

SUMMIT POINT

**STRATA CORPORATION
LMS 2217**

BYLAWS

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Preamble

These bylaws bind the strata corporation and the owners, tenants and occupants to the same extent as if the bylaws had been signed by the strata corporation and each owner, tenant and occupant and contained covenants on the part of the strata corporation with each owner, tenant and occupant and on the part of each owner, tenant and occupant with every other owner, tenant and occupant and with the strata corporation to observe and perform their provisions.

Unless otherwise stated, all terms have the meanings prescribed in the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act"). For the purposes of these bylaws, "residents" means collectively, owners, tenants and occupants and "a resident" means collectively, an owner, a tenant and an occupant. The Schedule of Standard Bylaws to the Act, does not apply to the Strata Corporation.

Definitions and interpretations:

Common Property means

- (a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
- (b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewerage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located
 - (i) within a floor, wall or ceiling that forms a boundary
 - (A) between a strata lot and another strata lot,
 - (B) between a strata lot and the common property, or
 - (C) between a strata lot or common property and another parcel of land, or
 - (ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or common property;

Common Asset means

- (a) personal property held by or on behalf of a strata corporation, and
- (b) land held in the name of or on behalf of a strata corporation, that is
 - (i) not shown on the strata plan, or
 - (ii) shown as a strata lot on the strata plan;

Limited common property means common property designated for the exclusive use of the owners of one or more strata lots;

Strata lot means a lot shown on a strata plan;

¾ vote means a vote in favor of a resolution by a least ¾ of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting;

Maintenance of the owner's personal property – an owner is responsible to keep such articles as dishwashers, washing machines, kitchen faucets, toilets, and other similar fixtures and appliances in good condition. An owner is responsible for the cost of repairing damage caused to their strata lot or that of another owner, or to common or limited common property from a mishap or malfunction of any appliance or fixture within the strata lot. Should the damage exceed the insurance deductible, the owner may make a claim against the strata corporation's insurance policy (if the property is insured by the strata corporation) but the strata lot owner would be responsible for payment of the insurance deductible.

Maintenance of limited common property – an owner is responsible for the day-to-day maintenance of limited common property (balconies and patios) and for the cost of repair of any damage caused to limited common property or common property by the owner, their visitors or guests. For example, if the vinyl decking is torn or burnt, it is the owner's responsibility to repair this immediately to prevent damage to the structure. Ensuring that seams in vinyl decking are sealed is also the day-to-day responsibility of the owner to report to the strata council.

Insurance – the strata corporation carries insurance on the building as originally built by the developer.

The strata corporation carries insurance on the common property, common assets, buildings shown on the strata plan and fixtures built or installed on a strata lot, if the fixtures are built or installed by the owner developer as part of the original construction of the strata lot.

Such changes are considered to be betterments and must be insured by the owner. Changing of flooring, adding wallpaper to walls, these are all considered to be betterments for insurance purposes and must be insured by the owner.

Each owner is expected to have a "Condominium Home Owners Insurance Policy" which will cover such betterments, provide liability coverage and insure other personal items as the owner may so desire.

Duties of Owners, Tenants, Occupants and Visitors

1. Compliance with bylaws and rules

- 1.1 All owners/occupants and visitors must comply strictly with the bylaws and rules of the strata corporation adopted from time to time.

2. Payment of strata fees and special levies

- 2.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
 - 2.2 Where an owner fails to pay strata fees in accordance with bylaw 2.1, outstanding strata fees will be subject to an interest charge of 10% per annum, compounded annually. In addition to interest, failure to pay strata fees on the due date will result in a fine of \$ 25.00 for each contravention of bylaw 2.1.
 - 2.3 An owner must provide the strata corporation or its agent with twelve (12) consecutive, monthly post-dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month or, if applicable, written authorization for monthly automatic debit from the owner's bank account.
 - 2.4 Failure by an owner to submit twelve (12) monthly, post-dated strata fee cheques or written authorization for automatic debit in accordance with bylaw 2.3 is a contravention of bylaw 2.3 and the strata corporation will levy a fine of \$ 25.00 for each contravention. Each dishonoured cheque or dishonoured automatic debit will be subject to a fine of \$25.00 and an administration charge of \$ 25.00.
 - 2.5 A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.
 - 2.6 Failure to pay a special levy on the due date will result in a fine of \$ 25.00 for each contravention of bylaw 2.5.
 - 2.7 Where an owner fails to pay a special levy in accordance with bylaw 2.5, outstanding special levies will be subject to an interest charge of 10% per annum, compounded annually.
 - 2.8 The strata corporation is entitled to place a lien on a strata lot, whereby any monies for maintenance fees, special levies or work orders owing to the strata corporation are more than 90 days in arrears.
- ### **3. Repair and maintenance of property by owner**
- 3.1 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.
 - 3.2 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. (See Bylaw 12.)

4. Use of property

- 4.1 A resident 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 in violation of the bylaws or posted rules, 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.
 - (f) an owner/occupier shall not permit his strata lot to be used for commercial or professional purposes which would interfere with the use and enjoyment of the property by other owners or their occupiers. An owner intending to operate a home-based business must make application in writing to the strata council and receive the written approval of the strata council, prior to the commencement of business. Failure to abide by this bylaw will result in a fine of \$ 200.00 per month.
- 4.2 A resident 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.
- 4.3 An owner is responsible for any damage caused by occupants, tenants or visitors to the owner's strata lot.
- 4.4 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, limited common property, common assets or to any strata lot whereby the cause of the damage originated within the strata lot but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, and for the purposes of bylaws 4.1, 4.2 and 4.3, 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 will be charged to the owner.
- 4.5 A resident must not use, or permit to be used, the strata lot except as a private dwelling home and, unless granted prior written approval by the council, a resident must not allow more than four persons to occupy a strata lot originally designated by the owner developer as a two bedroom unit. For the purposes of this bylaw 4.5, a "person" is defined to include children, but exclude visitors staying for less than 30 days with an owner, occupant or tenant of a strata lot.
- 4.6 An owner or occupant who alleges hardship as a result of the passage of bylaw 4.5 may appeal to the council for permission to be exempt from bylaw 4.5 on the basis of hardship and the council must not unreasonably refuse the appeal.

4.7 Bylaw added (*CA6469649, AGM, November 14, 2017*)

An owner must not use a strata lot, the common property, limited common property or common assets for the purpose of growing, producing, harvesting, storing, marketing, selling or distribution of marijuana or any other “controlled substance” as that term is defined in the Controlled Drugs and Substances Act, S.C. 1996, c. 19, as amended. Despite the foregoing, an owner or resident who has a medical prescription for medical marijuana may store medical marijuana in their strata lot.

5. Pets and animals

5.1 A resident or visitor may keep the following pets on a strata lot, on common property or on land that is a common asset.

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

5.2 A visiting pet(s) are not permitted on any area within the building and are permitted only on concrete areas for access to or from the carpark.

5.3 No pet is permitted to foul any common areas and should an accident occur the owner of the pet responsible is to clean the area immediately.

6. Age

6.1 All persons who occupy a strata lot must be 40 years of age or older.

7. Inform strata corporation

7.1 An owner must notify the strata corporation of:

- (a) within two weeks of becoming an owner; the owner’s name and any occupants’ names, strata lot number and mailing address outside the strata plan, if any; and

7.2 On request by the strata corporation, a tenant must inform the strata corporation of the tenant’s name and the strata lot which the tenant occupies.

8. Obtain approval before altering a strata lot

8.1 An owner must obtain the written approval of the strata corporation before making or authorizing 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) patios, 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 or balcony;
- (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) wiring, plumbing, piping, heating, air conditioning, fireplaces and other services; and
- (i) flooring

- (1) An owner must apply in writing to the strata council for written approval to install hard surface flooring, prior to the commencement of the installation. Installation must be completed by a licensed, insured and qualified professional. In consideration of noise transfer and disruption to surrounding suites, the strata council may, in its sole discretion as a condition of its approval of the installation of hard surface flooring, require the owner to use the highest rated sound dampening materials suited to the type of hard surface flooring to be installed, with the exception of the first floor where sound dampening materials will not be mandatory.

(CA2981621, AGM, November 22, 2012)

8.2 The strata corporation must not unreasonably withhold its approval under bylaw 8.1, but shall require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration and to indemnify and hold harmless the strata corporation for any future costs in connection with the alteration.

8.3 An owner intending to apply to the strata corporation for permission to alter a strata lot must submit, in writing, detailed plans and written description of the intended alteration and will be subject to all requirements of Bylaw 9 and 10, if applicable.

9. Obtain approval before altering common property

9.1 An owner must obtain the written approval of the strata corporation before making or authorizing an alteration to common property, including limited common property or common assets.

9.2 An owner, as part of its application to the strata corporation for permission to alter common property, limited common property or common assets, must:

- (a) submit, in writing, detailed plans and description of the intended alteration;
- (b) obtain all applicable permits, licences and approvals from the appropriate governmental authorities and provide copies to the strata council; and
- (c) obtain the consent of the owners by written approval of the strata council under bylaw 9.1.

- 9.3 The strata corporation shall require, as a condition of its approval, that the owner agree, in writing, to certain terms and conditions, including, not exhaustively, the following:
- (a) that alterations be done in accordance with the design or plans approved by the strata council or its duly authorized representatives;
 - (b) that the standard of work and materials be not less than that of the existing structures;
 - (c) that all work and materials necessary for the alteration be at the sole expense of the owner;
 - (d) that the owner from time to time of the strata lot receiving the benefit of an alteration to common property, limited common property or common assets must, for so long as he or she remains an owner, be responsible for all present and future maintenance, repairs and replacements, increases in insurance, and any damage suffered or cost incurred by the strata corporation as a result, directly or indirectly, of the alterations to common property, limited common property or common assets;
 - (e) that the owner and any subsequent owner on title who receives the benefit of such alteration, must, with respect only to claims or demands arising during the time that they shall have been owner, indemnify and hold harmless the strata corporation, its council members, employees and agents from any and all claims and demands whatsoever arising out of or in any manner attributable to the alteration. Any costs or expenses incurred by the strata corporation as the result of such claim or demand will be the responsibility of the owner from time to time of the strata lot who has benefited from the alteration and the said costs or expenses incurred must be charged to that owner and shall be added to and become part of the strata fees of that owner for the month next following the date upon which the cost or expenses are incurred, but not necessarily paid by the strata corporation, and shall become due and payable on the due date of payment of monthly strata fees.
- 9.4 An owner who has altered common property, limited common property or common assets prior to the passage of these bylaws shall be subject to their content and intent to the extent that any damages suffered or costs incurred by the strata corporation as a result, directly or indirectly, of the alteration, must be borne by the owner who has benefited from the alteration.
- 9.5 An owner who, subsequent to the passage of bylaws 9.1 to 9.3 inclusive, alters common property or limited common property without adhering strictly to these bylaws, must restore, at the owner's sole expense, the common property, limited common property or common assets, as the case may be, to its condition prior to the alteration. If the owner refuses or neglects to restore the alteration to its original condition, the strata corporation may conduct the restoration, at the expense of the owner who altered the common property or limited common property. The cost of such alteration shall be added to and become part of the strata fees of that owner for the month next following the date on which the cost was incurred and will become due and payable on the due date of payment of monthly strata fees.
- 10. Renovations/alterations**
- 10.1 An owner must give the council two working days' prior notice of the scheduled arrival of tradespersons delivering materials. Tradespersons must be licensed and insured. Work by unlicensed or uninsured tradespersons will result in the levy of fines. For the purposes of Bylaw 10.1 a tradesperson is deemed to be a serviceman providing the following services: wiring, plumbing, piping, heating, air conditioning and fireplace maintenance.
- 10.2 A resident must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.

- 10.3 The owner must ensure the elevator is protected with proper wall pads and floor coverings.
- 10.4 A resident must be responsible to ensure:
- (a) drop cloths 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 and lobbies are regularly cleaned (and vacuumed at the request of the council) and the residential corridor thoroughly vacuumed if required;
- 10.5 An owner must ensure that the hours of work are restricted to 8:00 a.m. to 5:00 p.m.
- 10.6 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.
- 10.7 An owner in contravention of bylaws 10.1 to 10.7 (inclusive) shall be subject to a fine of \$ 200.00 for each contravention, as well as be responsible for any clean up or repair costs.

11. Permit entry to strata lot

- 11.1 A resident or visitor must allow a person authorized by the strata corporation to enter the strata lot or limited common property
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage;
 - (b) at a reasonable time, on 48 hours' written notice,
 - (i) to inspect, repair, renew, replace or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair, replace, renew and maintain under these bylaws or the Act or to insure under section 149 of the Act; or
 - (ii) to ensure a resident's compliance with the Act, bylaws and rules.
- 11.2 If forced entry to a strata lot is required due to required emergency access and the inability to contact the owner of the strata lot, the owner shall be responsible for all costs of forced entry incurred by the strata corporation.
- 11.3 The notice referred to in bylaw 11.1(b) must include the date and approximate time of entry, and the reason for entry.

Powers and Duties of Strata Corporation

12. Repair and maintenance of property by strata corporation

- 12.1 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. patios, 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 common property;
 - E. fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot, but the duty to repair and maintain it is restricted to
 - (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) patios, 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 common property, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

Council

13. Council size

- 13.1 The council must have at least 5 and not more than 9 members.

14. Council eligibility

- 14.1 The owner or the spouse of an owner may stand for council but not both.
- 14.2 No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.
- 14.3 No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules.
- 14.4 No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs,

of remedying a contravention of the bylaws or rules for which the owner is responsible under section 131 of the Act.

15. Council members' terms

15.1 The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.

15.2 A person whose term as council member is ending is eligible for reelection.

16. Removing council member

16.1 Unless all the owners are on the council, the strata corporation may, by a resolution passed by a two-thirds (2/3) vote at an annual or special general meeting, remove one or more council members. The strata corporation must pass a separate resolution for each council member to be removed.

For the purposes of Bylaw 16.1 a two-thirds (2/3) vote means a vote in favour of a resolution by at least 2/3 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.

16.2 After removing a council member, the strata corporation may hold an election at the same annual or special general meeting to replace the council member for the remainder of the term or the remaining members of the council may appoint a replacement council member for the remainder of the term.

16.3 If the strata corporation removes all of the council members, the strata corporation must hold an election at the same annual or special general meeting to replace the council members for the remainder of the term up to, at least, the minimum number of council members required by bylaw of the strata corporation for the remainder of the term.

16.4 The council may appoint the remaining council members necessary to achieve a quorum for the strata corporation, even if the absence of the members being replaced leaves the council without a quorum.

16.5 A replacement council member appointed pursuant to bylaws 16.2 and 16.4 may be appointed from any person eligible to sit on the council.

17. Replacing council member

17.1 If a council member resigns or is unwilling or unable to act, the remaining members of the council may appoint a replacement council member for the remainder of the term.

17.2 A replacement council member may be appointed from any person eligible to sit on the council.

17.3 The council may appoint a council member under bylaw 17.2 even if the absence of the member being replaced leaves the council without a quorum.

17.4 If all the members of the council resign or are unwilling or unable to act, 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.

18. Officers

- 18.1 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.
- 18.2 A person may hold more than one office at a time, other than the offices of president and vice president.
- 18.3 The vice president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act,
 - (b) if the president is removed, or
 - (c) for the remainder of the president's term if the president ceases to hold office.
- 18.4 The strata council may vote to remove an officer.
- 18.5 If an officer other than the president is removed, resigns, is unwilling or unable to act, the council members may elect a replacement officer from among themselves for the remainder of the term.

19. Calling council meetings

- 19.1 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.
- 19.2 The notice in bylaw 19.1 does not have to be in writing.
- 19.3 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.

20. Requisition of council hearing

- 20.1 By application in writing, a resident may request a hearing at a council meeting stating the reasons for the request.
- 20.2 Except for a hearing pursuant to section 144 of the Act, if a hearing is requested under bylaw 20.1, the council must hold a meeting to hear the applicant within one (1) month of the date of receipt by the council of the application.
- 20.3 If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within two weeks of the date of the hearing.

21. Quorum of council

21.1 A quorum of the council is

- (a) 5, if the council consists of 9 members, and
- (b) 4, if the council consists of 7 or 8 members, and
- (c) 3, if the council consists of 5 or 6 members.

21.2 Council members must be present in person at the council meeting to be counted in establishing quorum.

22. Council meetings

22.1 The council may meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit.

22.2 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.

22.3 If a council meeting is held by electronic means, council members are deemed to be present in person.

22.4 No person other than a member of the council shall be entitled to attend a meeting of the council unless authorized by the council.

22.5 Despite bylaw 22.4, 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.

23. Voting at council meetings

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

23.2 If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

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

24. Council to inform owners of minutes

24.1 The council must circulate to for owners the minutes of all council meetings and financial statements within 2 weeks of the meeting, whether or not the minutes have been approved.

25. Delegation of council's powers and duties

- 25.1 Subject to bylaws 25.2, 25.3 and 25.4, 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.
- 25.2 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 bylaw 25.3.
- 25.3 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.
- 25.4 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,
 - (c) whether a person should be denied access to a recreational facility, or
 - (d) whether an owner should be granted an exemption from a rental restriction bylaw under section 144 of the Act.

26. Spending restrictions

- 26.1 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.
- 26.2 Despite subsection (1), a council member may spend the strata corporation's money to repair or replace a common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

27. Limitation on liability of council member

- 27.1 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.
- 27.2 Bylaw 27.1 does not affect a council member's liability, as an owner, for a judgment against the strata corporation.
- 27.3 All acts done in good faith by the council are, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of a member of council, as valid as if the council member had been duly appointed or had duly continued in office.

Enforcement of Bylaws and Rules

28. Fines

- 28.1 Except where specifically stated to be otherwise in these bylaws, the strata corporation may fine an owner or tenant:
- (a) \$ 200.00 for each contravention of a bylaw, and
 - (b) \$ 50.00 for each contravention of a rule.
- 28.2 The council must, if it determines in its discretion that a resident is in repeated contravention of any bylaws or rules of the strata corporation, levy fines and the fines so levied shall be immediately added to the strata fees for the strata lot and shall be due and payable together with the strata fees for the strata lot in the next month following such contravention.

29. Continuing contravention

- 29.1 Except where specifically stated to be otherwise in these bylaws, 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.

Annual and Special General Meetings

30. Quorum of meeting

- 30.1 If within 1/2 hour from the time appointed for an annual or special general meeting, a quorum is not present, the meeting stands adjourned for a further 1/2 hour on the same day and at the same place. If within a further 1/2 hour from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.

This bylaw 30.1 is an alternative to section 48(3) of the Act. This bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 terminates, and does not adjourn, that meeting.

31. Person to chair meeting

- 31.1 Annual and special general meetings must be chaired by the president of the council.
- 31.2 If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- 31.3 If neither the president nor the vice president of the council chairs the meeting, the majority of strata council, in council's sole discretion may decide to either
- a) appoint the strata manager to chair the meeting; or
 - b) a chair may be elected by the eligible voters present in person or by proxy from among those persons, eligible to vote, who are present at the meeting

32. Participation by other than eligible voters

- 32.1 Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.

- 32.2 Persons who are not eligible to vote, may not participate in the discussion at a meeting.
- 32.3 Persons who are not eligible to vote, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

33. Voting

- 33.1 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.
- 33.2 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules.
- 33.3 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules, including legal costs, for which the owner is responsible under section 131 of the Act.
- 33.4 At an annual or special general meeting, voting cards must be issued to eligible voters.
- 33.5 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.
- 33.6 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.
- 33.7 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.
- 33.8 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.
- 33.9 Despite anything in bylaws 33.1 to 33.8 (inclusive), an election of council or removal of a council member must be held by secret ballot, if the secret ballot is requested by an eligible voter.

34. Electronic attendance at meetings

- 34.1 A person who is eligible to vote may attend an annual or special general meeting by electronic means so long as the person and the other participants can communicate with each other.
- 34.2 If an annual or special general meeting is held by electronic means with a person, the person is deemed to be present in person for the purposes of the meeting.

35. Order of business

- 35.1 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.

Voluntary Dispute Resolution

36. Voluntary dispute resolution

- 36.1 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.
- 36.2 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.
- 36.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Small Claims Court Proceedings

37. Authorization to proceed

- 37.1 The strata corporation may proceed under the *Small Claims Act*, without further authorization by the owners, to recover from an owner or person(s), by an action in debt in Small Claims Court, money owing to the strata corporation, including money owing as administration fees, bank charges, fines, penalties, interest or the costs, including legal costs, of remedying a contravention of the bylaws or rules and to recover money which the strata corporation is required to expend as a result of the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family.

Marketing Activities by Owners and Occupants

38. Sale of a strata lot

- 38.1 Real estate signs must not be displayed in a strata lot or on the common property except in the location designated by the strata corporation for real estate signs.
- 38.2 An owner must advise the Strata Corporation when their strata lot is listed for sale, providing the name and telephone number of the listing agent, if applicable.

Insurance

39. Insuring against major perils

- 39.1 The strata corporation must insure against major perils, as set out in regulation 9.1(2), including, without limitation, earthquakes.

Storage

40. Storage lockers and bicycle storage

- 40.1 A resident must store bicycles and tricycles only in basement parking areas or storage lockers.
- 40.2 A resident must not store any hazardous or flammable substances in storage lockers.
- 40.3 If a resident uses a storage locker that has not been assigned to their strata lot, the council may remove any items from the unauthorized locker and dispose of the same in any manner that they so chose. Any costs of disposal will be charged to the strata lot owner.
- 40.4 Any personal items left in a storage locker by a resident who no longer owns a strata lot, for more than fourteen (14) days will be disposed of by the council.

Parking

41. Parking

- 41.1 A resident must not permit any oversized, commercial or recreational vehicles including, but not exhaustively, boats, trailers and campers to enter or be parked or stored on exterior common or

land that is a common asset, without the permission of the Strata Council. Campers and recreation vehicles can be parked overnight, provided they fit in a parking stall.

- 41.2 A resident must not store unlicensed or uninsured vehicles on the common, limited common property or on land that is a common asset.
- 41.3 A resident storing a vehicle must provide a copy of their third party liability insurance coverage to the strata corporation on the commencement date of the storage. Every owner of a vehicle that does not have a current BC licence plate or has an out-of-province licence plate must provide proof of third party liability insurance coverage each year. If proof of liability insurance is not provided within thirty days of being requested, the vehicle may be towed at the owner's expense.
- 41.4 An owner may rent their designated parking stall to an owner or occupant.
- 41.5 A resident must park only in the parking stall assigned to the resident, and not that assigned to another resident.
- 41.6 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, except for temporary parking for 15 minutes for loading and unloading. The vehicle must be attended to at all times.
- 41.7 Any resident's vehicle parked in violation of bylaw 41.6 will be subject to removal by a towing company authorized by council, and all costs associated with such removal will be charged to the owner of the strata lot.
- 41.8 A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds) or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical repairs.
- 41.9 A resident or visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 10 km/hour.
- 41.10 A resident must wash a vehicle in the location designated for vehicle washing only. Once washing is completed, the resident must hose down and remove all dirt, refuse and excess water from the washing area.
- 41.11 A resident must not park or store any vehicle that drips gasoline or excessively drips oil. A resident must remove any dripped oil, gasoline or other automotive residue.
- 41.12 P1 visitor parking spaces may not be rented to residents. These are available for visitors parking only.
- 41.13 Residents shall not use the spaces assigned to visitors except for a maximum of one hour.
- 41.14 Any violation of Bylaw 41.13 will result in one warning, followed by a \$ 25.00 fine for each subsequent violation.
- 41.15 Storage in parking stalls is not permitted, with the exception of small collapsible shopping carts.
- 41.16 The length of vehicles permitted in the parking structure is limited to 18 feet (the depth of the parking stalls) *(CA6027999, SGM, May 2, 2017)*

Moving

42. Moving in/out procedures

- 42.1 An owner must conform and ensure that any tenants conform to the Move In and Move Out rules established by council from time to time.
- 42.2 Move in/out are only permitted Monday to Friday from 8:00 a.m. to 6:00 p.m. except for statutory holidays. All moves must be scheduled and completed during these hours.
- 42.3 If a move is requested outside the regular working hours, or if a move is not completed in time an hourly charge of \$ 25.00 will be made to cover the costs of supervision.
- 42.4 The owner is responsible for any damage to the building or the elevators. If a moving company is employed, they are to be informed of this policy.
- 42.5 The strata council must be notified one week prior to any move.
- 42.6 One elevator will be designated for the move and the other elevator is restricted to the residents use. Protective covering will be placed on the walls and the floor of the designated elevator. The elevator service key is used to control the elevator and the doors must not be jammed open in any manner.
- 42.7 Owners who have trades people in for major repairs or alterations or replacing furniture or appliances must notify the caretaker at least one day in advance so that if protective covering is required, the caretaker has time to install the same.
- 42.8 All moves or trades people must use the P1 visitor parking area entrance.
- 42.9 An owner must pay a non-refundable \$ 100.00 move-in and move-out fee for each change of owner or occupier. These monies to be accounted for separately, to be used to repair damage to the common areas.
 - (i) A refundable damage deposit of \$500.00 must be provided prior to any move in or out and will be held by an undertaking at the time of sale. If no sale is involved in the move, the damage deposit will be held by the strata corporation, for seven days or until such time as it has been determined that no damage occurred, whichever is the earlier. *(BB338420, AGM, November 9, 2009)*
- 42.10 A resident contravening bylaws 42.1 to 42.9 (inclusive) shall be subject to a fine of \$ 200.00.

Appearance of strata lots

43. Cleanliness

- 43.1 A resident must not allow a strata lot to become unsanitary or untidy. Rubbish, dust, garbage, boxes, packing cases and other similar refuse must not be thrown, piled or stored in the strata lot or on common property. Any expenses incurred by the strata corporation to remove such refuse will be charged to the strata lot owner.
- 43.2 A resident must ensure that ordinary household refuse and garbage is securely wrapped and placed in the containers provided for that purpose, recyclable material is kept in designated areas and material other than recyclable or ordinary household refuse and garbage is removed appropriately.

Rentals

44. Residential rentals

- 44.1 No strata lots may be rented.
- 44.2 If an owner is exempt from a rental restriction bylaw pursuant to the Act, prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
- 44.3 Prior to occupation of a strata lot, the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.
- 44.4 Where an owner leases a strata lot in contravention of bylaw 44.1, the owner shall be subject to a fine of \$500.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental restriction bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and own client basis by the strata corporation.

Visitors and Children

45. Children and supervision

- 45.1 Residents are responsible for the conduct of visitors including ensuring that noise is kept at a level that will not disturb the rights of quiet enjoyment of others.
- 45.2 Residents are responsible for the conduct of children residing in their strata lot, including ensuring that noise is kept at a level, in the sole determination of a majority of the council, that will not disturb the quiet enjoyment of others.
- 45.3 Residents are responsible to assume liability for and properly supervise activities of children.
- 45.4 Also refer to Bylaw 4.

46. Miscellaneous

46.1 No Smoking

46.1.1 For the purpose of this bylaw 46.1, the following definitions apply:

(a) "smoke" or "smoking" includes inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe, hookah pipe or other lighted smoking equipment that burns tobacco or other weed substances;

(b) "vape" or "vaping" includes inhaling, exhaling, vapourizing or carrying or using an activated e-cigarette.

46.1.2 A resident or visitor must not smoke or vape in or on the following areas:

(a)any common property that is located within a building (including hallways, elevators, parking garages, service rooms, storage lockers, stairs, pool area, gym guest suite and amenity rooms) or on a balcony, patio or deck that is designated as limited common property:

(b)a balcony, patio or deck;

(c)anywhere on the exterior common property that is within 6 metres of a door, window or air intake. *(CA7227169, AGM, November 15,2018)*

- 46.2 A resident or visitor must not hinder or restrict sidewalks, entrances, exits, halls, passageways, stairways and other parts of the common property. Hindrance and restriction includes the keeping of personal items and garbage.
- 46.3 A resident or visitor must not wear or use inline skates and skateboards anywhere in the building, including a strata lot, or on common property.
- 46.4 A resident or visitor must not use common property electrical outlets with the exception of parking area outlets used while vacuuming a vehicle, or scooters.
- 46.5 Subject to bylaw 38.1, a resident or owner must not erect or display or permit to be erected or displayed any signs, fences, billboards, placards, advertising, notices or other fixtures of any kind on the common property or in a strata lot, unless authorized by the council. This shall include exterior painting and the addition of wood, ironwork, concrete or other materials.
- 46.6 A resident may post notices on the designated bulletin board, subject to being removed by the council if deemed inappropriate or posted for a period in excess of one month.
- 46.7 A resident must ensure that all entrance doors to strata lots are kept closed.
- 46.8 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 property.
- 46.9 A resident must ensure that drapes or blinds visible from the outside of the building are cream or white in colour.
- 46.10 A resident must ensure that no laundry, clothing, bedding or other articles are hung or displayed from windows, balconies or other parts of the building so that they are visible from the outside of the building.
- 46.11 A resident must not display or erect fixtures, appliances, poles, clotheslines, racks, storage sheds and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories. Propane barbecues are permitted, but must be used in a conscientious manner and properly maintained and supervised during use.

Any damage caused to the structure from a barbecue will be the sole responsibility of the owner to repair. Charcoal barbecues are not permitted.

- 46.12 An owner who installs Christmas lights must insure they are installed after November 15th of the year approaching Christmas and removed before January 15th of the year following Christmas.
- 46.13 No live Christmas trees are permitted, whether cut or potted.

46.14 An owner shall not allow any water other than rain water to overflow from their balcony.

46.15 Use of activity room is restricted as follows:

- a) except as otherwise agreed by council, persons using the facilities must be accompanied at all times by a resident of the complex;
- b) requests for private group use of the facility will be made to the council and will be granted in order of receipt of application and a user fee to cover costs of cleaning and/or wear may be charged in an amount set by the Strata Corporation from time to time;
- c) except for Strata Corporation meetings, no one shall use the facility before 8: a.m. or after 11:00 p.m. for any purpose creating a significant noise level outside of the room. When leaving the facility unoccupied after 11:00 p.m., the user shall turn out all lights, adjust the heating as required, safety check the room, and ensure the guests leave quietly;
- d) no personal possessions shall be left in the common facility room without specific permission of council.

Remote Openers

47. Remote Openers

- 47.1 Up to two remote openers will be issued to each strata lot for a refundable fee of \$ 60.00 each. Additional remote openers will be issued upon strata council approval for a refundable fee of \$ 100.00 each. A maximum of two additional remote openers per strata lot.
- 47.2 The owner of the strata lot must sign for each remote opener and a receipt will be issued.
- 47.3 An owner selling a strata lot must not give a remote opener to a realtor. If the agent requires a remote opener to access the strata lot, the realtor must obtain it from the caretaker. A \$ 200.00 deposit will be required per remote opener and this must be paid in cash or by certified cheque.
- 47.4 An owner must turn in all remote openers for a refund upon completion of the sale.
- 47.5 Remote openers will be issued to new owners as per this policy.
- 47.6 Lock boxes are not permitted outside the building.
- 47.7 A \$ 500.00 holdback for remote openers and keys will be withheld at the time of sale, until all remote openers registered to the unit are returned. \$ 125.00 will be deducted for each item not returned.

Bicycles, etc.

48. Bicycles, etc.

- 48.1 With the exception of wheeled handicapped vehicles, no bicycles or other similar items may be used on common property, whether inside or outside the building, other than on the outside vehicle parking area. Bicycles can be taken into P1 and P2 parking area. Bicycles cannot be walked or carried through the lobby or brought into the elevator. A fine of \$ 50.00 will be

assessed for each occurrence. Skateboards, rollerblades and other similar items are prohibited anywhere on common property.

Storage – Parking Areas or Lockers

49. Storage

- 49.1 An owner shall not store any flammable materials in the parking area, or storage locker. Flammable materials must be removed within 2 days of notice.