

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

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

LTO Document Reference:

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Strata Property Act  
**FORM I**  
**AMENDMENT TO BY-LAWS**  
(Section 128)

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The Owners, Strata Plan EPS 929 certify that the following or attached amendments to the by-laws of the Strata Corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual or Special General Meeting on November 29, 2017.

Repeal and Replace

  
\_\_\_\_\_  
Signature of Council Member

CHRIS MCINNES  
\_\_\_\_\_  
Name

  
\_\_\_\_\_  
Signature of Council Member

DAIG CHOQUETTE  
\_\_\_\_\_  
Name

# **Bylaws**

## **“La Rue” – EPS 929**

**November 29, 2017 AGM: Amended Section 3(4)**  
**November 8, 2012 Form Y: Registration #CA2861188**

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## **Preamble**

Unless otherwise stated, all terms that are defined in the Strata Property Act S.B.C. 1998, c. 43 (the "Act"), have the same meaning in these bylaws.

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 continue to apply to the strata corporation. However, in the event of any conflict between the Schedule of Standard Bylaws to the Act and the bylaws set out below, the bylaws set out below shall take precedence.

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

### **Payment of strata fees**

- 1 An Owner must pay Strata fees on or before the first day of the month to which the Strata fees relate.
- 2 Twelve (12) postdated cheques, or a form of auto-debit authorization, are required to be delivered to the strata council Treasurer or the Management Company no later than the first day of the month after the fiscal budget has been approved for the amount due in the strata fees. The cheques are to be made payable to: The Owners, Strata Plan EPS 929 and dated for the 1st of every month.

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

- 2
  - (1) An Owner must repair and maintain the Owner's Strata Lot, except for repair and maintenance that is the responsibility of the Strata Corporation under these bylaws.
  - (2) An Owner who has the use of limited common property must repair and maintain it; except for repair and maintenance that is the responsibility of the Strata Corporation under these bylaws.

### **Use of property**

- 3
  - (1) An Owner, tenant, occupant or visitor must not use a Strata Lot, the common property or common assets in a way that
    - (a) causes a nuisance or hazard to another person,
    - (b) causes unreasonable noise,
    - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another Strata Lot,
    - (d) is illegal, or
    - (e) is contrary to a purpose for which the Strata Lot or common property is intended as shown expressly or by necessary implication on or by the Strata Plan.
  - (2) An Owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a Strata Lot which the Strata Corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

- (3) An Owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (4) (1) If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy. Without limiting the generality of the word "responsible", an owner is responsible for the owner's own acts or omissions, as well as those of any of the tenants, occupants, visitors, agents, contractors, employees or pets of the strata lot or the owner. For the purpose of this bylaw 4(1) and bylaw 4(2), "strata insurance" shall mean the insurance coverage obtained and maintained by the strata corporation pursuant to the Strata Property Act, S.B.C. 1998, c. 43, as amended, and these bylaws.
- (2) For the purposes of bylaws 3(4), any insurance deductible paid or payable by the strata corporation will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the owner.
- (5) A resident 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.
- (6) No strata lot may be used for purposes other than as a residence. Without limiting the scope of the foregoing, the following uses are strictly prohibited:
- (a) Any use not expressly permitted by municipal zoning;
  - (b) Hotel, room and board, bed and breakfast; overnight accommodation, and rentals for periods of less than 90 days; and
  - (c) Escort services.
- (7) A resident or visitor must not keep any pets in a strata lot other than one or more of the following:
- (a) reasonable number of fish, other small aquarium animals or birds; provided that:
    - (i) no snakes, reptiles, or spiders are permitted,
    - (ii) no bird weighs more than 2.5 kilograms, and
    - (iii) birds are caged within strata lots;
  - (b) a total of no more than two cats or dogs or one of each.

A resident or visitor must not keep any pets on common property or on land that is a common asset.

A pet owner must ensure that a pet is kept quiet, controlled and clean.

Any waste on common property or limited common property that is a common asset must be disposed of by the pet owner.

- (8) Signs may not be installed in any strata lot, or on any common property, unless evidence of municipal approval has been provided to the strata corporation and it has approved the size, design and location of such signs. The strata corporation must act reasonably in giving or withholding such approval. The strata corporation must notify an applicant for such approval of its decision within 30 days of the delivery of an application to the strata corporation
- (9) No resident may 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 a strata lot, on common property, or on limited common property. The strata corporation may enter a strata lot for the purpose of removing any such material, and any expenses incurred by the strata corporation to enter a strata lot, as well as to remove such refuse, will be charged to the owner.
- (10) All normal garbage must be securely wrapped and placed in designated containers.
- (11) All recyclable material must be kept in designated containers.
- (12) All refuse other than normal everyday garbage and recyclable material must be removed from the strata development.
- (13) Without limiting subsection 1.1., no business shall be conducted in any strata lot between the hours of 9:00 p.m. and 7:00a.m.

#### **Inform Strata Corporation**

- 4 (1) Within 2 weeks of becoming an Owner, an Owner must inform the Strata Corporation of the Owner's name, Strata Lot number and mailing address outside the Strata Plan, if any.
- (2) On request by the Strata Corporation, a tenant must inform the Strata Corporation of his or her name.

#### **Obtain approval before altering a Strata Lot**

- 5 (1) An Owner must obtain the written approval of the Strata Corporation before making an alteration to a Strata Lot that involves any of the following:
  - (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building.
  - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a Strata Lot;
  - (g) those parts of the Strata Lot which the Strata Corporation must insure under section 149 of the Act.

- (2) The Strata Corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the Owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) This section does not apply to a Strata Lot in a bare land Strata Plan.

#### **Obtain approval before altering common property**

- 6 (1) An Owner must obtain the written approval of the Strata Corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The Strata Corporation may require as a condition of its approval that the Owner agree, in writing, to take responsibility for any expenses relating to the alteration.

#### **Permit entry to Strata Lot**

- 7 (1) A resident or visitor must allow a person authorized by the strata corporation to enter the strata lot;
  - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.
- (2) The notice referred to in subsection (b) must include the date and approximate time of entry, and the reason for entry.

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

#### **Repair and maintenance of property by Strata Corporation**

- 8 The Strata Corporation must repair and maintain all of the following:
  - (a) common assets of the Strata Corporation;
  - (b) common property that has not been designated as limited common property;
  - (c) limited common property, but the duty to repair and maintain it is restricted to
    - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
    - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
      - (A) the structure of a building;
      - (B) the exterior of a building;
      - (C) chimneys, stairs, balconies and other things attached to the exterior of a building;
      - (D) doors, windows and skylights on the exterior of a building or that front on the common property;
      - (E) fences, railings and similar structures that enclose patios, balconies and yards;
  - (d) a Strata Lot in a Strata Plan that is not a bare land Strata Plan, but the duty to repair and maintain it is restricted to



- (i) the structure of a building,
- (ii) the exterior of a building,
- (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
- (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
- (v) fences, railings and similar structures that enclose patios, balconies and yards.

### **Division 3 – Council**

#### **Council size**

- 9 (1) Subject to subsection (2), the Council must have at least 3 and not more than 7 members.
- (2) If the Strata Plan has fewer than 4 Strata Lots or the Strata Corporation has fewer than 4 Owners, all the Owners are on the Council.

#### **Council members' terms**

- 10 (1) The term of office of a Council member ends at the end of the Annual General meeting at which the new Council is elected.
- (2) A person whose term as Council member is ending is eligible for re-election.

#### **Removing Council member**

- 11 (1) Unless all the Owners are on the Council, the Strata corporation may, by a resolution passed by a majority vote at an Annual or Special General meeting, remove one or more Council members.
- (2) After removing a Council member, the Strata Corporation must hold an election at the same Annual or Special General meeting to replace the Council member for the remainder of the term.

#### **Replacing Council member**

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

#### **Officers**

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

#### **Calling Council meetings**

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

#### **Requisition of Council hearing**

- 15** (1) By application in writing, stating the reason for the request, an Owner or tenant may request a hearing at a Council meeting.
- (2) If a hearing is requested under subsection (1), the Council must hold a meeting to hear the applicant within one month of the request.
- (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 hearing.

#### **Quorum of Council**

- 16** (1) A quorum of the council is
- (a) 1, if the Council consists of one member,

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

#### **Council meetings**

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

#### **Voting at Council meetings**

- 18 (1) At Council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 Strata Lots in the Strata Plan, if there is a tie vote at a Council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a Council meeting must be recorded in the Council meeting minutes.

#### **Council to inform Owners of minutes**

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

#### **Delegation of Council's powers and duties**

- 20 (1) Subject to subsections (2) to (4), the Council may delegate some or all of its powers and duties to one or more Council members or persons who are not members of the Council, and may revoke the delegation.
- (2) The Council may delegate its spending powers or duties, but only by a resolution that
- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - (b) delegates the general authority to make expenditures in accordance with subsection (3).

- (3) A delegation of a general authority to make expenditures must
  - (a) set a maximum amount that may be spent, and indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
  - (a) whether a person has contravened a bylaw or rule,
  - (b) whether a person should be fined, and the amount of the fine, or
  - (c) whether a person should be denied access to a recreational facility.

#### **Spending restrictions**

- 21** (1) A person may not spend the Strata Corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the Strata Corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

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

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

### **Division 4 – Enforcement of Bylaws and Rules**

#### **Maximum fine**

- 23** The Strata Corporation may fine an Owner or tenant a maximum of
- (a) \$200 for each contravention of a bylaw, and
  - (b) \$50 for each contravention of a rule.

#### **Continuing contravention**

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

### **Division 5 – Annual and Special General Meetings**

#### **Person to chair meeting**

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

#### **Participation by other than eligible voters**

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

#### **Voting**

- 27** (1) At an annual or Special General meeting, voting cards must be issued to eligible voters.
- (2) At an Annual or Special General meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an Annual or Special General meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (6) If there are only 2 Strata Lots in the Strata Plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

#### **Order of business**

- 28** The order of business at Annual and Special General meetings is as follows:
- (a) certify proxies and corporate representatives and issue voting cards;
  - (b) determine that there is a quorum;
  - (c) elect a person to chair the meeting, if necessary;
  - (d) present to the meeting proof of notice of meeting or waiver of notice;
  - (e) approve the agenda;
  - (f) approve minutes from the last Annual or Special General meeting;
  - (g) deal with unfinished business;
  - (h) receive reports of council activities and decisions since the previous Annual General meeting, including reports of committees, if the meeting is an Annual General meeting;
  - (i) ratify any new rules made by the Strata Corporation under section 125 of the Act;
  - (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an Annual General meeting;

- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an Annual General meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a Council, if the meeting is an Annual General meeting;
- (n) terminate the meeting.

#### **Division 6 – Voluntary Dispute Resolution**

##### **Voluntary dispute resolution**

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

#### **Division 7 – Marketing Activities by Owner Developer**

##### **Display lot**

- 30 (1) An owner developer may use the common property to facilitate the completion of construction, and sale or lease, of strata lots that it owns for up to 36 months from the date of registration of the strata plan.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.
- (3) Until the completion of all construction, and the sale of all strata lots owned by an owner developer, it may store and secure building and other materials on such parts of the common property and any strata lots it owns as it deems appropriate, and may secure such items without providing keys to the strata corporation.
- (4) Notwithstanding anything to the contrary in these bylaws, but subject to municipal regulation, an owner developer may carry on sales functions and may display any signs it wishes, on the common property, any limited common property, or a strata lot, relating to the marketing of any strata lot, and shall be entitled to unlimited access over common property.

### **Irregularities**

- 31 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.

### **Annual and Special General Meetings**

- 32 (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, in person or by proxy, constitute a quorum.
- (2) 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.
- (3) The vote for a strata lot may not be exercised, except on matters requiring a unanimous vote, if the strata corporation is entitled to register a lien against that strata lot under section 116 (1) of the Strata Property Act.

### **Driveways and Parking**

- 33 (1) An owner, tenant or occupant (for the purposes of this section, a "Resident" must only use the parking stall which is specifically assigned to the strata lot in which he or she resides and no other person shall use such parking stall without the owner's permission.
- (2) A Resident must not permit any oversized, commercial or recreational vehicle to enter or be parked or stored on common property, limited common property or land that is a common asset. Council may determine from time to time criteria for what constitutes oversized, commercial or recreational vehicles, and such criteria shall be binding.
- (3) A Resident must not sell; lease or license parking stalls to any person other than an owner or occupant unless otherwise agreed to by the strata council.
- (4) No Resident or visitor may leave a vehicle parked or unattended in a manner that interferes with parking stalls, access lanes or no parking zones.
- (5) All driveways and road accesses must be kept clear for fire department and emergency vehicles at all times.
- (6) The allotted parking stall must be kept clean and tidy by the Resident to whom it is assigned.
- (7) No car or truck measuring more than 2.14 meters wide (excluding mirrors) and 5.8 meters long may be parked on common property.

- (8) Residents shall not permit the parking of vehicles that do not bear current motor vehicle licenses on common property (including limited common property).
- (9) Residents shall not permit the parking of vehicles regularly driven by residents of a strata lot, in parking stalls designated for use by visitors. In addition to imposing fines for breaches of this subsection, the strata council (and any property manager) may arrange for the towing of vehicles parked in violation of this subsection, and all costs associated with such removal will be charged to the vehicle's owner.
- (10) Any vehicle parked in violation of these bylaws may be immediately towed away by a towing company that has been approved by the strata corporation, and all costs associated with such removal will be charged to the vehicle's owner.
- (11) The strata corporation, any council member, and any property manager shall not be liable for any damage to any vehicle that is towed pursuant to these bylaws.

#### **NSF Charges**

- 34 (1) Council may impose a charge for every payment tendered by an owner that is not duly honored.
- (2) The amount of the charge referred to above shall be the greater of:
  - (a) the amount charged to the strata corporation by its financial institution in relation to a dishonored payment; and
  - (b) \$25.00 per occurrence.
- (3) Council may impose a charge of \$25.00 for a failure to pay a strata assessment on time, and may impose a further charge of \$25.00 every 30 days after the date it imposes such a charge for any payment that remains unpaid.

#### **Interest on Amounts Owing to Strata Corporation**

- 35 (1) Subject to subsection (2), the rate of interest payable by owners to the strata corporation on money owed by owners to the corporation shall be the maximum rate permitted by the Regulations, and shall start running on such amounts on the due date of the amounts.
- (2) Council may by resolution alter the rate of interest from time to time, and may forgive interest provided that the rate set does not exceed the maximum rate stipulated in the Act or the Regulations.

#### **Decks**

- 36 (1) Patio furniture, plants and planter boxes, garden tools (hidden from external view), garden ornaments, and free-standing trellis or latticework for climbing plants are acceptable to be placed on balconies or patios. Trellis and latticework shall be no higher than the height of the balcony railings and shall not be in contact a building wall. Planter boxes that have water drainage must have a drip saucer under them.
- (2) Residents must contact strata council before placing items other than those mentioned



above on a balcony or patio. Residents shall maintain their limited common property and all items located on such limited common property in good order.

#### **Suing Owners for Non-Payment**

- 37 The requirement of a resolution passed by a 3/4 vote at an annual or special general meeting imposed by section 171(2) of the Act before the strata corporation can sue an owner, is dispensed with pursuant to section 171(4) of the Act, in relation to any suit to collect money owing to the strata corporation, including money owing as a fine, provided that a portion of such money is at least 30 days overdue and the filing of the suit is authorized by a resolution of council. The strata corporation may bring suit in such court as it determines.

#### **Real Estate Signs**

- 38 Except as otherwise provided in these, or the standard bylaws, 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.

#### **Inform Strata Corporation**

- 39 (1) Within two (2) weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) An owner who rents a strata lot shall provide the strata corporation with a Form K, Notice of Tenant's Responsibilities duly completed and signed by the tenant, in accordance with, and within the time limited by the Act. Failure to do so will result in the owner becoming liable for a fine.
- (3) At any time, on request of the strata corporation, a tenant must inform the strata corporation of his/her name.

#### **Noise Management**

- 39 (1) Undue and excessive noise (and/or vibration) by any owner, tenant, guest, employee, pet or other invitee of a strata lot from any and all sources including but not limited to footsteps, voices, kitchen appliances (including washers, dryers, dishwashers, vacuums and grinders) machinery, sound/music systems, televisions, live instruments, computers, games, gatherings, parties, and pets is not permitted.
- (2) The owner of a strata lot will be specifically responsible for the activities of co-owners, tenants, guests, employees, pets or other invitees of his/her strata lot. A quiet period will be in force for the entire project from 11:00 PM until 8:00 AM every day, at which time owners and others in the building are expected to take special care and attention to not make noise.
- Generally, even while not in a mandated quiet period, care should be taken to keep noise at a reasonable level after 6:00PM.
- (3) The following are preferred practices for the management and abatement of noise and are required by the Strata Corporation in the interest of satisfying the minimum requirements of these Bylaws:

- (a) Speakers should be mounted off the floor or should sit on thick felt sound pads and away from walls;
- (b) Bass sound from sound systems should be minimized
- (c) Sound systems and televisions will not be left on when people are not in a strata lot;
- (d) For time outside the quiet period when sound systems and televisions are in use, care should be taken to keep volumes at a level that will not unduly impact those in other strata lots or in common property. Those in adjacent and nearby strata lots should cooperate to set mutually acceptable sound levels.