

# **BYLAWS**

## **STRATA PLAN BCS4387**

**COSMO  
161 W. Georgia St.  
Vancouver, BC**

### **NOTICE**

The attached bylaws for Strata Plan BCS4387 are in addition to those bylaws contained in the Strata Property Act of B.C. In addition to bylaws, there could also be “Rules” which are not registered at the Land Title Office, but are attached herein. **For legal purposes, you should obtain a true copy of the bylaws from the Land Title Office.**

*(Updated September 9, 2021)*

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

### **1. 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.
- (2) If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum, compounded annually, and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it is paid.
- (3) Any owner owing monies for Strata Fees not received by the first (1st) of the month in question will be deemed to be in arrears. A \$50.00 fine will be imposed for each month that an owner's strata fees are in arrears.
- (4) An owner must pay strata fees by pre-authorized payment. This does not apply to units managed by professional management companies
- (5) Failure by an owner to provide written authorization for automatic debit in accordance with subsection (4) is in contravention of bylaw 1(3) and the strata corporation will levy a fine of \$50.00 for each contravention. Each dishonored cheque (for management companies only) or dishonored automatic debit will be subject to a fine of \$50.00 and an administration charge of \$50.00.
- (6) Fines referred to in (2) and (3) above will apply to outstanding and overdue special levies and assessments.
- (7) When arrears exceed 90 days, a lien may be registered in accordance with Section 116 of the Act on the Strata Lot involved at the Owner's sole expense, for the total monies due including all strata fees outstanding, penalties assessed, all legal and other expenses.
- (8) Owners who are in arrears or have a lien are not eligible to vote at the Annual General Meeting/Special General Meeting, unless approved by a unanimous resolution.

### **2. Repair and maintenance of property by owner**

- (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.

### 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 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 shall not:
  - (a) use his strata lot for any purpose which may be injurious to the reputation of the building;
  - (b) make undue noise in or about any strata lot or common property;
  - (c) keep any animals on his strata lot or the common property after notice not to do so from the strata council; and
  - (d) make or cause to be made any structural alteration to his strata lot, or paint, decorate, or add to or remove any structure from the exterior of the building or the strata lot or add to or alter the wiring, plumbing, piping or other services on his strata lot, or within any bearing or party wall or the common property without first obtaining the written consent of the strata council.
- (3) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.
- (4) No personal items such as doormats, toys, bicycles, walkers, etc. shall be left or stored on the common property.
- (5) An owner, tenant or occupant shall not use or permit the use of their strata lot for a professional, commercial or business purpose that:
  - (a) may or will increase the amount of foot traffic or motor vehicle traffic in the common property or the strata lot;
  - (b) in any way increases or may increase the liability risk of the strata corporation;
  - (c) involves customers, clients, employees, contractors, other workers or any individuals attending the strata lot other than those individuals ordinarily resident in the strata lot; or
- (6) An owner, tenant or occupant must not use or permit the use of all or part of a residential strata lot as short-term accommodation for a period of less than 30 consecutive days, by anyone who, directly or indirectly, pays or gives the owner,

tenant or occupant any fee, compensation or other remuneration. Without restricting the generality of the foregoing, an owner, tenant or occupant must not:

- (a) enter into a license for the use of all or part of a strata lot;
  - (b) permit any strata lot or part thereof to be used or occupied as vacation, travel or temporary accommodation (such as Airbnb or Vacation Rental By Owner) for any period of time; or
  - (c) directly or indirectly advertise, market, promote or license for use any strata lot or part thereof as vacation, travel or temporary accommodation (such as Airbnb or Vacation Rental By Owner) for any period of time.
- (7) An owner, tenant or occupant who uses a strata lot as short-term accommodation in contravention of subsection (6) of this bylaw may be subject to a fine of up to \$1,000 per day, at the discretion of the strata council.

#### **4. Inform strata corporation**

- (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.

#### **5. 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) 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.
  - (h) antenna, satellite dishes or similar structures or appurtenances hung from, placed on, erected or attached to the exterior of a strata lot;
  - (i) shades, awnings, window or balcony guards, screens or enclosures, ventilators, air conditioning devices, or supplementary heating devices attached on or placed on the outside of the building.
- (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.
- (4) An owner must give the Council 48 hours prior notice of the scheduled arrival of tradespersons or deliveries of materials. Tradespersons must be licensed and bonded. Inadequate notice or work by unlicensed or unbounded tradespersons will result in the levy of fines.
- (5) A resident must not permit construction debris, materials, or packaging to be deposited in the strata corporations' disposal containers.
- (6) An owner must ensure that the delivery of any construction materials is through the service entrance and the owner must ensure the elevator is protected with the proper wall pads and floor coverings. An owner must not permit any renovation/alterations materials to be delivered through the main lobby.
- (7) A resident must be responsible to ensure:
  - (a) drop clothes are installed and removed daily between the elevators and the strata lot as well as between other doors to protect common areas from any spillage or dripping; and
  - (b) stairs, lobbies and paths through the parking area are regularly cleaned and the residential corridor thoroughly vacuumed daily.
- (8) An owner must ensure that the hours of work are restricted to 8:00 a.m. to 5:00p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m. Saturdays. To perform renovations/alterations on Sundays or statutory holidays, an owner must apply for permission in writing to the Strata Council at least five (5) business days in advance.
- (9) An owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for ensuring that any and all required permits and licences are obtained.
- (10) Any alteration to a strata lot or to common property that has not received the prior written approval of Council must be removed at the owner's expense if the Council orders that the alteration be removed. An owner who received approval will be liable for all costs connected to the alteration, including the cost of repairing and maintaining the alteration and the cost of repairing and maintaining the common property or a strata lot if such repair is required as a result of the alteration. An owner who receives approval shall be required by the Council to sign an Assumption of Liability Agreement.
- (11) Owners who undertake alterations in accordance with these Bylaws, and subsequent owners, are responsible for all costs relating to:
  - (a) the maintenance and repair of the alterations, and
  - (b) the effects on all adjacent strata lots or common property, and

- (c) the effects of rain and weathering, staining, discoloration
- (12) Installation of Hardwood Floor
- (a) Underlay (sound deadening material) under the hardwood floor: if cork is chosen, it must possess a STC (sound transmission class) rating of > 70.
  - (b) Underlay: if foam is chosen, the STC must be >70 and the IIC (impact insulation class) must be >70.
  - (c) Council requires proof of purchase and the STC and IIC ratings for the above underlay materials.
  - (d) Ceramic tiles on the kitchen and bathroom floors must be also be installed with sound deadening underlay material, and the details of this material must be submitted to council for approval.
  - (e) Any work involving jack hammering, chipping or grinding is limited to the hours of 11:00 a.m. to 3:00 p.m. (maximum 4 hours per day), Monday to Fridays only. There is to be no jack hammering, chipping or grinding on weekends or on statutory holidays. Removal of tile floors also requires special council approval.

**6. 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.

**7. 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 prevent property damage to the common property or another strata lot or those portions of a strata lot that are the responsibility of the strata corporation under these bylaws; and
  - (b) at a reasonable time, on a minimum of twenty-four (24) hours written notice:
    - (i) to inspect, maintain or repair common property or common assets; or
    - (ii) to ensure the Strata Property Act (British Columbia), as amended or replaced, and these bylaws are being complied with.
- (2) The notice referred to in Bylaw 7(1)(b) must include the date, the approximate time of entry and the reason for the entry.
- (3) If the authorization cannot be obtained then the person authorized by the strata corporation to enter the strata lot may do so by using reasonable force on the

locking devices, and the replacement of the locking device and any resulting damage to the door and door frame will be at the expense of the strata lot owner.

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

### **8. Repair and maintenance of property by strata corporation**

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**

### **9. Council size**

- (1) The council must have at least 3 and not more than 7 members.

### **10. Council members' terms**

- (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) No person may be elected to council or continue to be on council if the strata corporation is entitled to register a lien under the Act against a strata lot in which that person has an interest.

#### **11. Removing 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 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.

#### **12. Replacing council member**

- (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.

#### **13. Officers**

- (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.

#### **14. Calling council meetings**

- (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.]

#### **16. Quorum of council**

- (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.

#### **17. Council meetings**

- (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.

## **18. Voting at council meetings**

- (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.

## **19. Council to inform owners of minutes**

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.

## **20. Delegation of council's powers and duties**

- (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.

## **21. 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 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.

## **22. Limitation on liability of council member**

- (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**

### **23. 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) \$1,000 per day for each contravention of the Strata Corporation's short-term rental bylaws (see bylaw 37(1) – Leasing Requirements).
- (2) The strata corporation may impose a fine on an owner or tenant for a continuing contravention of a bylaw or rule every 7 days, unless the contravention pertains to the Strata's short-term rental bylaws, which are subject to a fine on an owner or tenant in the amount of \$1,000 per day.
- (3) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, expenses, interest charges and any other expenses incurred by either the strata corporation to enforce these bylaws, as they may be amended from time to

time, or any rule which may be established from time to time by the council pursuant to the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.

**24. Continuing contravention**

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**

**25. Person to chair meeting**

- (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.

**26. Participation by other than eligible voters**

- (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.

**27. 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) 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.
- (8) An owner may not exercise the owner's vote in respect of the owner's strata lot if the strata corporation is entitled to register a lien under the Act against that owner's strata lot, except on matters requiring a unanimous vote.
- (9) If at the time appointed for an Annual or a Special General Meeting, a quorum is not present, the meeting shall be terminated if the meeting was convened upon requisition of members, but in any other case, the meeting shall stand adjourned for ½ hour from the time appointed, at which time if a quorum is not present for the meeting, the eligible voters present in person or by proxy shall constitute a quorum.

## **28. Order of business**

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.

## **29. Electronic General Meetings**

- (1) General Meetings may be held by electronic means, if at all times all eligible voters and other participants can communicate with each other in real time, including communicating during discussion on and voting for all resolutions and, in the case of annual general meeting, approval of the budget and election of council.
- (2) If an Annual or Special General Meeting is held by telephonic or electronic means all persons and participants shall be deemed to be present in person for the purposes of the meeting.
- (3) Voting at general meetings held by electronic means will be limited to voting verbally by roll call, by a show of hands, or by utilizing electronic voting methods such as email, chat, or poll functions, and will include proxies held by eligible voters, as decided by the chair. Voting cards will not be issued for electronic general meetings. If a precise count is requested the chair must decide whether it will be verbally by roll call, show of hands, or electronic voting or by secret ballot. Secret ballots may be used, at the discretion of the chair, for voting at electronic general meetings provided that all eligible voters can remain anonymous while voting. In the event that the chair determines that a secret ballot will be used, a designated scrutineer will be appointed to receive the secret ballots using a secret ballot method established by the chair. The designated scrutineer will provide a synchronous report to the chairman of the results of the secret ballot vote and the chairman will report the results of the secret ballot vote to the eligible voters and participants attending the general meeting.
- (4) Proxy forms for electronic general meetings will be mailed, faxed or sent by e-mail to owners together with the notice of meeting and must, for the purpose of registration and accuracy for determining quorum and counting of votes, be completed and delivered to the strata council, care of the strata manager, prior to or at the time for registration for the meeting. Completed proxy forms may be returned by mail, fax or by e-mail or shown or reproduced on a person's electronic device and shown to the chair or the person designated by the chair to conduct the registration.

## **Division 6 — Voluntary Dispute Resolution**

### **29. 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 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**

### **30. Promotion**

- (1) During the time that the owner developer of the strata corporation is the owner or lessee of any strata lots, it shall have the right to maintain any strata lot or strata lots, whether owned or leased by it, as a display unit or marketing center, and to carry on marketing, sales or leasing functions it considers necessary in order to enable it to sell or lease the strata lots.
- (2) At the reasonable discretion of the owner developer, it or an entity related to the owner developer may use the common property:
  - (a) to conduct the sale or lease of strata lots in the strata plan; and/or
  - (b) to carry on any marketing activities (including without limitation photography and/or video sessions) in connection with the sale or lease of strata lots in the strata plan or other strata lots and/or properties owned by the owner developer or such related entity, up to 48 months after the date of first occupancy of any strata lot in the strata plan.
- (3) Signs advertising the sale, lease or open house of a strata lot must be displayed on the common post supplied by the strata corporation and may not be displayed in the windows or on the balcony of a strata lot. Notwithstanding the foregoing, marketing signs of the owner developer may be displayed on the common property and/or the limited common property or window of any strata lot owned or leased by the owner developer at the reasonable discretion of the owner developer.

## **Division 8 — Miscellaneous Additions**

### **31. Small Claims Actions**

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

### **32. Parking/Storage Area Lease**

Each owner of a strata lot may be entitled to the exclusive use of zero, one or more of the parking stalls and may be entitled to the use of a storage area located in the Parking Facility (as defined in the Parking/Storage Area Lease) pursuant to a partial assignment of the parking/storage area lease (the “Parking/Storage Area Lease”) between One West Holdings Ltd. and Pacific Place Developments Corporation as tenant, a copy of which is attached hereto. Pursuant to the Parking/Storage Area Lease:

- (1) the tenant may partially assign the Parking/Storage Area Lease and its rights under the Parking/Storage Area Lease pertaining to particular Stalls and the Storage Areas to the strata corporation, purchasers or owners of the strata lots and/or purchasers or owners of strata lots located within the adjacent residential strata lot developments known as The Owners, Strata Plan Nos. BCS2478, BCS2577 and BCS2611 (the “Residential Developments”);
- (2) the tenant, its employees, agents, sub lessees, assignees (including without limitation, the purchasers and owners of the Residential Developments and the tenants of the Rented Stalls (as defined in the Parking/Storage Area Lease)) and other persons have the non-exclusive right to use that portion of the common property of the strata development as is reasonably required in connection with the use and/or occupation of the Stalls and Storage Areas (including without limitation the use of any corridors necessary to access the Stalls and Storage Areas); and
- (3) upon the registration of the strata plan for the strata development, the strata corporation will automatically assume all of the covenants and obligations of One West Holdings Ltd. under the Parking/Storage Area Lease with respect to the Stalls and the Storage Areas with are located on the common property.

### **33. Planters/Landscaped Areas**

Owners will not place planters, landscaping or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the 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, landscaping items or equipment (including, without limitation, landscaped areas and/or planters designated as limited common



property and installed as part of the original development) 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 of the strata lot entitled to the use of the limited common property on which they are placed. No strata lot owner within a landscaped area and/or planter designated as limited common property will change, alter or amend the plantings within such landscaped areas and/or planters without the written consent of strata council.

#### **34. Storage Room**

For a period of ten (10) years after registration of the strata plan for the strata development, the owner-developer will be entitled to designate for its use on (1) or more storage rooms of its choice within the common property and will be entitled to free access to and from such storage rooms through the development and the use of such storage room for the storage of building materials and equipment at all times during the ten-year period. The owner-developer will be entitled to install its own lock on the door and the strata corporation will not be entitled to a key during that ten-year period provided that after the end of the ten-year period, the owner-developer will, upon request by the strata corporation, deliver up vacant possession of the strata room and all keys thereto.

#### **35. Bicycle Storage**

The owner of each strata lot will be entitled to the use of one bicycle storage space within the secured area in the parking facility designed for that purpose, free of charge (but this will not prohibit the imposition of reasonable refundable security deposits for the issuance of keys and security passes). The strata council will, subject to the provisions of the Strata Property Act (British Columbia), as amended or replaced, be responsible for the orderly administration of the use of bicycle storage space to each owner. Such administration may also include, without limitation, the issuance of keys or security passes and the licensing of the use of any unallocated bicycle storage spaces, including charging fees to users if approved by resolution of the strata corporation.

#### **36. Larger Parking Stalls**

An owner of a strata lot who has been assigned the use of a parking stall which is larger in size than a standard parking stall may park two vehicles or park one vehicle and store items such as motorbikes, canoes or kayaks within such stall, provided that such arrangements do not obstruct access to and use of the drive aisles and/or other parking stalls by other users and are in compliance with all applicable laws and bylaws.

#### **37. Leasing Requirements**

(1) A Strata lot may not be rented to a given Tenant for a period of less than six consecutive months. A tenancy for fewer than six consecutive months is invalid and any tenant who occupies the strata lot will be subject to eviction by the Strata Corporation at his own expense including a fee to be paid to the Strata Corporation of \$300. Failing payment by the tenant within thirty days of the

notice of eviction by the Strata Corporation the owner shall be liable for payment as an assessment.

- (2) Within fourteen days of renting a strata lot, the owner must give the Strata Corporation a copy of the Form K - Notice of Tenant's Responsibilities and confirmation of receipt and review of the bylaw and rules of the Strata Corporation signed by the Tenant, in accordance with section 146 of the Strata Property Act. Non-compliance will result in a fine being levied against the owner of the strata lot.
- (3) A Tenant shall not sublet a strata lot to a sub-tenant unless the Tenant has been assigned the powers and duties of the Landlord in accordance with Sections 147 and 148 of the Strata Property Act and the Owner and Tenant have met all of the requirements of those sections to the satisfaction of the Strata Corporation.
- (4) Neither owners nor their agents shall advertise rentals in any part of the strata lot or strata plan.

### **38. Visitor Parking**

- (1) Visitor parking is for maximum of 24 hours. (Note 1)

Note 1: A contractor will record the license plate numbers daily during random checks. If the vehicle is observed in the visitor parking area 24 hours later, it will be immediately towed. Notwithstanding that the vehicle may have left the property during the 24 hours or is in another stall. It is recommended that the same vehicle not return and park in the visitor parking before a 36-hour period has elapsed.

- (2) Visitors must leave a note on the dash indicating:
  - (a) unit being visited
  - (b) the time and date the car was first parked
- (3) Residents are not permitted to park in the visitor stalls and will be towed without notice, at their expense.
- (4) Residents may have one (1) visitor's vehicle use one (1) visitor parking stall at a time.
- (5) There will be one (1) warning before a violating vehicle is towed. All vehicles not complying with the rules and regulations will be towed at the owner's expense. The Strata and Property Management Company are not responsible for towing of vehicles in visitor parking.

- (6) Visitor handicap stalls are reserved for visitors with an official handicap tag issued by the province of British Columbia only. Vehicles parked in the handicap stall must display the handicap tag plus a paper visitor parking note.
- (7) No vehicle with the same license plate shall park in Visitor Parking more than three (3) times in a calendar month.

### **39. Moving In / Moving Out**

- (1) An appointment for a moving in/out time must be made with the concierge. Every owner, tenant and occupant moving in or out (“Moving Party”) must complete a move in/out form at the concierge before making an appointment. By signing this form, the Moving Party acknowledges the rules and restrictions that apply to moves in/out and agrees to comply with them.
- (2) Whenever possible, a minimum of one (1) weeks’ notice is required to be given to the concierge, PRIOR to any move in/out.
- (3) Moves in/out are permitted between 8:00 a.m. and 8:00 p.m.
- (4) Owners, tenants and occupants moving before 8:00 a.m. or after 8:00 p.m. will be subject to a fine of \$50.00 per hour or portion thereof.
- (5) Full instructions for the operation of the move will be given by the concierge.
- (6) Owners will be responsible for any occupant or tenant moving in or out a strata lot, including any damage to common property.
- (7) A \$200.00 refundable cash damage deposit (the “Damage Deposit”) must be paid to the concierge before permission for a move in or out. The concierge will disarm the loading door alarm and lock out an elevator. Following completion of the move and on inspection of the common areas confirming no damage has incurred, the security system will be re-alarmed. The cost to repair any damage caused to the building during a move in/out will be assessed by the concierge, building supervisor or property manager and deducted from the Damage Deposit.
- (8) Elevator mats must be installed to protect tiled elevator floors and elevator blankets must be installed to protect the elevator walls.
- (9) Regarding move in / move out fees:
  - (a) A fee of \$350.00 must be paid by the owner to the Strata Corporation before a move into the building may proceed. A reduced fee of \$250 will apply for moves taking place between 11:00 a.m. and 5:00 p.m. The Council will assign an extra concierge to be present during moves outside of these times.

- (b) A fee of \$100 will apply for moving to another unit within the building.
  - (c) A fee of \$100 will apply before a move may proceed into Townhouse units.
  - (d) A fee of \$125 will apply before a move may proceed into a fully furnished unit.
  - (e) There is a \$100 move out fee. The move out fee includes an extra concierge for three (3) hours to supervise the move. Residents or tenants moving out of a furnished unit are exempt from the move out fee.
  - (f) Contractors working on alteration projects are allowed to reserve one elevator by the hour, Monday through Friday from 9:00 a.m. to 5:00 p.m., at a charge of \$75.00 per hour with a maximum of 4 hours per working day. If the Strata Agent decides that a security concierge will be required, a charge of \$80.00 for a minimum of 4 hours will be in effect. All charges are payable by cash or cheque at time of reservation. A damage deposit will be charged.
- (10) During a move, all lobby doors must remain closed and locked when unattended.
- (11) All moves in/out must be made through the designated loading area. No moves are allowed through the lobby entrance.
- (12) An owner, tenant or occupant must not leave furniture in the lobby or in front of the elevators. An owner, tenant or occupant must ensure at all times that access to elevators is not obstructed.

#### **40. Pets**

- (1) An owner, tenant or occupant must keep all pets in accordance with Bylaw 38 and not keep any pets on a strata lot other than 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 and one cat; or
  - (e) two dogs; or
  - (f) two cats.

For this subsection only, animals (only) kept by a resident prior to the adoption of these bylaws and rules are grandfathered for their lifetimes; however individual strata lots do not have grandfather rights.

- (2) No exotic pets such as snakes, rodents, insects, reptiles, exotic birds, or any endangered or restricted species will be permitted within the building.
- (3) Residents must register their pet(s) with the council within 30 days of the pet residing on a strata lot by providing, in writing, the name of the permitted pet(s), breed, colour and markings, together with the name, strata lot number and telephone number of the pet owner. Pet Registration forms are available from the

Concierge desk. Dogs must have current rabies shots and be licensed through the City of Vancouver and kept in accordance with City Animal Control By-laws. Proof of licensing and current rabies shots must be provided at time of registration. Proof of current licensing and rabies shots must be presented at any future date, if requested.

- (4) An Owner/Resident must keep his/her pets within his/her Strata Lot and under his/her control and under no circumstances are pets to be kept on Common Property or in Common Facilities.
- (5) An owner, tenant, occupant or visitor must ensure that all pets are leashed (leash must not be over six (6) feet in length) or otherwise secured when traveling on the common property or on land that is a common asset. No pets shall be permitted to urinate or defecate on common grassy areas or near a children's play structure. The owner is responsible for the immediate clean-up of any pet excrement that occurs on common property.
- (6) Any Owner/Resident or his designate shall insure that any fecal droppings by his/her pets are picked up and deposited in garbage containers or other appropriate facility. Pets will not be permitted to soil the Common Property (including exterior sidewalks, boulevard & gardens) and if it does, the Owner/Resident is not only responsible for the removal of his/her pet's waste but also for any costs of cleaning or repairing the Common Property. To reduce unwanted odours, fecal droppings are not to be deposited in lobby garbage cans or any garbage can on common property other than in the garbage room on P2. The City of Vancouver Animal Control By-Law No. 9150 can fine owners up to \$2000 if fecal droppings are not picked up and Council will report any offending residents to the City.
- (7) Pets are not permitted to walk through or remain in any of the amenity areas (Bowling Alley & Lounge on P1, 15<sup>th</sup> Floor BBQ/Hot Tub & Rooftop Deck).
- (8) An Owner/Resident shall discourage their pet(s) from excessively barking at all times.
- (9) Pets are not permitted to be left unattended on any Strata Lot balcony or patio when owners/residents are not at home.
- (10) No pets or other animals may be left in vehicles on common property or limited common property.
- (11) Any Owner/Resident who wishes to register a complaint about any pet, or its owner shall do so in writing to the Council. Complaints should be specific as to the violation, dates and times, and wherever possible, contain witness verification.
- (12) If the council receives a complaint about a pet, a bylaw and rule enforcement hearing will be held in accordance with the provisions of the Strata Property Act. At the end of the hearing, the council may take no action, fine the owner, require the person to pay the costs of remedying the contravention, or order the immediate

removal of the pet from the strata lot in which case the pet will be immediately removed. The owner of the pet will be advised about the outcome of the hearing in writing.

- (13) No Owner/Resident shall feed pigeons, gulls, crows or other birds or animals from his/her Strata Lot or anywhere within the building boundaries.
- (14) Costs incurred by the Strata Corporation for clean-up or replacement of damaged property caused by a pet on common property will be charged back to the Owner/resident.
- (15) A pet shall not cause a nuisance to any resident.
- (16) Owners are prohibited from having an “aggressive dog”. An aggressive dog is defined as:
  - (a) Any dog with a known propensity, tendency, or disposition to attack without provocation other domestic animals or humans or
  - (b) Any dog who has bitten another domestic animal or human without provocation.
- (17) Dogs who display aggressive behavior must be muzzled while on all Common Property.
- (18) Owners may not actively breed any pets or animals.
- (19) Aquariums must not be larger than 30 gallons or 130 litres in total capacity.
- (20) An owner, tenant or occupant whose visitor or invitee brings an animal or pet onto the common property must ensure that the visitor or invitee is aware of and complies with all requirements of these bylaws as they relate to animals and must perform all of the duties and obligations with respect to that animal or pet as set out in these bylaws as if the animal or pet were one kept by the owner/other in his or her strata lot.
- (21) The strata corporation may:
  - (a) make, amend, rescind and enforce rules and regulations it considers necessary or desirable from time to time in relation to the terms and conditions under which any animal or type of animal may be permitted on the common property and the types of pet permitted to be on the common property and, for this purpose, make different rules and regulations and different terms and conditions for different types of animal; and
  - (b) require removal by an owner/other of any pet or other animal kept by the owner/other if such pet or animal, in the opinion of the council, constitutes a nuisance to any owner/other, or causes danger or damage to any owner/other or to any property of the strata corporation.

#### 41. Open Houses

- (1) **“Open House”** for the purposes of this Bylaw means any event planned by an Owner, Owner’s Agent or Realtor, or any event planned with the knowledge and consent of any Owner, Owner’s Agent or Realtor in which:
  - (a) The public at large, or any portion thereof, is invited onto common property of the Strata Corporation or to use the common assets of the Strata Corporation for the purposes of viewing a strata lot in the Strata Corporation that is for sale or is intended for sale or is anticipated to be for sale within the reasonable future, and
  - (b) The public at large, or any portion thereof, crosses common property of the Strata Corporation or uses common assets of the Strata Corporation for the purposes of viewing a strata lot in the Strata Corporation that is for sale or is intended for sale or is anticipated to be for sale within the reasonable future,but it does not apply to individual appointments made with prospective purchasers of strata lots to view a strata lot and common property within the Strata Corporation that is for sale, if such individual appointments are not scheduled or conducted in a fashion similar to an Open House.
- (2) Open Houses may be conducted for a maximum period of two hours between 1:00 p.m. – 4:00 p.m. on either Saturday or Sunday and are subject to this Bylaw.
- (3) An Owner, Owner’s Agent or Realtor shall not advertise or conduct an Open House unless:
  - (a) The Owner or Owner’s Agent has applied, in writing, to the Strata Council through the management company, for permission to advertise and to conduct an Open House and that permission has been granted; and
  - (b) The Owner or Owner’s Agent advises the concierge, in writing, at least 72 hours prior to the date of the Open House. Photo identification is required, to be shown to the Concierge by the Owner or Owner’s Agent at the time of showing.
- (4) Upon receiving the permission of the Strata Council to advertise or hold an Open House, the Owner, Owner’s Agent or Realtor is entitled to place one sign (“Sign”) advertising the Open House. The Owner, Owner’s Agent or Realtor shall ensure that the Sign:
  - (a) is of a temporary nature;
  - (b) is no larger than 30 cm by 60 cm;
  - (c) is displayed at most during the period when the Open House is being conducted;
  - (d) is of a professional and tasteful nature; and

- (e) is placed outside the building within 15 feet of the front door so that the Sign does not, in any manner, impede or endanger any person or any vehicular traffic;
- (5) The Owner, Owner's Agent or Realtor shall ensure that any and all persons on the common property as a result of the Open House ("Attendees") are, at all times, accompanied by the Owner, Owner's Agent or Realtor.
- (6) The Owner is responsible for any and all damages incurred by the Strata Corporation during an Open House.
- (7) No Owner, Owner's Agent or Realtor shall conduct an Open House on a day when another resident of the Strata Corporation is moving in or moving out of the building. With reference to Clause 3 (1) of this Bylaw, no permission shall be granted by the Strata Council for an Open House to be advertised or conducted when a "move in" or a "move out" is planned.
- (8) In the event that this Bylaw is breached by the Owner, the Owner's Agent, the Realtor or any person attending or otherwise participating in any way in the Open House, the Owner of the strata lot in respect of which an Open House is advertised or conducted shall be fined \$200.00 by the Strata Corporation.
- (9) No permission shall be granted by the Strata Council for an Open House to be advertised or conducted in respect of a strata lot whose Owner has not paid in full any and all fines levied by the Strata Corporation.

#### **42. Hazards and Insurance**

- (1) Smoking is not permitted in any of the indoor / outdoor common areas and limited common areas, including the elevators, lobbies, stairwells, patios and balconies. Smoking includes the smoking of cigars, cigarettes, marijuana, e-cigarettes, vapourizers, or any other tobacco or non-tobacco product. Alcohol is not permitted in any common areas. Growing of marijuana in strata lots is prohibited.
- (2) Owners, tenants and occupants are responsible for any damage caused by a waterbed, appliance or other fixtures within their strata lot.
- (3) All freshly cut and "live" Christmas trees are prohibited in the building.
- (4) Owners, tenants and occupants shall not do anything that will cause a safety hazard to the building and/or other residents including interfering with proper closure of fire doors by adjusting the door closer by blocking the doors open, and/or by encumbering the hallways, landings or stairways with boxes, rubbish and/or bicycles.
- (5) No one shall be allowed to play, skateboard, or rollerblade in the underground parking areas, or any other common areas at any time.



- (6) Owners, tenants and occupants must not permit explosive, combustible, flammable or offensive materials to be stored within their strata lot or on common property. A small supply of fuel normally used for propane barbecues and outdoor heaters may be stored on the balcony. No charcoal barbecues are allowed.
- (7) Nothing shall be allowed to fall from a window or balcony of a strata lot. Cigarettes, matches, bottles, cans or any other item dropped or thrown from a strata lot will result in an immediate \$200 fine.
- (8) If we have to access your suite due to an emergency of any kind and you have not provided a key to your suite to building management, you will be responsible for all costs associated with the emergency entry.
- (9) An owner must obtain and maintain liability and property insurance on his or her strata lot(s) sufficient to cover the cost of any insurance deductibles or uninsured repair costs charged to the owner by the strata corporation pursuant to this bylaw. An owner must provide proof of insurance to the strata corporation upon request.
- (10) 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.
- (11) An owner is responsible for any damage to any property described in subsection (10) caused by occupants, tenants, or visitors to the owner's strata lot.
- (12) An owner shall indemnify and save harmless the strata corporation from the expense of any investigation, maintenance, repair, replacement, or administration thereof, rendered necessary in respect of the common property, limited common property, common assets or to any strata lot arising from any damage or incident for which that owner is responsible or occurring or originating in that owner's strata lot, whether or not such incident is caused or contributed to by that owner's act, omission, negligence or carelessness or by that of another person, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy.
- (13) For the purposes of this bylaw any insurance deductibles or uninsured expenses charged to an owner shall be added to and become part of the assessment of that owner for the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of the monthly assessment.

#### **43. Garbage**

- (1) All garbage cans and receptacles will comply with municipal bylaws.

- (2) Ordinary household refuse and garbage will be removed from each Strata Lot by the Owner/Resident and deposited in the garbage receptacles provided for that purpose. Any materials other than ordinary household refuse and garbage such as discarded furniture, etc. is the sole responsibility of the Owner/ Resident and will be removed from the Strata Plan at the expense of or by the Owner/Resident.
- (3) An owner, tenant, occupant or visitors must properly bag and securely tie garbage in plastic bags before depositing in the garbage receptacles. Empty cardboard boxes must be collapsed before being placed in cardboard recycling containers, and blue bin items must be correctly sorted.
- (4) Litter and garbage which is spilled or dropped from a Strata Lot will be the responsibility of the Owner/Resident and must be tidied up by the Owner/Resident as soon as possible.
- (5) At no time will rubbish, garbage, boxes, packing cases, batteries, fenders or the like be left in the parkade, doorways or any other part of the Common Property.
- (6) No garbage is to be thrown, left and/or deposited in the stairwells or fire exits.
- (7) No garbage is to be left outside strata lots or in the hallways on any floor of the building.

#### **44. Vehicles & Parking**

- (1) A resident must not permit any oversized, commercial or recreational vehicles including but not limited to, boats, trailers and campers to enter or be parked or stored on common property, limited common property or land that is a common asset.
- (2) Only motorized, currently licensed and/or insured and operational motor vehicles shall be parked on the Strata Corporation property. Motor vehicles not bearing current license plates must provide a copy of valid storage insurance (for a minimum of \$2,000,000.00 liability) or the vehicle will be towed away at the vehicle Owner's sole expense, immediately without notice.
- (3) An owner may not sell; lease or licence parking stalls to any person other than a resident of the strata corporation.
- (4) A resident may only park a vehicle in their assigned parking stall. A vehicle parked in an unassigned space shall be removed at the vehicle owner's expense.
- (5) A resident or visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, access lanes or no parking zones. Any vehicles parked in violation shall be subject to removal at the vehicle owner's expense.

- (6) A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical repairs.
- (7) A resident must not park or store any vehicle that is leaking oil, gasoline or automotive residue. A resident must remove any dripped oil, gasoline or other automotive residue. In case of failure by the owner to do so, the strata corporation will have the leak or stain cleaned up and will charge the cost to the owner. The strata corporation has the right to remove this vehicle, immediately if necessary, to stop any damage from occurring to the common or limited common property.
- (8) No items shall be stored in parking stalls other than motorized modes of transportation (except bicycles), including but not limited to cars, motorcycles and trucks. No personal items such as toys, walkers, etc. shall be left or stored in the parking stall.
- (9) A resident's vehicle must not be parked in the visitor stalls for any reason at any time. Any resident's vehicle parked in violation of this bylaw will be subject to towing at the owner's expense.
- (10) The speed limit within the parkade is 10 kilometres per hour.
- (11) Any vehicle violating the parking bylaws may be towed at the strata owner's or vehicle owner's expense.
- (12) No honking or other noise, which is a nuisance, may be caused or permitted to be caused by any vehicle unless it is made in an attempt to avoid an accident.
- (13) Residents entering or exiting the parking garage must stop and wait for the gates to close entirely before proceeding into or out of the parking garage. Should there be a vehicle or vehicles waiting behind your vehicle while entering the parking garage, you must wait until the operator of the vehicle immediately behind you uses his or her key fob to activate the gate (i.e., -stop it from closing).
- (14) Vehicles must be parked in stalls so that roughly equal room is left on each side, to maximize space available to ingress and egress vehicles in all neighboring stalls.

#### **45. Balconies & Patios**

- (1) No personal property (including bicycles) may be used, stored or kept on any balcony or patio, except barbecues and patio decorations (including plants) and furniture without written permission from the strata council.
- (2) All garbage and recycling items must be disposed of in the appropriate bins and not stored or left out on patios, balconies, hallways and/or stairwells.

- (3) A resident or visitor must not shake rugs, carpets, mops or dusters of any kind from any balcony, window, stairway or other part of a strata lot or common or limited common property.
- (4) Balconies and patios may only be cleaned with water or other fluids using damp mops; excessive water or fluids must not be used to clean balconies.
- (5) Children under the age of 12 years may not be left unattended on a balcony or patio.

**46. Electric Vehicles**

- (1) Owners/Residents who wish to plug in their electric vehicles and happen to be near a stall with a plug will be charged a flat rate of \$30 per month. If an Owner is not close to an electrical outlet, they must obtain permission from the Strata Council for the installation of an electrical conduit at their own expense in order to have their vehicle plugged in. A fee of \$30 per month will also apply.

<p><b>September 12<sup>th</sup>, 2013 AGM</b>  Addition of new bylaws 1(3) through 1(8), 3(4), 3(5), 5(1)(h), 5(1)(i), 5(4) through 5(12), 27(9), 37(1) through 37(4), 38(1) through 38(6), 39(1) through 39(12), 40(1) through 40(21), 41(1) through 41(9), 42(1) through 42(10) &amp; 43(1) through 43(7).  Revision of existing bylaws 9(1) &amp; 11(1).  Deletion of bylaws 9(2) &amp; 37(a)(b)</p>	<p><i>Registration CA3461190</i></p>
<p><b>October 2<sup>nd</sup>, 2014 AGM</b>  Revision of existing bylaw 42(1)  Addition of new bylaws 44(1) through 44(12), 45(1) through 45(5) and 46(1)</p>	<p><i>Registration CA4149717</i></p>
<p><b>August 25, 2015 AGM</b>  Addition of new bylaws 38(7), 44(13) and 44(14)  Revision of existing bylaw 44(2)</p>	<p><i>Registration CA4801553</i></p>
<p><b>August 29, 2017 AGM</b>  Revision of 39(9)(e), 41(6) and 42(10)</p>	<p><i>Registration CA6362959</i></p>
<p><b>August 28, 2018 AGM</b>  Revision of 23(1)(c), 23(2), 42(1)</p>	<p><i>Registration CA7058464</i></p>
<p><b>August 28, 2019 AGM</b>  Revision of 5(d), 3(6)(7), 42(9-13)</p>	<p><i>Registration CA7808887</i></p>
<p><b>August 30, 2021 AGM</b>  Addition of new bylaws 29(1-4)</p>	<p><i>Registration CA9344174</i></p>