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REGISTRAR
LAND TITLES OFFICE
NEW WESTMINSTER, B.C.

Please receive herewith the following document (s) for filing:

FORM I AMENDMENT TO BYLAWS (Section 128) for Strata Plan NW 2938.

A handwritten signature in dark ink, appearing to be 'Robert Wheeler', written over a horizontal line.

Robert Wheeler, Strata Manager

Davin Management Ltd.
#208 – 6846 King George Hwy.
Surrey, B.C. V3W 5A1
Tel: 604-594-5643

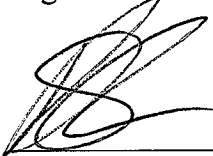
Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan NW 2938 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an annual general meeting ~~or special general meeting~~ held on *February 15, 2007.

"To rescind the existing registered bylaws for Strata Plan NW 2938 and register the attached new bylaws."



Signature of Council Member



Signature of Council Member

STRATA PLAN NW 2938 – FLEETWOOD BUSINESS CENTRE Bylaws

DIVISION 1 - DUTIES OF OWNERS, OCCUPANTS, TENANTS AND VISITORS

Payment of Strata fees/Assessment fees

- 1 (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- NW 2938 (2) If an owner is late in paying Strata Fees or any special levy, the owner must pay to the strata corporation, interest on the late payment in the amount of 10% per annum, compounded annually commencing from the date the payment was due and continuing until the last day of the month in which it is paid.

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.
- (3) An owner is responsible for the insurance deductible on claims relating to all of the exterior windows and the doors belonging to a strata lot.

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 and as approved by the City of Surrey.
- 3 (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.
- (3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (4) An owner, tenant or occupant must not keep any pets on a strata lot.
- (5) Exterior signage must be no larger than 2 feet 8 inches high by 8 feet 0 inches long, and must be made of a permanent rigid material such as plywood or plastic, and attached to the front of the unit's awning on its vertical face. Decals or posted signs are also permitted, but only on ground floor windows and doors.

3 (6) Parking:

(a) the speed limit in the parking areas and driving isles of the complex is limited to a maximum of 10 kilometers per hour.

(b) an owner, tenant or occupant may only use the parking space/spaces which are provided for their particular Strata Lot, for the parking of licensed motor vehicles.

(c) only 1 vehicle is permitted per parking space. All vehicles must display valid insurance or proof of valid storage insurance including a minimum of \$1,000,000.00 public liability. Vehicles must not be double parked in any parking area or any driving isle or fire lane. Doubled parked vehicles will be towed at the offending vehicle owners' expense.

(d) vehicles must not be parked in front of any bay loading doors without the express approval of the owner, tenant or occupant of that loading door. Vehicles so parked will be subject to towing at the vehicle owners expense.

(e) No servicing, repairs, or de-greasing of vehicles, engines or parts of any vehicles motorized or otherwise is permitted in parking areas, driving isles or fire lanes.

(f) parking spaces are provided for owners or tenants use, and cannot be rented to non-owners or non-tenants.

(g) vehicles dripping oil, antifreeze or gasoline are prohibited from parking on Common Property until they have been repaired. Owners or tenants responsible for oil, antifreeze or gasoline staining or damage shall, at the Strata Councils notification, clean or repair the asphalt within 7 days of notification, or they will be assessed the cost of clean up or repair.

(h) nothing constituting a fire hazard shall be permitted in the parking areas.

(7) The parking stalls in the common parking area in front of each unit are allocated to that Strata Lot as per the schedule following:

Unit Number	Number of Stalls
100	3 stalls
101	2 stalls
102	2 stalls
103	2 stalls
104	2 stalls
105	2 stalls
106	2 stalls
107	2 stalls
108	2 stalls
109	2 stalls
110	2 stalls
200	3 stalls
201	2 stalls
202	2 stalls
203	2 stalls
204	2 stalls
205	2 stalls
206	2 stalls
207	2 stalls
208	2 stalls
209	2 stalls
210	2 stalls

(8) Where the Strata Corporation determines that illegal activity is taking place in a Strata Lot or on the Common Property, the owner, tenant and/or occupant of that lot, regardless of whether they had knowledge, notice or forewarning of such illegal activity, must pay all costs incurred by the Strata Corporation in connection with investigation and removal of such illegal activity, including, without limitation, any increase in insurance, disposal costs and the costs to repair damage to any Strata Lot or Common Property, including Limited Common Property. 'illegal activity' here includes environmental infractions.

Obtain Approval Before Altering a Strata Lot

4 (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 or windows 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) An owner, tenant or occupant must not do any act, nor alter a strata lot, in any manner, which in the opinion of the council will alter the exterior appearance of the building.

Obtain Approval Before Altering Common Property

5 (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 and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage relating to the alteration.

Permit Entry To Strata Lot

6 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter a 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, and
- (c) at a reasonable time, on 48 hour's written notice, to ensure compliance with the Act and these bylaws.

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

Occupancy of Strata Lots

7 No person may, under any circumstances, occupy a strata lot for living purposes for any period of time.

DIVISION 2 - POWERS AND DUTIES OF STRATA CORPORATION

Repair and Maintenance of Property by Strata Corporation

- 8 (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) chimneys, balconies and other things attached to the exterior of a building;
 - (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;
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

DIVISION 3 - COUNCIL

Council Size

- 9 (1) The council shall consist of not more than 5 members.

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) 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.

Eligibility for Council

- 12 (1) No person may stand for council or continue to be on council with respect to a strata lot if the strata lot maintenance fees are in arrears and/or the strata corporation is entitled to register a lien against that strata lot under the Act.

Replacing Council Member

- 13 (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) Only a person eligible to sit on the council may be selected to be a replacement council member.
- (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 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.
- (5) When a person ceases to be a member of council or a committee of council, said person shall immediately turn over to the council president any and all keys, manuals, records and documents which are the sole property of the strata corporation.

Officers

- 14 (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. If the strata corporation has hired a management company, the strata council may delegate the duties of secretary and/or treasurer to an employee designated by that company.
- (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 two or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling Council Meetings

- 15 (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.

Requisition of Council Hearing

- 16 (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

- 17 (1) A quorum of the council is;
- (a) 1 if council consist of 1 member
 - (b) 2 if council consists of 2, 2 or 4 members
 - (c) 3 if council consist of 5 members
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council Meetings

- 18 (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

- 19 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) 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

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

Delegation of Council's Powers and Duties

- 21 (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3)
- (3) A delegation of a general authority to make expenditures must
- (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.

- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
 - (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

Spending Restrictions

- 22 (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

- 23 (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

Notification Bylaw Infraction

- 24 Notification of a bylaw infraction will be given by the strata council to the owner, or the occupant and the owner, by delivery of a notice setting out the bylaw which has been breached and the date of the infraction.

Maximum Fine

- 25 (1) The strata corporation may fine an owner or tenant a maximum of
 - (a) \$200 for each contravention of a bylaw, and
 - (b) \$50 for each contravention of a rule.

Continuing Contravention

- 26 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.

Proceeding to Small Claims Court

- 27 The strata corporation may proceed to a suit under the Small Claims Act to collect money owing to it by an owner if strata council so decides without a ¾ vote of approval by owners (Sec. 171(4) of Act).

DIVISION 5 - ANNUAL AND SPECIAL GENERAL MEETINGS

Person to Chair Meeting

- 28 (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 the property manager may chair the meeting or 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

29 (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

30 (1) An owner is not eligible to vote at an annual or special general meeting for a strata lot if the strata corporation is entitled to register a lien against that strata lot under the Act, unless the matter being considered requires a unanimous vote.

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

(3) 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.

(4) 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.

(5) 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.

(6) 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.

(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

31 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; owners may modify the agenda by a majority vote;
- (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

- 32 (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. Bylaw 22(4) does not apply if a dispute is being resolved in this way.
- (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 disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

DIVISION 7 – INSURANCE

Insurance

- 33 (1) For the purposes of Section 149(4)(b) of the Act, “major perils” shall include the peril of “Earthquake” in addition to those perils listed under Section 9.1(2) of the Regulations.
- (2) If any owner, tenant or occupant uses a Strata lot for any purpose that causes the premium for the insurance policy for the complex to increase, the owner causing the increase in insurance premiums will be responsible to the Strata Corporation for the increased amount of the insurance premium that the use might cause

1. Contact

Document Fees: \$30.53

**The Owners, All Strata Plans
C/O Davin Management
#1-10180-153rd Street
Surrey BC V3R 0B5
604-594-5643**

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

NWS2938

THE OWNERS STRATA PLAN NWS2938

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Garry Gracey
H6WP19**

Digitally signed by
Garry Gracey H6WP19
Date: 2022-07-25
13:06:53 -07:00

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

The Owners, Strata Plan NW2938 certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an Annual General Meeting held on ***June 23,2022**.

INSTALLATION OF SECURITY CAMERAS

DIVISION 1 – USE OF PROPERTY

(1) An owner, tenant or occupant must not operate or install a video surveillance system or security camera which captures activities outside of their strata lot unless:

- (a) they receive the written permission of the council to install and operate the system or camera;**
- (b) they agree in writing to be responsible for the repair and maintenance of the camera and system and to repair any damage caused by the installation of the same.**

(2) Where permission is given under (1)(a) above:

- (a) the camera(s) may only be installed in the location(s) and by the method approved by the council;**
- (b) despite (1)(a) above, no camera or system component may be installed by a method or in a manner which pierces the building envelope;**

(c) the system or camera does not and cannot (due to its location) capture activities:

A. On the common property (other than the area immediately adjacent to an entry door); or

B. Within another strata lot.

(d) the council shall, on notice given pursuant to these bylaws, have the right to inspect the system or camera and images captured by it to ensure compliance with (2)(c) above;

(e) the owner, tenant or occupant shall indemnify and save harmless the strata corporation from all claims, demands, charges, expenses, damages and costs arising from the existence and operation of the system or camera;

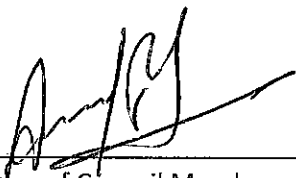
(f) it may be revoked where the council determines the continued operation of the camera or system unreasonably interferes with the privacy rights of others, contravenes a law or is not in the best interests of the strata corporation as a whole.

g) the strata council will inform the owners regarding their decision to approve the security cameras or not no later than (2) two weeks from the time the application is made.

Amendments attached.

A handwritten signature in black ink, appearing to be "Steve Jones", written over a horizontal line.

Signature of Council Member

A handwritten signature in black ink, appearing to be "Amy [unclear]", written over a horizontal line.

Signature of Council Member

A handwritten signature in black ink, appearing to be "Adrian", written over a horizontal line.

Signature of Strata Manager,

FORM 9

NOTIFICATION OF CHANGE OF BYLAWS

(Section 26, Section 28 (2))

The Owners, Strata Plan No. NW2938 (a strata corporation) hereby certifies that by special resolution duly passed on the 23rd day of October, 1997, the bylaws of the First or Second Schedule (as the case may be) to the Act, as they applied to the said strata corporation, were added to, amended or repealed as follows:

"WHEREAS:

- A. The bylaws of the strata corporation are the bylaws set out in Part 5 of the *Condominium Act*, RSBC 1996, c. 64; and
- B. The strata corporation desires to alter the bylaws by adding the provisions set out below;

RESOLVED:

The bylaws of the strata corporation be amended by adding the following provisions:

- "1. No owner shall do, or permit anything to be done in the owner's strata lot or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance premiums on any building, or on property kept therein, or obstruct or interfere with the rights of the owners, or in any way injure or annoy them, or conflict with the regulations of the relevant fire department, or with any insurance policy carried by the strata corporation or conflict with any of the rules and ordinances of the local board of health, or with any municipal bylaw or any provincial or federal statute or regulation.
- 2. The owner of a strata lot shall not place, leave or permit to be placed or left in or upon the common property any debris, refuse or garbage except on such days and times as designated by the strata council, nor shall any owner place or deposit any such garbage or debris except in those areas designated by the strata council as a central garbage depository.
- (i) 3. Except as otherwise provided or contemplated in the bylaws, the sidewalks, passageways, walkways and driveways used in common by the owners shall not be obstructed by the owners or used by them for any purpose other than for ingress and egress to and from their respective strata lots and/or the common property and limited common property.

Roadways are firelanes and vehicles parked on these areas are subject to being towed away at Owners expense and risk. Owners of a commercial unit or their visitors parking on a firelane will make this commercial unit to be in violation of parking regulations within the strata and subject to an immediate fine.

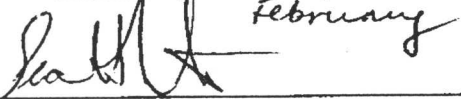
- 2 -

4. No motor vehicle other than a private passenger automobile, motorcycle, station wagon or commercial vehicle shall be parked in any parking space, except for a motor home which may be parked in a parking space with the prior consent of the strata council, such consent not to be unreasonably withheld.
5. No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the common property, including a parking space.
6. No parking shall be allowed immediately in front of the bay of a strata lot without the express consent of the owner or occupier of the unit.
7. No part of the common property shall be used for the purpose of keeping, storing or leaving waste matter, semi-manufactured or manufactured items, equipment, machinery, parts or any other materials.
8. No part of the common property shall be used in a manner which is not in compliance with provincial and municipal environment laws and bylaws.
9. The strata council may make reasonable expenditures in excess of \$500 without the need for a special resolution to cure a breach of the bylaws where written notice has been given to the defaulting owner to cure the default within a specified period and the owner has failed to cure the breach within the period specified.
10. The strata council may levy a fine of \$100 for each instance of the failure of an owner to comply with a reasonable written request for access to a strata lot to ensure that the bylaws are being observed.
11. The strata council may levy a fine of \$100 for each instance of the failure of an owner to comply with a written request to remedy a breach of the bylaws within a specified period.
12. Where notice of a breach of a bylaw has been given to an owner with a description of the breach and a request not to be in breach of the bylaw in future, any failure to comply with the request shall entitle the strata council to levy a fine of \$100.
13. Where written notice has been given to an owner of the amount and timing of assessment fees, the strata council may assess a fine of \$25 for each late payment. A fine of \$25 may also be assessed in the event of a cheque being returned NSF.

- 3 -

14. From the date of the filing of the within amendments, no strata lot through change of use or change of ownership (by sale, change in control or corporate owner, foreclosure or otherwise) may be used for a business similar to or identical with another business being operated from a strata lot shown on the strata plan at the time of the change of use or change of ownership."

The Common Seal of the Owners, Strata)
Plan NW2938 was hereunto affixed)
on the 18 day of ~~January~~, 1998)

)
February)

SCOTT SAXTON)

)
RON KACHANOSKI)

Members of the Council

FORM 9

NOTIFICATION OF CHANGE OF BYLAWS

(Section 26, Section 28 (2))

The Owners, Strata Plan No. NW2938 (a strata corporation) hereby certifies that by special resolution duly passed on the 23rd day of October, 1997, the bylaws of the First or Second Schedule (as the case may be) to the Act, as they applied to the said strata corporation, were added to, amended or repealed as follows:

"WHEREAS:

A. The bylaws of the strata corporation are the bylaws set out in Part 5 of the *Condominium Act*, RSBC 1996, c. 64; and

B. The strata corporation desires to alter the bylaws by adding the provisions set out below;

RESOLVED:

The bylaws of the strata corporation be amended by adding the following provisions:

- "1. No owner shall do, or permit anything to be done in the owner's strata lot or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance premiums on any building, or on property kept therein, or obstruct or interfere with the rights of the owners, or in any way injure or annoy them, or conflict with the regulations of the relevant fire department, or with any insurance policy carried by the strata corporation or conflict with any of the rules and ordinances of the local board of health, or with any municipal bylaw or any provincial or federal statute or regulation.
2. The owner of a strata lot shall not place, leave or permit to be placed or left in or upon the common property any debris, refuse or garbage except on such days and times as designated by the strata council, nor shall any owner place or deposit any such garbage or debris except in those areas designated by the strata council as a central garbage depository.
3. Except as otherwise provided or contemplated in the bylaws, the sidewalks, passageways, walkways and driveways used in common by the owners shall not be obstructed by the owners or used by them for any purpose other than for ingress and egress to and from their respective strata lots and/or the common property and limited common property.

4. No motor vehicle other than a private passenger automobile, motorcycle, station wagon or commercial vehicle shall be parked in any parking space, except for a motor home which may be parked in a parking space with the prior consent of the strata council, such consent not to be unreasonably withheld.
5. No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the common property, including a parking space.
6. No parking shall be allowed immediately in front of the bay of a strata lot without the express consent of the owner or occupier of the unit.
7. No part of the common property shall be used for the purpose of keeping, storing or leaving waste matter, semi-manufactured or manufactured items, equipment, machinery, parts or any other materials.
8. No part of the common property shall be used in a manner which is not in compliance with provincial and municipal environment laws and bylaws.
9. The strata council may make reasonable expenditures in excess of \$500 without the need for a special resolution to cure a breach of the bylaws where written notice has been given to the defaulting owner to cure the default within a specified period and the owner has failed to cure the breach within the period specified.
10. The strata council may levy a fine of \$100 for each instance of the failure of an owner to comply with a reasonable written request for access to a strata lot to ensure that the bylaws are being observed.
11. The strata council may levy a fine of \$100 for each instance of the failure of an owner to comply with a written request to remedy a breach of the bylaws within a specified period.
12. Where notice of a breach of a bylaw has been given to an owner with a description of the breach and a request not to be in breach of the bylaw in future, any failure to comply with the request shall entitle the strata council to levy a fine of \$100.
13. Where written notice has been given to an owner of the amount and timing of assessment fees, the strata council may assess a fine of \$25 for each late payment. A fine of \$25 may also be assessed in the event of a cheque being returned NSF.

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The Common Seal of the Owners, Strata
Plan NW2938 was hereunto affixed
on the 18 day of January, 1998

Scott Saxton
SCOTT SAXTON

Ron Kachanoski
RON KACHANOSKI

Members of the Council

FORM 9**NOTIFICATION OF CHANGE OF BYLAWS**

(Section 26, Section 28 (2))

The Owners, Strata Plan No. NW2938 (a strata corporation) hereby certifies that by special resolution duly passed on the 23rd day of October, 1997, the bylaws of the First or Second Schedule (as the case may be) to the Act, as they applied to the said strata corporation, were added to, amended or repealed as follows:

"WHEREAS:

- A. The bylaws of the strata corporation are the bylaws set out in Part 5 of the *Condominium Act*, RSBC 1996, c. 64; and
- B. The strata corporation desires to alter the bylaws by adding the provisions set out below;

RESOLVED:

The bylaws of the strata corporation be amended by adding the following provisions:

- "1. No owner shall do, or permit anything to be done in the owner's strata lot or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance premiums on any building, or on property kept therein, or obstruct or interfere with the rights of the owners, or in any way injure or annoy them, or conflict with the regulations of the relevant fire department, or with any insurance policy carried by the strata corporation or conflict with any of the rules and ordinances of the local board of health, or with any municipal bylaw or any provincial or federal statute or regulation.
- 2. The owner of a strata lot shall not place, leave or permit to be placed or left in or upon the common property any debris, refuse or garbage except on such days and times as designated by the strata council, nor shall any owner place or deposit any such garbage or debris except in those areas designated by the strata council as a central garbage depository.
- 3. Except as otherwise provided or contemplated in the bylaws, the sidewalks, passageways, walkways and driveways used in common by the owners shall not be obstructed by the owners or used by them for any purpose other than for ingress and egress to and from their respective strata lots and/or the common property and limited common property.

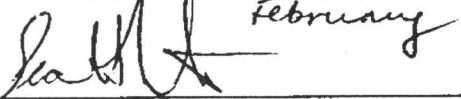
- 2 -

4. No motor vehicle other than a private passenger automobile, motorcycle, station wagon or commercial vehicle shall be parked in any parking space, except for a motor home which may be parked in a parking space with the prior consent of the strata council, such consent not to be unreasonably withheld.
5. No servicing or repairs shall be made to any motor vehicle, trailer, boat, snowmobile, or equipment of any kind on the common property, including a parking space.
6. No parking shall be allowed immediately in front of the bay of a strata lot without the express consent of the owner or occupier of the unit.
7. No part of the common property shall be used for the purpose of keeping, storing or leaving waste matter, semi-manufactured or manufactured items, equipment, machinery, parts or any other materials.
8. No part of the common property shall be used in a manner which is not in compliance with provincial and municipal environment laws and bylaws.
9. The strata council may make reasonable expenditures in excess of \$500 without the need for a special resolution to cure a breach of the bylaws where written notice has been given to the defaulting owner to cure the default within a specified period and the owner has failed to cure the breach within the period specified.
10. The strata council may levy a fine of \$100 for each instance of the failure of an owner to comply with a reasonable written request for access to a strata lot to ensure that the bylaws are being observed.
11. The strata council may levy a fine of \$100 for each instance of the failure of an owner to comply with a written request to remedy a breach of the bylaws within a specified period.
12. Where notice of a breach of a bylaw has been given to an owner with a description of the breach and a request not to be in breach of the bylaw in future, any failure to comply with the request shall entitle the strata council to levy a fine of \$100.
13. Where written notice has been given to an owner of the amount and timing of assessment fees, the strata council may assess a fine of \$25 for each late payment. A fine of \$25 may also be assessed in the event of a cheque being returned NSF.

- 3 -

14. From the date of the filing of the within amendments, no strata lot through change of use or change of ownership (by sale, change in control or corporate owner, foreclosure or otherwise) may be used for a business similar to or identical with another business being operated from a strata lot shown on the strata plan at the time of the change of use or change of ownership."

The Common Seal of the Owners, Strata)
Plan NW2938 was hereunto affixed)
on the 18 day of ~~January~~, 1998)

)
February)

SCOTT SAXTON)

)
RON KACHANOSKI)

Members of the Council

CA5163378

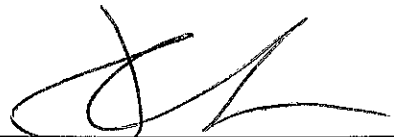
Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan NW 2938 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an Annual General Meeting held on *February 27th, 2014.

Amendments attached.



Signature of Council Member

Signature of Council Member

Signature of Property Manager, Tyson Wheeler

*Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the Land Titles office.

Use of Strata Lots

(9) The owner of a strata lot will be entitled to grant, appurtenant to any lease of such strata lot, a license or other right to use the limited common property designated for exclusive use by the owner of such strata lot and the owner will be entitled to retain for his or her sole account any consideration received with respect to such license or other right.

(10) A strata lot, or any portion thereof, may only be used in accordance with applicable governmental zoning bylaws and rules and regulations in effect from time to time.

(11) **Restriction on Commercial Use:** A strata lot shall not be used or occupied for the following purposes:

- a) Marijuana Grow Op (legal or illegal)
- b) Gun shop
- c) Pawn shop
- d) Money Exchange
- e) Love shops
- f) Sex trade industry
- g) Drug supply industry
- h) Cannabis café
- i) Sale of alcohol
- j) Injection site
- k) Video arcade
- l) Tattoo parlour