

**BYLAWS
STRATA PLAN LMS-4383
THE MONDRIAN**

LMS-4383

THE MONDRIAN

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").

The Schedule of Standard Bylaws to the Act does not apply to the strata corporation.

1. Compliance With Bylaws and Rules

- 1.1 All owners, tenant, occupant or 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 equal to 10% per annum, compounded annually. In addition to interest, failure to pay strata fees on the due date will result in a fine of \$200.00 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 \$200.00 for each contravention. Each dishonored cheque or dishonored automatic debit will be subject to a fine of \$25.00 and an administration charge of \$20.00.
- 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 \$200.00 for each contravention of bylaw 2.5.

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- 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 equal to 10% per annum, compounded annually.

3. Repair and Maintenance of Property by Owner

- 3.1 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.
- 3.2 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.
- 3.3 An owner must abide by the rules of use, and establish protocol, as established by the Strata Council to ensure that exterior hose bibs are properly winterized. Failure to comply with this protocol, will result in owners being held responsible for any and all damages that may result.

4. Use of Property

- 4.1 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.
- 4.2 An owner, tenant, occupant or visitor must not cause damage 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 by 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, but only to the extent that such expense is not reimbursed from the

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- 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 An owner, tenant, occupant or visitor 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. An owner, tenant, occupant or visitor must not allow more than two persons to occupy a strata lot originally designated by the owner developer as a one bedroom unit and 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, tenant, occupant or visitor 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 An owner shall not permit any act to be done or condition to exist within his lot which causes, or might cause, damage to the common plumbing and electrical systems or wastage or excessive consumption of the common electricity, water or natural gas supplies.
- 4.8 All owners are responsible for minimizing noise in their suites. If hard surface floors are installed they must be insulated. If noise from hard surface floors (insulated or not) disturbs other residents, the owners with hard surface floors must carpet the traffic areas on the hard surface floors.
- 4.9 Owners, tenants, occupant and visitors must maintain the security of the building at all times, and shall not leave any door or garage gate in the common property open while unattended or permit entry to any person failing to produce a key FOB.
- 4.10 Owners, tenants, occupant and visitors must comply with all municipal, provincial and federal laws and any bylaw, rule or regulation enacted there under pertaining to the use and condition of his lot or the common property.

5. Pets and Animals

- 5.1 An owner, tenant, occupant or visitor must not keep any pets on a strata lot or common property or on land that is a common asset except in accordance with these bylaws.

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- 5.2 An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- 5.3 An owner, tenant, occupant or visitor must not keep a pet in or at a strata lot other than:
- (a) a reasonable number of fish or small aquarium animals housed in a tank that does not exceed 10 gallons;
 - (b) a reasonable number of caged mammals;
 - (c) up to one caged bird;
 - (d) one other residential house pet.
- 5.4 An owner, tenant, occupant or visitor must not harbour exotic pets, including not exhaustively, snakes, reptiles, spiders or large members of the cat family, unless prior permission has been received from Council.
- 5.5 An owner, tenant, occupant or visitor must apply to the council for written permission to keep a pet (a "Permitted Pet") by registering the pet with the council within 30 days of the pet residing on a strata lot (or the passage of this bylaw) and by providing, in writing, the name of the Permitted Pet, breed, colour and markings, and a color photo, together with the name, strata lot number and telephone number of the pet owner.
- 5.6 An owner, tenant, occupant or visitor must not permit a loose or unleashed Permitted Pet at any time within on the common property or on land that is a common asset. A Permitted Pet found loose on common property or land that is a common asset shall be delivered to the municipal pound at the cost of the strata lot owner.
- 5.7 An owner, tenant, occupant or visitor must not keep a Permitted Pet, which is a nuisance on a strata lot, on common property or on land that is a common asset. If an owner, tenant, occupant or visitor has a pet which is not a Permitted Pet or if, in the opinion of council, the Permitted Pet is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the council may order such pet to be removed permanently from the strata lot, the common property or common asset or all of them.
- 5.8 If an owner, tenant, occupant or visitor contravenes bylaw 5.7, the owner of the strata lot will be subject to a fine of \$200.00.

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- 5.9 Notwithstanding bylaw 5.8, an owner, tenant, occupant or visitor whose pet contravenes bylaw 5.7 will be subject to an immediate injunction application and the owner of the strata lot will be responsible for all expenses incurred by the strata corporation to obtain the injunction, including legal costs.
- 5.10 A pet owner must ensure that a Permitted Pet is kept quiet, controlled and clean. Any excrement on common property or on land that is a common asset must be immediately disposed of by the pet owner.
- 5.11 A pet owner must keep a Permitted Pet only in a strata lot, except for ingress and egress, and the owner, tenant, occupant or visitor must keep under control the Permitted Pet when the Permitted Pet is in the interior of the building, including the elevator.
- 5.12 A strata lot owner must assume all liability for all actions by a Permitted Pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.
- 5.13 An owner, tenant, occupant or visitor or visitor must not feed birds, rodents or other wild animals from any strata lot, limited common property, common property or land that is a common asset. No bird feeders of any kind are permitted to be kept on balconies, strata lots, common property or land that is a common asset.
- 5.14 An owner, tenant, occupant or visitor who contravenes any of bylaws 5.1 to 5.7 (inclusive) or 5.10 to 5.13 (inclusive) will be subject to a \$200.00 fine.

6. Inform Strata Corporation

- 6.1 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
 - (b) Any mortgage or other dealing in connection with the strata lot within two weeks of such mortgaging or other dealing.
- 6.2 On requests by the strata corporation, a tenant must inform the Strata Corporation of the tenant's name and the strata lot which the tenant occupies.

7. Obtain Approval Before Altering a Strata Lot

- 7.1 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:

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- (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, 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; and
 - (h) Wiring, plumbing, piping, heating, air conditioning and other services.
- 7.2 The strata corporation must not unreasonably withhold its approval under bylaw 7.1, but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration and to indemnify and hold harmless the strata corporation for any future costs in connection with the alteration.
- 7.3 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.

8. Obtain Approval Before Altering Common Property

- 8.1 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.
- 8.2 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, licenses 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 8.1.
- 8.3 The strata corporation may 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;

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- (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 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, and shall become due and payable on the due date of payment of monthly strata fees.
- 8.4 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.
- 8.5 An owner who, subsequent to the passage of bylaws 8.1 to 8.3 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.

9. Renovations / Alterations

- 9.1 An owner, tenant, occupant or visitor must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.

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- 9.2 An owner must ensure that the delivery of any construction materials is through the service entrance and, if in an elevator, the owner must ensure the elevator is protected with proper wall pads and floor coverings. An owner must not permit any renovations/alterations materials to be delivered through the main lobby.
- 9.3 An owner, tenant, occupant or visitor 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, lobbies and paths through the parking areas are regularly cleaned (and vacuumed at the request of the council) and the residential corridor thoroughly vacuumed daily;
- 9.4 An owner must ensure that the hours of work are restricted to 8:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m., Saturdays, Sundays and statutory holidays. To perform renovations/alterations on statutory holidays, an owner must apply for permission in writing to the council at least five business days before the holiday date.
- 9.5 An owner must be in attendance for all SIGNIFICANT renovations/alterations, the determination of SIGNIFICANT shall be in the discretion of the council.
- 9.6 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 licenses are obtained.
- 9.7 An owner in contravention of any of bylaws 9.1 to 9.6 (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.

10. Permit Entry to Strata Lot

- 10.1 An owner, tenant, occupant 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 an owner, tenant, occupant or visitors compliance with the Act, bylaws and rules.

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- 10.2 If forced entry to a strata lot is required due to required emergency access and the inability to contact the owner or designated emergency contact of the strata lot, the owner shall be responsible for all costs of forced entry incurred by the strata corporation.
- 10.3 The notice referred to in bylaw 10.1(b) must include the date and approximate time of entry, and the reason for entry.
- 10.4 All residents must provide access to their strata lot for fire safety inspections and repairs and dryer duct cleaning during the time scheduled for such work. Owners who fail to provide access will be required to complete the work at their own expense and to provide proof of inspection before the due date set by the Strata Corporation. If an owner fails to do so, the Strata Corporation will organize the work for the missed unit and will gain access to the unit after providing at least 48 hours notice. All expenses will be charged to the Owner. Also fines may be levied pursuant to the Bylaws and Rules of the Strata Corporation.

11. Repair and Maintenance of Property by the Strata Corporation

- 11.1 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
- 11.2 The Strata Corporation must replace the supply hoses to/from the washing machine with stainless steel braided hoses. After the replacement of the supply hoses, a strata lot owner must maintain and repair the stainless steel braided hoses in their strata lot.

12. Council

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

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13. Council Eligibility

- 13.1 The owner and the spouse of an owner may stand for council, but not both.
- 13.2 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.
- 13.3 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 for which the owner is responsible under section 13 1 of the Act.

14. Council Members' Terms

- 14.1 The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- 14.2 A person whose term as council member is ending is eligible for reelection.

15. Removing Council Member

- 15.1 Unless all the owners are on the council, the Strata Corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members. The strata corporation must pass a separate resolution for each council member to be removed.
- 15.2 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 or the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 15.3 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.
- 15.4 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.

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15.5 A replacement council member appointed pursuant to bylaws 15.2 and 15.4 may be appointed from any person eligible to sit on the council.

16. Replacing Council Member

16.1 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.

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

16.3 The council may appoint a council member under bylaw 16.2 even if the absence of the member being replaced leaves the council without a quorum.

16.4 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.

17. Officers

17.1 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.

17.2 A person may hold more than one office at a time, other than the offices of president and vice president.

17.3 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.

17.4 The strata council may vote to remove an officer.

17.5 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.

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18. Calling Council Meetings

- 18.1 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.
- 18.2 The notice in bylaw 18.1 does not have to be in writing.
- 18.3 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.

19. Requisition of Council Hearing

- 19.1 By application in writing, an owner, tenant, occupant or visitor may request a hearing at a council meeting stating the reasons for the request.
- 19.2 Except for a hearing pursuant to section 144 of the Act, if a hearing is requested under bylaw 19.1, 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.
- 19.3 If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the date of the hearing.

20. Quorum of Council

- 20.1 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.
- 20.2 Council members must be present in person at the council meeting to be counted in establishing quorum.

21. Council Meetings

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

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- 21.2 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.
- 21.3 If a council meeting is held by electronic means, council members are deemed to be present in person.
- 21.4 In the absence of both the president and the vice president, the members present shall from among themselves appoint a chairman for that meeting, who shall have all the duties and powers of the president while so acting.

22. Voting at Council Meetings

- 22.1 At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- 22.2 If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- 22.3 The results of all votes at a council meeting must be recorded in the council meeting minutes.

23. Council to Inform Owners of Minutes

- 23.1 The council must **make available** the minutes of all council meetings within 4 weeks of the meeting, whether or not they have been approved.

24. Delegation of Council's Powers and Duties

- 24.1 Subject to bylaws 24.2, 24.3 and 24.4, 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.
- 24.2 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 24.3.
- 24.3 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.

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- 24.4 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.

25. Spending Restrictions

- 25.1 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.
- 25.2 An unapproved expenditure may be made from the operating fund if the unapproved expenditure, together with all other unapproved expenditures in the same fiscal year, do not exceed \$10,000.00.

26. Limitation on Liability of Council Member

- 26.1 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.
- 26.2 Bylaw 26.1 does not affect a council member's liability, as an owner, for a judgment against the strata corporation.
- 26.3 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.

27. Fines

- 27.1 The Corporation may, in its sole discretion, impose fines for any breach of these Bylaws or any Rules or Regulations established hereunder as follows: for the first breach by an owner the fine shall be TWO HUNDRED DOLLARS (\$200.00) per fine.
- 27.2 The council must, if it determines in its discretion that an owner, tenant, occupant or visitor 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.

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28. Continuing Contravention

- 28.1 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.

29. Annual and Special General Meetings

- 29.1 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 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.

30. Person to Chair Meeting

- 30.1 Annual and special general meetings must be chaired by the president of the council.
- 30.2 If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- 30.3 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, eligible to vote, who are present at the meeting.

31. Participation by Other Than Eligible Voters

- 31.1 Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- 31.2 Persons who are not eligible to vote, including tenants and occupants may participate in the discussion at a meeting, but only if permitted to do so by the chair of the meeting.
- 31.3 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.

32. Voting

- 32.1 Except on matters requiring a unanimous vote, the vote for a strata lot may not be

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- exercised if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.
- 32.2 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.
- 32.3 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.
- 32.4 At an annual or special general meeting, voting cards must be issued to eligible voters.
- 32.5 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.
- 32.6 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.
- 32.7 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.
- 32.8 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.
- 32.9 Despite anything in this sections bylaws 32.1 to 32.8 (inclusive), an election of council or a removal of a council member must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- 32.10 An Owner who is a trustee is entitled to exercise the vote for the lot. The persons beneficially interested may not vote.

33. Order of Business

- 33.1 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;

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- (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 minutes from the last annual or special general meeting;
- (f) Deal with unfinished business;
- (g) 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;
- (h) Ratify any new rules made by the strata corporation under section 125 of the Act;
- (i) Report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (j) Approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (k) Deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (l) Elect a council, if the meeting is an annual general meeting,
- (m) Terminate the meeting.

34. Voluntary Dispute Resolution

- 34.1 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.
- 34.2 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.
- 34.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

35. Small Claims Court Proceedings Authorization to Proceed

- 35.1 The strata corporation may proceed under the Small Claims Act, without further authorization by the owners, to recover from an owner or other person, 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

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that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family.

- 35.2 At the discretion of the Strata Council, the Strata Corporation may proceed under the *Small Claims Act* without further authorization by the owners to recover from an owner or other person by an action in Small Claims Court for money owing to the Strata Corporation, including resulting damage, insurance deductibles, costs, fees, charges, penalties, legal costs or any other related or unrelated costs to remedy and/or repair the Strata Corporation's common property, limited common property or other owners' personal property or other areas of a strata lot resulting from any act, omission, negligence or carelessness by the owner, owner's visitors, occupants, guests, employees, agents or members of the owner's family, whether insurable or not.

36. Sale of a Strata Lot

- 36.1 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.
- 36.2 Real estate agents or their representatives must not distribute advertising or promotional material within the common property.

37. Insuring Against Major Perils

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

38. Storage Lockers and Bicycle Storage

- 38.1 No bicycles to be kept on balconies or patios or any other common areas except those designated for bicycle storage without prior approval of the Strata Council.
- 38.2 Not store any flammable or explosive substance in his lot or in the interior of the common property.
- 38.3 An Owner must not sell, lease, or license storage lockers to any person other than an owner or occupant.

39. Parking

- 39.1 Private passenger automobiles only shall be parked on common property and these shall be parked in designated assigned spaces. No motor vehicle, trailer, boat or equipment of any kind shall be driven on any part of the common property other than on driveways without the approval of the Strata Council. No owner,

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- tenant or occupant vehicle shall be parked on visitor or guest spaces so assigned. Parking spaces are not to be used for storage.
- 39.2 A owner, tenant, occupant or visitor must not store unlicensed or uninsured vehicles on the common, limited common property or on land that is a common asset.
- 39.3 An owner, tenant, occupant or visitor storing a vehicle must provide proof of valid insurance to the strata corporation on the commencement date of the storage and on request thereafter.
- 39.4 An owner must not sell, lease or license parking stalls to any person other than an owner or occupant.
- 39.5 An owner, tenant, occupant or visitor must park only in the parking stall assigned to the resident.
- 39.6 An owner, tenant, occupant 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.
- 39.7 Any owner, tenant, occupant or visitor's vehicle parked in violation of bylaw 39.6 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 vehicle.
- 39.8 An owner, tenant, occupant 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.
- 39.9 An owner, tenant, occupant or visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 5 km/hour.
- 39.10 An owner, tenant, occupant or visitor must not smoke while in the parking area.
- 39.11 An owner, tenant, occupant or visitor must wash a vehicle in the location designated for vehicle washing only. Once washing is completed, the owner, tenant, occupant or visitor must hose down and remove all dirt, refuse and excess water from the washing area. While washing, the owner, tenant, occupant or visitor must keep audio volume low.
- 39.12 An owner, tenant, occupant or visitor must not park or store any vehicle that drips oil or gasoline. An owner, tenant, occupant or visitor must remove any dripped oil, gasoline or other automotive residue.

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40. Moving In / Out Procedures

- 40.1 An owner must conform and ensure that any tenants conform to the Move In and Move Out rules or procedures established by council from time to time.
- 40.2 The owner, tenant, occupant or visitor must provide notice to the strata corporation of all moving arrangements at least **72** hours before the moving date. All moves must take place between 9:00 a.m. and 4:00 p.m., Monday through Friday and 9:00 a.m. to 4:00 p.m. on Saturdays, Sundays and statutory holidays.
- 40.3 An owner, tenant, occupant or visitor using the elevator during a move must ensure that the ELEVATOR SERVICE KEY is used to control the elevator and the doors not jammed open in any manner.
- 40.4 An owner, tenant, occupant or visitor must ensure that the 2nd floor rear entrance is used for all move-ins/outs. Entry doors shall not be left open or ajar when unattended. Furniture shall not be left piled in the rear entrance area.
- 40.5 An owner, tenant, occupant or visitor must ensure that all common **areas used during the move** are left damage free, clean and all hallways and lobby areas vacuumed immediately upon completion of the move. The owner of the strata lot shall be held liable for any damage to the common property area as a result of the move.
- 40.6 The strata owner must pay a non-refundable administrative fee of \$100.00 for any change in occupancy in his/her unit (payable at move-in and also payable at move-out), regardless of the amount of furniture or items being moved in or out. For example, the fee of \$100.00 is payable when a resident moves out and another fee of \$100.00 is payable when a resident moves in. The unit owner must provide security coverage during the move-in/move-out.
- 40.7 An owner, tenant, occupant or visitor contravening bylaws 40.1 to 40.6 (inclusive) shall be subject to a fine of \$200.00.

41. Cleanliness

- 41.1 An owner, tenant, occupant or visitor 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.
- 41.2 An owner, tenant, occupant or visitor must ensure that ordinary household refuse and garbage is securely wrapped and placed in the containers provided for that

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purpose, recyclable material is kept in designated areas and material other than recyclable or ordinary household refuse and garbage is removed appropriately.

42. Residential Rentals

- 42.1 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.
- 42.2 Within two weeks of renting 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.
- 42.3 Where an owner leases a strata lot in contravention of bylaws 42.1, 42.2 the owner shall be subject to a fine of \$200.00 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 bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner.

43. Children and Supervision

- 43.1 Owners, tenants, or occupants are responsible for the conduct of visitors including ensuring that noise is kept at a level, in the sole determination of a majority of the council that will not disturb the rights of quiet enjoyment of others.
- 43.2 Owners, tenants, or occupants 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.
- 43.3 Owners, tenants, or occupants are responsible to assume liability for and properly supervise activities of children including, but not exhaustively, bicycling, skateboarding and hockey.

44. Miscellaneous

- 44.1 An owner, tenant, occupant or visitor or visitor must not smoke on common property.
- 44.2 An owner, tenant, occupant 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.

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- 44.3 An owner, tenant, occupant or visitor may not use common property electrical outlets with the exception of parking area outlets.
- 44.4 Subject to bylaw 36.1, an owner, tenant, occupant or visitor 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.
- 44.5 An owner, tenant, occupant or visitor may post notices on the designated bulletin board only when approved by the building administration.
- 44.6 An owner, tenant, occupant or visitor must ensure that all entrance doors to strata lots are kept closed and kitchen extract fans are used when cooking.
- 44.7 An owner, tenant, occupant 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.
- 44.8 An owner, tenant, occupant or visitor must ensure that drapes or blinds visible from the outside of the building are cream or white in colour.
- 44.9 An owner, tenant, occupant or visitor must ensure that no air conditioning units, laundry, flags, 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.
- 44.10 An owner, tenant, occupant or visitor must not display or erect fixtures, poles, antennas, 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.
- 44.11 An owner must ensure that Christmas lights are installed after December 1st of the year approaching Christmas and removed before January 15th of the year following Christmas.
- 44.12 Waterbeds are prohibited
- 44.13 Only synthetic Christmas trees are permitted.

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Section 45 Insurance

- 45.1 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 by the owner's act, omission, responsibility, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, 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.
- 45.2 Where an owner or occupant has upgraded an original fixture and the upgraded fixture suffers damage, the cost to repair or replace the upgraded fixture must be paid by the owner or occupant responsible for the damage and not the Strata Corporation.
- 45.3 Where the Strata Corporation responds to an emergency (the term emergency stands for any acts that may cause bodily harm or property damage and where immediate attention is needed. Examples are, but not limited to: flood, fire, gas leaks and acts of God) and pays the cost to repair, but it is later determined that the owner is responsible to pay such costs, the owner immediately must reimburse the Strata Corporation for the full cost to repair. The reimbursement of the funds must be received within the current fiscal year, in which the incident was caused by owner's responsibility and or negligence.