing council member

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

- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

- 13** (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
 - (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling council meetings

- 14** (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
 - (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.

- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

Repealed

15 [Repealed 2009-17-35.]

Quorum of council

- 16** (1) A quorum of the council is
- (a) 1, if the council consists of one member,
 - (b) 2, if the council consists of 2, 3 or 4 members,
 - (c) 3, if the council consists of 5 or 6 members, and
 - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

- 17** (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
- (a) bylaw contravention hearings under section 135 of the Act;
 - (b) rental restriction bylaw exemption hearings under section 144 of the Act;
 - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

- 18** (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

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

Council to inform owners of minutes

19 The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

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

(2) The council may delegate its spending powers or duties, but only by a resolution that

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

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

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

(4) The council may not delegate its powers to determine, based on the facts of a particular case,

- (a) whether a person has contravened a bylaw or rule,
- (b) whether a person should be fined, and the amount of the fine, or
- (c) whether a person should be denied access to a recreational facility.

Spending restrictions

21 (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.

(2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of council member

- 22** (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 — Enforcement of Bylaws and Rules

Maximum fine

- 23** The strata corporation may fine an owner or tenant a maximum of
- (a) \$50 for each contravention of a bylaw, and
 - (b) \$10 for each contravention of a rule.

Continuing contravention

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

Division 5 — Annual and Special General Meetings

Person to chair meeting

- 25** (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

- 26** (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.

(3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

27 (1) At an annual or special general meeting, voting cards must be issued to eligible voters.

(2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.

(3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.

(4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

(5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.

(6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.

(7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

28 The order of business at annual and special general meetings is as follows:

- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;

- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 — Voluntary Dispute Resolution

Voluntary dispute resolution

- 29** (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 — Marketing Activities by Owner Developer

Display lot

- 30** (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.