

DUKA

STANDARD BYLAWS

STRATA PLAN NO.

EPS 12383 UNITY

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BYLAW AMENDMENTS

Registration: **March 6, 2026**
Form Y Filed

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UNITY - EPS 12383

SCHEDULE OF BYLAWS

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Division 1 - Duties of Owners, Tenants, Occupants and Visitors

1. Payment of Strata Fees

1. An owner must pay strata fees (maintenance fees) in monthly instalments to the strata corporation, or its named nominees, on or before the first day of the month to which the strata fees (maintenance fees) relate. If an owner's strata fee (maintenance fees) are not paid by the fifth day of any given month, such payment is deemed to be late and the owner may be fined twenty dollars (\$20.00) for each time his/her strata fee (maintenance fee) are late. In addition to any of fine that may be imposed by the Strata Corporation for the contravention of this bylaw, interest shall accrue at the rate of ten percent (10%) per annum, compounded annually, on any late or unpaid strata fees (maintenance fees).
(Bylaw 1(1) Amended by Form Y Filed)

2. Repair and Maintenance of Property by Owner

1. An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
2. An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

3. Use of Property

1. An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
2. Any owner, tenant, occupant, or visitor is banned from smoking in the strata lots, common property, or limited common property. (Bylaw 2 Added by Form Y Filed)
3. An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.
4. 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. An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
 - (a) a reasonable number of fish or other small aquarium animals;
 - (b) a reasonable number of small caged mammals
 - (c) up to 2 caged birds;
 - (d) total of two of either dogs or cats. (Bylaw 5(d) Amended by Form Y Filed)

Notwithstanding the foregoing, the Strata Corporation has the authority to approve a variance to the number of pets permitted to reside in a strata lot and any such allowance cannot be revoked and will continue for the life of the allowed pet, except in the case of a breach of the right to quiet enjoyment of the other strata lot owners, any damage to common property, damage to the limited common property or other extraordinary circumstances to which the only remedy would be to remove the allowed pet.

(Bylaw 5 Amended by Form Y Filed)

6. Pet owners are responsible for immediate removal of all pet waste which is left anywhere on the common property, limited common property or public sidewalks or boulevards adjoining the property.
7. Owners are responsible for any damages caused by their pets or the pets of their tenants or guests. (Bylaw 6-7 Added by Form Y Filed)

4. Inform Strata Corporation

1. Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
2. On request by the strata corporation, a tenant must inform the strata corporation of the tenant's name.

5. Obtain Approval Before Altering a Strata Lot

1. An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
 - (a) the structure of a building;
 - (b) the exterior of a building;
 - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
 - (f) common property located within the boundaries of a strata lot;

- (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.
- 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.

6. Obtain Approval Before Altering Common Property

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

7. Permit Entry to Strata Lot

- 1. An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
 - (a) in an emergency, without notice, to 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 (1)(b) must include the date and approximate time of entry, and the reason for entry.

Division 2 - Powers and Duties of Strata Corporation

8. Repair and Maintenance of Property by Strata Corporation

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

Division 3 - Council

9. Council Size

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.

10. Council Members' Terms

1. The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
2. A person whose term as council member is ending is eligible for re-election.
3. 3-5 [Repealed 1999-21-51.]

11. Removing Council Member

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.

12. Replacing Council Member

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

13. Officers

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

14. Calling Council Meetings

1. Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
2. The notice does not have to be in writing.
3. A council meeting may be held on less than one week's notice if:
 - (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either:
 - (i) consent in advance of the meeting, or

- (ii) are unavailable to provide consent after reasonable attempts to contact them.
- 4. The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

15. Repealed

[Repealed 2009-17-35.]

16. Quorum of Council

1. A quorum of the council is:
 - (a) 1, if the council consists of one member,
 - (b) 2, if the council consists of 2, 3 or 4 members,
 - (c) 3, if the council consists of 5 or 6 members, and
 - (d) 4, if the council consists of 7 members.
2. Council members must be present in person at the council meeting to be counted in establishing quorum.

17. Council Meetings

1. At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
2. If a council meeting is held by electronic means, council members are deemed to be present in person.
3. Owners may attend council meetings as observers.
4. Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
 - (a) bylaw contravention hearings under section 135 of the Act;
 - (b) [Repealed 2022-41-27.]
 - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

18. Voting at Council Meetings

1. At council meetings, decisions must be made by a majority of council members present in person at the meeting.
2. Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

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

19. Council to Inform Owners of Minutes

1. The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

20. Delegation of Council's Powers and Duties

1. Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
2. The council may delegate its spending powers or duties, but only by a resolution that:
 - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).
3. A delegation of a general authority to make expenditures must:
 - (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
4. The council may not delegate its powers to determine, based on the facts of a particular case,
 - (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

21. Spending Restrictions

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

22. Limitation on Liability of Council Member

1. A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.

2. Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 - Enforcement of Bylaws and Rules

23. Maximum Fine

1. The strata corporation may fine an owner or tenant a maximum of
 - (a) \$50 for each contravention of a bylaw; and
 - (b) \$10 for each contravention of a rule.

24. Continuing Contravention

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

Division 5 - Annual and Special General Meetings

25. Person to Chair Meeting

1. Annual and special general meetings must be chaired by the president of the council.
2. If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
3. If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

26. Participation by Other Than Eligible Voters

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

27. Voting

1. At an annual or special general meeting, voting cards must be issued to eligible voters.
2. At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.

3. If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
4. The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
5. If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
6. If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
7. Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

8. If at the time appointed for an annual or a special general meeting, a quorum is not present, the meeting shall be terminated if the meeting was convened upon requisition of members, but in any other case, the meeting shall stand adjourned for fifteen minutes from the time appointed, at which time if a quorum is not present for the meeting, the eligible voters present in person or by proxy shall constitute a quorum.
(Bylaw 8 Added by Form Y Filed)

28. Order of Business

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

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

Division 6 - Voluntary Dispute Resolution

29. Voluntary Dispute Resolution

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

Division 7 - Marketing Activities by Owner Developer

30. Display Lot

1. An owner developer who has an unsold strata lot may use them to carry on sales functions that relate to its sale, including the posting of signs.
(Bylaw 30 (1) Amended by Form Y Filed)
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.

Division 8 - Miscellaneous

31. Miscellaneous Rules

1. Visitor Parking is available under the following conditions:

- (a) A vehicle must display a valid parking pass provided by the resident (one per unit). The pass must be hung from the rear-view mirror or be visible on the dash.
 - (b) A vehicle with a valid parking pass can park up to 48 hours. Permission to park longer than 48 hours must be provided by the strata council in writing.
 - (c) Visitor parking is limited to non-residents of the strata.
 - (d) Violation of the visitor parking bylaws will result in the vehicle being towed by the towing company under contract with the Strata Corporation, with all recovery costs to be borne by the vehicle owner.
2. Where an owner has a handicap or accessible parking spot assigned to their suite as limited common property, they may use such parking spot as handicap or able-bodied.
 3. Owners/residents must provide council and management with a valid copy of storage insurance every year for vehicles which are stored on the property where such vehicle has expired plates or expired registration or expired insurance.
 4. Residents must use only the parking space(s) assigned to the strata lot unless private arrangements have been made to use another resident's assigned space.
 5. Car repair and maintenance such as oil changes and anti-freeze changes are not permitted in any parking spaces on common property or limited common property.
 6. The residents must keep their parking stall(s) swept and clear at all times, and must not use the parking spot for non-vehicular storage.
 7. Incoming vehicles have the right of way at garage doors.
 8. All residents must stop to confirm that the underground gate is fully closed before proceeding in or out of the underground parking.
 9. Residents must not buzz someone into the building that they do not know.
 10. There shall be no storage of any items on patios or balconies other than barbeques, patio furniture and plants.
 11. No drying of laundry on patios or balconies.
 12. No discarding or throwing of cigarette butts or other refuse off balconies or onto common property outside or inside building.
 13. No live Christmas trees permitted within any building or strata lot.

14. As per Standard Bylaws, any alteration to a strata lot or common property must first be approved by the strata corporation.
 15. The Strata Corporation advises owners or owner's agents who act as landlords that as per the Bylaws, all Bylaws and Rules must be obeyed by the tenants and all tenants must sign Form K Notice of Tenant's Responsibilities outlining their responsibilities.
 16. No one shall place or allow to be placed any sign, billboard, poster, notice or other advertising matter of any kind on or about the common property except for those signs specifically permitted by the strata corporation in writing, or approved real estate sign which may be hung from a common sign hanger in a size and location approved by the strata corporation. Signs must not be displayed in windows or on outside walls or balconies.
 17. Private property, including vehicles and bicycles, left by an owner on common property or limited common property is done so solely at the risk of the owner.
 18. No awnings, shades, window or balcony guards or supplementary heating or air conditioning devices should be installed in or about the property or the limited common property without such installations being approved in writing by the strata corporation. No awning, shades, blinds or similar shall be installed inside or outside of the solarium windows.
 19. No antenna device or satellite dish shall be attached on or fastened to any unit without the approval of the strata corporation.
 20. Communication between owners and strata corporation shall be in writing, giving all pertinent information concerning the nature of any complaint and shall be signed by the owners.
 21. Hard soled shoes shall not be worn in suites above the 1st floor.
 22. No move-in or move-out fee shall be imposed by the Strata on any suite.
 23. Any approval, permission or waiver given in relation to these rules or bylaws, may be given by the strata corporation or through the managing agent and must be in writing.
 24. No marihuana to be grown or used anywhere on the development property or strata lots.
 25. Strata Lots will not be used for any of the following:
 - (a) marijuana or liquor sales;
 - (b) the sale of erotic magazines, adult themed entertainment/toys or similar products or services commonly marketed in XXX or adult stores;
 - (c) a use primarily based around gambling;
 - (d) any uses restricted by any municipal bylaw.
- (Division 8 - Bylaw 31 (1 (a-d) to 25 (a-d)) Added by Form Y Filed)

32. Insurance

1. The Strata Corporation is covered by a broad range insurance policy, including damaged caused by fire, flood, earthquake, water damage, and general liability. This insurance does not cover the contents of suites or the owner's improvements to the suite. It is strongly recommended that owners have their own contents and liability insurance.

An other will pay from himself/herself and will indemnify and save harmless the Strata Corporation from the expenses of any maintenance, cost, insurance deductible, repair and replacement rendered necessary to the common property, or to any strata lot by his act, neglect or carelessness or by that of any member of his family or his or their guest, servants, agents, employees, contractors or tenants or sub-tenants, but only to the extent, without limit, that such expense is not met by the proceeds of the insurance carried by the Strata Corporation.

In the event that water loss or damage or fire loss or damage is caused by the individual owner, or its occupants, the deductible portion of an insurance claim will be paid by the owner.

(Division 8 - Bylaw 32 (1) Added by Form Y Filed)

33. Vehicle Storage Insurance

1. Owners/residents must provide council and management with a valid copy of storage insurance every year for vehicles which are stored on the property where such vehicle has expired plates, expired registration or expired insurance.

(Division 8 - Bylaw 33 (1) Added by Form Y Filed)

34. Miscellaneous Rules

1. An owner wishing to purchase an electrical vehicle charging station (the "EV Owner") who has been assigned or designated the exclusive use of a parking stall (the "Parking Stall") may apply for approval from the strata corporation to purchase and install an approved electric vehicle charging station (the "EV Charging Station") for the purpose of charging an electric vehicle in the Parking Stall.
2. The strata corporation may grant approval of a request under Section 1 provided that:
 - (a) The strata corporation concludes, acting reasonably, that the existing electrical supply load for the development building will suppose the EV Charging Station;
 - (b) The strata corporation, having been provided with a sketch plan/scope of work (to reasonable scale) identifying the location and dimensions of the EV Charging Station, is satisfied that the EC Charging Station will not impede or restrict the use of another Parking Stall or common property including any drive aisles, walkways, doorways or any other existing or potential use of space in the parking garage; and
 - (c) The EC Owner signs an indemnity agreement on terms and conditions determined by the strata corporation, including but not limited to:

- i. the EV Owner paying for all costs relating to the installation and operation of the EV Charging Station, including the cost to install any meters to record the electricity consumption, and paying for costs for all future repairs, maintenance, upgrades and replacement of the EV Charging Station applicable to their Parking Stall;
- ii. the EV Owner will obtain and provide all necessary permits;
- iii. the EV Owner will comply all applicable bylaws, as adopted from time to time;
- iv. the EV Owner will retain qualified licensed and insured contractors for the purpose of installing the EV Charging Station approved by the strata corporation;
- v. the EV Owner will obtain and maintain sufficient liability insurance with respect to any damages or claims that may arise from the use of the EV Charging Station; and
- vi. the EV Owner will indemnify and save harmless the strata corporation for any costs, loss, damages or expense of whatever kind which the strata corporation may sustain or incur in connection with the installation and use of the EV Charging Station.

3. Upon installation of the EV Charging Station:

- (a) If the opinion of the strata corporation, acting reasonably, the EV Charging Station can be removed with minimal damage to the assigned Parking Stall/common property, the EV Owner will remain the owner of the EV Charging Station, and:
 - i. may remove the EV Charging Station at the EV Owner's cost at any time; and
 - ii. will remove the EV Charging Station upon sale of the strata lot owned by the EV Owner at no cost to the strata corporation.
- (b) The EV Owner will promptly repair and restore any damage to the assigned parking stall/common property upon removing the EV Charging Station, and if the EV Charging Station is not removed by the EV Owner the EV Owner agrees that the EV Charging Station will become the property of the strata corporation.
- (c) If in the opinion of the strata corporation the EV Charging Station cannot be removed without damaging the assigned parking stall/common property, the EV Charging Station will become the property of the strata corporation;
- (d) Any wiring required for the purpose of the EV Charging Station will be owned and maintained by the strata corporation.

- (e) All electricity costs of the strata corporation and all third party metering, monitoring and invoicing costs with respect to the use of the EV Charging Station by the EV Owner will be assessed and paid for by the EV Owner in one of the following ways, depending on the manner in which the consumption of electricity for the use of the EV Charging Station is determined:
 - i. by direct metering of the electricity consumed using an internal meter installed as part of the EV Charging Station; or
 - ii. by a third party monitoring company as approved by the strata corporation.
- (f) To the extent that the installation of the EV Charging Station and the use of the Parking Stall for EV charging constitutes a significant change in use or appearance of common property, such change is approved pursuant to section 71 or the Strata Property Act.

(Division 8 - Bylaw 34 (1 to 3 (a-f) Added by Form Y Filed)

35. Types

1. In these bylaws, the following terms have the following meanings:
 - (a) "Commercial Strata Lots" means Strata Lots 1 through 10, inclusively;
 - (b) "Residential Strata Lots" means Strata Lots 11 through 210 inclusively;
 - (c) "Elevator Operating Costs" means those costs that:
 - i. relate to the elevator;
 - ii. usually occur either once a year or more often than once a year;
 - (d) "Gas" means those costs that:
 - i. relate to gas connections for hot water which is accessed, used and enjoyed only by owners of the Residential Strata Lots; and
 - ii. usually occur either one a year or more than often than once a year.
2. For the purposes of Regulations 6.4(2), the Residential Strata Lots and the Commercial Strata Lots are each identified as types of strata lots.
3. It is agreed Elevator Operating Costs and Gas relate to and benefit only the Residential Strata Lots, and only the owners of the Residential Strata Lots will share these costs.