



STRATA PLAN BCS 648 CHAMPLAIN VILLAGE

BYLAWS

**STRATA PLAN BCS 648
CHAMPLAIN VILLAGE BYLAWS**

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BCS 648
Champlain Village

SCHEDULE OF STANDARD BYLAWS

Preamble

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

Unless otherwise stated, all terms have the meanings prescribed in the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act"). For the purposes of these bylaws, "resident" means, collectively, an owner, tenant or occupant.

DUTIES OF OWNERS, TENANTS, OCCUPANTS AND VISITORS

1. Compliance with bylaws and rules

- 1.1 All residents and visitors must comply with the bylaws and rules of the strata corporation.

2. Payment of strata fees and special levies

- 2.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- 2.2 A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.
- 2.3 Outstanding strata fees or special levies will be subject to interest charges of 10% per annum, compounded annually.
- 2.4 In addition to interest, the strata corporation will fine an owner \$50:
- (a) for each contravention of bylaw 2.1, where the strata corporation has not received the owner's strata fees by the fifteenth day of the month to which the strata fees relate; and
 - (b) for each contravention of bylaw 2.2, where the strata corporation has not received the special levy payable by the owner by the fourteenth day after the date the special levy was due and payable.

3. Repair and maintenance of property by owner

- 3.1 An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

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

3.3 Despite bylaw 10.1(c) and without limiting bylaw 3.2, an owner who has the use of a balcony, patio, porch or roof deck that is designated as limited common property for the exclusive use of their strata lot is responsible for all regular maintenance of such balcony, patio, porch or roof deck (including the cleaning of the surface of the balcony, patio, porch or roof deck and associated railings, as well as the removal of debris from any associated drains).

4. Use of property

4.1 A resident or visitor must not use a strata lot, the common property, common assets or limited common property 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, limited common property or another strata lot;
- (d) is illegal; or
- (e) is contrary to a purpose for which the strata lot, common property or limited common property is intended as shown expressly or by necessary implication on or by the strata plan.

4.2 A resident or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets, limited common property or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws of insure under section 149 of the Act.

4.3 An owner is responsible for any damage caused by occupants, tenants or visitors to the owner's strata lot.

4.4 An owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, common assets, limited common property or to any strata lot by the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances, and for the purposes of bylaws 4.1, 4.2 and 4.3, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage and will be charged to the owner.

5. Pets and animals

- 5.1 An owner, tenant, occupant or visitor 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 4 caged birds;
 - (d) dogs or cats, provided that the total number of dogs and cats does not exceed three.
- 5.2 A resident or visitor must not keep any pets on a strata lot, limited common property, common property or on land that is a common asset except in accordance with these bylaws.
- 5.3 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.
- 5.4 A resident or visitor must not keep or bring a "vicious dog" within the meaning of the City of Vancouver Animal Control By-law, or any other animal which, in the opinion of the council, poses a physical danger or threat to any person, on a strata lot, the common property, limited common property, or land that is a common asset.
- 5.5 A resident must not keep a pet on a strata lot, the common property, limited common property, or land that is a common asset.
- 5.6 If, a pet is a "vicious dog", or in the opinion of the council, a pet poses a physical danger to, a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, limited common property, common property or common assets, the council may order that the pet be removed permanently from the strata lot, limited common property, common property or common assets, or all of them.
- 5.7 A resident who keeps a pet on a strata lot, or who allows a pet to be brought onto common property or to the resident's strata lot, must ensure that the pet is kept quiet, controlled and clean, and must dispose immediately of any excrement left by the pet on common property or on land that is a common asset.
- 5.8 An owner must assume all liability for all actions by a pet kept on that owner's strata lot, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.
- 5.9 A resident or visitor must not feed birds, rodents or other wild animals from any strata lot, limited common property, common property or land that is a common asset. No bird feeders of any kind are permitted to be kept on balconies, patios, strata lots, limited common property, common property, or land that is a common asset.

6. Duty to inform strata corporation

6.1 An owner must notify the strata corporation:

- (a) within two weeks of becoming an owner, of the owner's name, strata lot number and mailing address outside the strata plan, if any; and
- (b) within two weeks of any mortgage or other dealing in connection with the owner's strata lot, of such mortgage or other dealing.

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

7. Obtain approval before altering a strata lot

7.1 An owner must obtain the written approval of the strata corporation before making or authorizing an alteration to a strata lot that involves any of the following:

- (a) the structure of a building;
- (b) the exterior of a building;
- (c) stairs, balconies, patios 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 and similar structures that enclose a balcony or patio;
- (f) common property located within the boundaries of a strata lot;
- (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act;
- (h) wiring, plumbing, piping, heating, air conditioning and other similar services.

7.2 The Strata Corporation must not unreasonably withhold its approval under bylaw 7.1, but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration and to indemnify and hold harmless the strata corporation from any and all future costs in connection with the alteration.

8. Obtain approval before altering common property

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

8.2 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 indemnify and hold harmless the strata corporation, its council members, employees and agents

from any and all claims, demands and future costs whatsoever arising out of or in any manner attributable to the alteration.

9. Permit entry to strata lot

9.1 A resident must allow a person authorized by the strata corporation to enter the strata lot or limited common property:

- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage; 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.

9.2 The notice referred to in bylaw 9.1(b) must include the date and approximate time of entry, and the reason for entry.

POWERS AND DUTIES OF STRATA CORPORATION

10. Repair and maintenance of property by Strata Corporation

10.1 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, 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) interior corridors and stairs;
 - (F) gas meters, vents and associated voids; and
 - (G) elevators;

- (d) a strata lot, but the duty to repair and maintain it is restricted to
 - (i) the structure of a building,
 - (ii) the exterior of a building, and
 - (iii) doors, windows and skylights on the exterior of a building or that front on the common property.

TYPES OF STRATA LOTS

11. Types

- 11.1 The townhouse strata lots, being Strata Lots 1 through 45 inclusive, (the "Townhouse Strata Lots") shall be one "type" of strata lot.
- 11.2 The apartment strata lots, being Strata Lots 46 to 124, (the "Apartment Strata Lots") shall be another "type" of strata lot.
- 11.3 A contribution to the operating fund which relates to and benefits only the Townhouse Strata Lots shall be shared only by the Townhouse Strata Lot owners. Each Townhouse Strata Lot's share of such contribution shall be calculated in accordance with the following formula from section 6.4(2) of the Strata Property Regulation:

$$\frac{\text{unit entitlement of Townhouse Strata Lot}}{\text{total unit entitlement of all Townhouse Strata Lots}} \times \text{contribution to operating fund}$$

- 11.4 A contribution to the operating fund which relates to and benefits only the Apartment Strata Lots shall be shared only by the Apartment Strata Lot owners. Each Apartment Strata Lot's share of such contribution shall be calculated in accordance with the following formula from section 6.4(2) of the Strata Property Regulation:

$$\frac{\text{unit entitlement of Apartment Strata Lot}}{\text{total unit entitlement of all Apartment Strata Lots}} \times \text{contribution to operating fund}$$

- 11.5 In accordance with section 6.4(3) of the Strata Property Regulation and despite bylaws 11.3 and 11.4, each strata lot's share of a total contribution to the contingency reserve fund or a special levy is to be calculated using the following formula:

$$\frac{\text{unit entitlement of strata lot}}{\text{total unit entitlement of all strata lots within strata plan}} \times \text{contribution to special levy or contingency reserve fund}$$

COUNCIL

12. Strata council

- 12.1 The council of the strata corporation shall, subject to any restrictions imposed or direction given at a general meeting, exercise and perform the powers and duties of the strata corporation.
- 12.2 The council must have at least 4 and not more than 7 members. At least two members of the council must be Townhouse Strata Lot owners and at least two members of the council must be Apartment Strata Lot owners.

13. Council eligibility

- 13.1 Only owners may stand for council.
- 13.2 No person may stand for council or continue to be on council with respect to a strata lot, if the strata corporation is entitled to register a lien against that strata lot under section 116(l) of the Act.

14. Council members' terms

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

15. Removing council member

- 15.1 The strata corporation may, by a resolution passed by a two-thirds vote at an annual or special general meeting, remove one or more council members.
- 15.2 After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

16. Replacing council member

- 16.1 If a council member resigns or is unwilling or unable to act for a period of two or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 16.2 A replacement council member may be appointed from any person eligible to sit on the council.
- 16.3 The council may appoint a council member under bylaw 16.2 even if the absence of the member being replaced leaves the council without a quorum.
- 16.4 If all the members of the council resign or are unwilling or unable to act for a period of two or more months, persons holding at least 20% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

17. Officers

- 17.1 At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- 17.2 A person may hold more than one office at a time, other than the offices of president and vice president.
- 17.3 The vice president has the powers and duties of the president:
- (a) while the president is absent or is unwilling or unable to act; or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- 17.4 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.

18. Calling council meetings

- 18.1 Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- 18.2 The notice in bylaw 18.2 does not have to be in writing.
- 18.3 A council meeting may be held on less than one week's notice if:
- (a) all council members consent in advance of the meeting; or
 - (b) the meeting is required in order to deal with an emergency situation, and every council member either:
 - (i) consents in advance of the meeting; or
 - (ii) is unavailable to provide consent after reasonable attempts to contact him or her.

19. Quorum of council

- 19.1 A quorum of the council is:
- (a) 2, if the council consists of 4 members;
 - (b) 3, if the council consists of 5 or 6 members; and
 - (c) 4, if the council consists of 7 members.
- 19.2 Council members must be present in person at the council meeting (or deemed to be present in person under bylaw 20.3) to be counted in establishing quorum.

20. Council meetings

- 20.1 The council may meet together for the conduct of business, adjourn and otherwise regulate its meetings as it thinks fit.
- 20.2 At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- 20.3 If a council meeting is held by electronic means, council members are deemed to be present in person.
- 20.4 Owners may attend council meetings as observers.
- 20.5 Despite bylaw 20.4, no observers may attend those portions of council meetings that deal with:
 - (a) bylaw contravention hearings under section 135 of the Act; or
 - (b) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

21. Voting at council meetings

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

22. Council to inform owners of minutes

- 22.1 The council must circulate to or post for all owners the minutes of all council meetings within two weeks of the meeting, whether or not the minutes have been approved.

23. Delegation of council's powers and duties

- 23.1 Subject to bylaws 23.2, 23.3 and 23.4, 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.
- 23.2 The council may delegate its spending powers or duties, but only by a resolution that:
 - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose; or
 - (b) delegates the general authority to make expenditures in accordance with bylaw 23.3.
- 23.3 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.

23.4 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.

24. Spending restrictions

24.1 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.

24.2 Despite bylaw 24.1, 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.

25. Limitation on liability of council member

25.1 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 or function of the council or the council member.

25.2 Bylaw 25.1 does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

25.3 All acts done in good faith by the council are, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of a member of council, as valid as if the council member had been duly appointed or had duly continued in office.

ENFORCEMENT OF BYLAWS AND RULES

26. Fines

26.1 Except where a lesser amount is specified in these bylaws, the strata corporation may fine an owner or tenant up to:

- (a) \$100 for each contravention of a bylaw; and
- (b) \$50 for each contravention of a rule.

26.2 If the council determines, in its discretion, that a resident is in repeated contravention of any bylaws or rules, any fines levied in respect of such contravention shall be immediately added to the strata fees for the applicable strata lot, and shall be due and payable by the

owner of the strata lot together with the strata fees for the strata lot in the next month following such contravention.

27. Continuing contravention

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

ANNUAL AND SPECIAL GENERAL MEETINGS

28. Quorum

- 28.1 A quorum for an annual or special general meeting is eligible voters holding one-third of the strata corporation's votes, present in person or by proxy.
- 28.2 If within a half-hour from the time appointed for an annual or special general meeting a quorum is not present, the eligible voters present in person or by proxy constitute a quorum.

29. Person to chair meeting

- 29.1 Annual and special general meetings must be chaired by the president of the council.
- 29.2 If the president of the council is unable or unwilling to act, the meeting must be chaired by the vice president of the council.
- 29.3 If neither the president nor the vice president of the council chairs the meeting, a chair must be elected from among the council.

30. Participation by other than eligible voters

- 30.1 Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- 30.2 Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at a meeting, but only if permitted to do so by the chair of the meeting.
- 30.3 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.

31. Voting

- 31.1 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if the strata corporation is entitled to register a lien against that strata lot under section 116(l) of the Act.
- 31.2 At an annual or special general meeting, voting cards must be issued to eligible voters.
- 31.3 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.

- 31.4 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.
- 31.5 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.
- 31.6 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.
- 31.7 Despite anything in bylaws 31.1 to 31.6, an election of council or vote to remove a council member must be held by secret ballot, if the secret ballot is requested by an eligible voter.

32. Order of business

- 32.1 The order of business at annual general meetings, and as far as is appropriate for 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 or notice;
 - (e) approve the agenda;
 - (f) approve minutes from the last annual or special general meeting;
 - (g) deal with unfinished business;
 - (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
 - (i) ratify any new rules made by the strata corporation under section 125 of the Act;
 - (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
 - (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
 - (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
 - (m) elect a council, if the meeting is an annual general meeting;
 - (n) terminate the meeting.

VOLUNTARY DISPUTE RESOLUTION

33. Voluntary dispute resolution

- 33.1 A dispute among owners, tenants, occupants, 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.
- 33.2 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.
- 33.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

SMALL CLAIMS COURT PROCEEDINGS

34. Authorization to proceed

- 34.1 The strata corporation may sue any person in Small Claims Court, without further authorization by the owners, for the recovery of any debt or damages owing to the strata corporation, including money owing as a fine.

PARKING

35. Parking

- 35.1 Parking stalls in the underground parking area must not be used for any purpose other than for parking passenger vehicles owned or leased by residents or temporary visitors.
- 35.2 Storage is not permitted in parking stalls.
- 35.3 An owner must not lease or licence a parking stall assigned to the owner's strata lot to any person who is not a resident.
- 35.4 A resident must park only in a parking stall which has been assigned to the resident's strata lot, or leased by the resident from another owner.
- 35.5 A resident must not permit any oversized or recreational vehicle, including but not limited to a boat, trailer, camper or other such property, to be parked or stored in the underground parking area, or on common property, limited common property, or land that is a common asset.

- 35.6 A resident must not permit an unlicensed or uninsured vehicle to be stored in the underground parking area, or on common property, limited common property, or land that is a common asset.
- 35.7 A resident storing a vehicle must provide proof of insurance to the strata corporation 'on the commencement date of the storage.
- 35.8 A resident or visitor must not permit any vehicle to be parked or left unattended in a no parking zone, or in a manner that interferes with or obstructs access to or use of the underground parking area, parking stalls, or the access lane.
- 35.9 Any vehicle parked in violation of bylaws 35.6 and 35.7 will be subject to removal by a towing company authorized by council. If the vehicle belongs to a resident of a strata lot, all costs associated with the removal will be charged to the strata lot owner.
- 35.10 A resident or visitor must not drive any vehicle in excess of 7 km/h (5 m.p.h.) in the underground parking area.
- 35.11 A resident or visitor must not smoke in the underground parking area, including inside a vehicle.
- 35.12 A resident must not permit any vehicle that drips oil or gasoline to be parked or stored in the underground parking area, or on common property, limited common property, or land that is a common asset, and must remove any dripped oil, gasoline or other automotive residue by a vehicle parked or stored in contravention of this bylaw.
- 35.13 A resident or visitor must not use any part of the underground parking area as a work area for carpentry, renovations, or repairs of any kind.
- 35.14 A resident or visitor may not use their automobile, whether licensed or unlicensed, to store items, or as a storage locker.

VISITOR PARKING

36. Visitor Parking

Only guests of the residents will be entitled to use the visitor parking stalls located within the underground parking facility in the development for a limit of forty-eight (48) hours. Any vehicle parked in violation of the time limit will be subject to removal by a towing company authorized by council at the vehicle owner's expense.

BIKE STORAGE

37. Bike Storage

Bike storage lockers are to be used for the storage of bikes only.

MOVING

38. Moving in/out procedures

- 38.1 An owner must conform to, and ensure that any tenants conform to, any move-in and move-out rules established by the council.
- 38.2 A resident must provide at least two (2) working days' notice to the manager of all moving arrangements or large furniture deliveries. All moves or large furniture deliveries must take place between 8:00 a.m. and 8:00 p.m.
- 38.3 A resident using the elevator during a move or large furniture delivery must ensure that:
- (a) pads are hung in the elevator to prevent damage; and
 - (b) the elevator service key is used to control the elevator and the doors are not jammed open in any manner.
- 38.4 Any expenses incurred by the strata corporation for damage, other than reasonable wear and tear, caused as a result of the move or delivery will be charged to the strata lot owner.

MISCELLANEOUS

39. Miscellaneous

- 39.1 A resident or visitor must not smoke in any of the indoor common areas, including the elevators, hallways, storage areas, recreation areas, lobby and stairwells, or in the exterior entranceways to the building.
- 39.2 A resident must not allow hazardous materials or items that may deteriorate or attract pests in any storage locker area.
- 39.3 A resident or visitor must not cycle, skateboard, or wear or use inline skates or roller skates on any common property, limited common property, or land that is a common asset.
- 39.4 A resident must not allow a strata lot to become unsanitary or untidy. Rubbish, garbage, boxes, packing cases and other similar refuse must not be thrown, piled or stored in the strata lot or on common property or limited common property, except in places designated by the strata corporation. Any expenses incurred by the strata corporation to remove such refuse will be charged to the strata lot owner.
- 39.5 A resident must ensure that ordinary household refuse and garbage is securely wrapped and placed in the containers provided for that purposes, recyclable material is kept in designated areas, and material other than recyclable or ordinary household refuse and garbage is removed appropriately:
- All garbage must be placed in bins
 - Recycling must be put in to proper containers

- “Mixed paper” recycling does not include newspaper or cardboard boxes, which have separate containers
 - The garbage bins are not intended for furniture or appliances. Residents should take these to the dump or the City recycling yard
 - Cardboard boxes must be broken down and put in the green cardboard recycling bin in the Visitor Parking area
- 39.6 A resident must not shake rugs, carpets, mops or dusters of any kind from any balcony, window, stairway or other part of a strata lot, common property or limited common property.
- 39.7 A resident must not allow any refuse, water, cigarettes, matches, or any other material to fall or be thrown out of any window or door, from any balcony, or into any stairwell, hallway or other indoor common area.
- 39.8 A resident must not store or keep any items, other than gas or propane barbecues, patio furniture and plants, on a balcony or patio in a manner which is visible to pedestrians or other strata lot residents. Barbecues must be kept away from the structure of the building when in use.
- 39.9 A resident must store or keep any bicycle in the storage area designated for that purpose, and must not permit any bicycle to be taken into the lobby or interior hallways, or stored within the resident’s strata lot or on a balcony or patio.
- 39.10 A resident must not hang or place any window drapes, blinds, tinfoil, signs or other objects which, in the opinion of the strata council, will adversely affect the consistency of the exterior appearance of the building.
- 39.11 A resident must not hang or permit to be hung any laundry, bedding, towels or similar items on or from any balcony or on any other common property or limited common property in a manner which is visible to pedestrians or other strata lot residents.
- 39.12 A resident must not, permit signs, billboards, advertising matter, or any other notice or display of any kind, on the common property, or in a strata lot in any manner which is visible from the outside of the strata lot.
- 39.13 A resident must not erect or attach to any strata lot or to the common property or limited common property a television or radio antenna or satellite dish or similar structure.
- 39.14 A resident must not allow soliciting to be done within the strata plan.
- 39.15 If a hard surface floor is to be installed in a strata lot, the owner must first obtain written approval of Council and ensure the floor is insulated and professionally installed in order to minimize noise. Upon approval of the installation, the owner will be required to sign a waiver agreement.
- 39.16 A resident must not permit a waterbed to be placed in a strata lot, unless the waterbed is equipped with proper frames and safety liners, and the resident carries a minimum of \$100,000 waterbed liability insurance.

39.17 No cut Christmas trees are permitted.

39.18 If forced entry to a strata lot is required due to required emergency access and the strata corporation is unsuccessful in contacting the owner of the strata lot, the owner shall be responsible for all costs of forced entry incurred by the strata corporation.

39.19 A resident may not raise live chicken or fowl, or any other live animals for the production of food or for any other reason on or within the boundaries of their strata lot.

NO SHORT TERM ACCOMMODATIONS

40. No Short Term Accommodations

40.1 A strata lot must not be used for short-term accommodation purposes, such as a bed-and-breakfast, lodging house, or hotel. Without limiting the generality of the foregoing, a resident must not enter into a license for the use of all or part of a strata lot.

NO MARIJUANA CULTIVATION

41. No Marijuana Cultivation

41.1 A strata lot and the common property (including limited common property) must not be used or occupied for the purpose of the growing, producing, harvesting, storing, marketing, selling or distribution of marijuana.

[Schedule of Standard Bylaws]

**STRATA PLAN BCS 648
CHAMPLAIN VILLAGE**

RULES

1. **Pets**

Any owner or person having the care, custody or control of a dog shall remove forthwith any excrement deposited by the dog on common property. This includes any easement areas shared with other Strata Corporation.

Dogs are not permitted to run off-leash on common property.

2. **Garbage Room**

It is the responsibility of all owners to keep the Garbage Room tidy, as follows:

- All garbage must be placed in bins
- All items for recycling must be placed in the proper bins
- Garbage bins are not intended for large items, such as furniture and/or appliances. These items should be taken to the dump or the City's recycling yard
- Cardboard boxes must be broken down and flattened before being placed into the bins specifically provided for them

Anyone found leaving garbage, recycling or any such items on the floor of the Garbage Room will be subject to a \$50.00 fine.

3. **Exit Doors**

All exit doors on the property are to be closed at all times. Any owner/resident observed as propping open any exit doors will be subject to a \$50.00 fine.

4. **Signage**

Signs are not to be posted anywhere on the property, except for designated sign boards.

5. **Realtor Signs**

All realtor signs for sales of property at Strata Corporation BC 648 must be located **only** at the realtor sign post provided.

6. **No Owner or resident may park in any unassigned parking stalls**

Owners and residents are advised that this Rule is in effect immediately. Any cars parked in any unassigned stalls will be subject to towing at the owner's expense. Please note that a stall not being used, but which is attached to a unit, is not unassigned. Rule #6 only pertains to stalls, if any, which are still in the possession of the developer. A list of unassigned stalls, should there be any, will be posted shortly.

Mont Royal Park Guidelines for Use September 20, 2006

Park & Walkways

It is the obligation of every resident to ensure that they are in compliance with City bylaws governing the use of the Park and Walkways.

1. The park is not a playing field. Residents are requested to refrain from "field games" or any activity that would cause damage to the turf - e.g.: golfing, soccer, football, etc. All damage repairs are paid for by the resident members of the 5 member Strata Councils.

Streets & Sidewalks

It is the obligation of every resident to ensure that they are in compliance with City bylaws governing the use and accessibility of streets and sidewalks, including free and unobstructed movement of vehicles.

1. The speed limit around Mont Royal Square is **30 KPH**. Due to the high pedestrian traffic in the area, residents and their visitors are requested to use caution and slow down when travelling on the Mont Royal Square roadway.
2. Residents are advised to familiarize themselves and their visitors with the City of Vancouver parking regulations regarding **"Unsigned Streets and Lanes"**. Further information is available at <http://vancouver.ca/engsvcs/parking/enf/parksmart/index.htm>
3. In compliance with City requirements, parking is restricted to the right-hand curb-side (i.e.: perimeter) of Mont Royal Square.
4. Vehicles are not permitted to stop in the signed "No Stopping" areas at any time. Vehicles are subject to City fine and towing. Should you see a vehicle parked in a designated no-parking area or in front of a fire hydrant, please contact the Vancouver City **Parking Enforcement** at (604) 257-8727
5. Moving Trucks are not permitted to block vehicle traffic. Residents of strata's bordering Mont Royal Square are required to ensure that there is sufficient parking space to allow for a moving truck to park in front of their building. Contact the City of Vancouver Engineering department regarding "temporary no parking permits". Vehicles blocking traffic are subject to City fines and the City of Vancouver **Parking Enforcement** will be notified.
6. Double parking is not permitted on Mont Royal Square at any time. Vehicles blocking traffic are subject to City fines and the City of Vancouver Parking Enforcement will be notified.

Fountain

1. The fountain is not a water park. Do not allow children to play in the water pool or climb the fountain. Serious illness or injury could result. Do not leave small children unattended at the fountain.
2. Skateboarding is **NOT** permitted around the fountain due to concerns regarding liability and property damage.

Pets

1. The green space is not an off leash dog park and pet owners are required to abide by the City of Vancouver By-Laws concerning their pets:

- a) **#9150 Sec. 4.2 - Dogs Must Be On a Leash**

A person who keeps a dog must not permit, suffer or allow the dog to be on any street or other public place unless the dog is under the immediate charge and control of a person by means of a leash that is not more than 2.5 meters long.

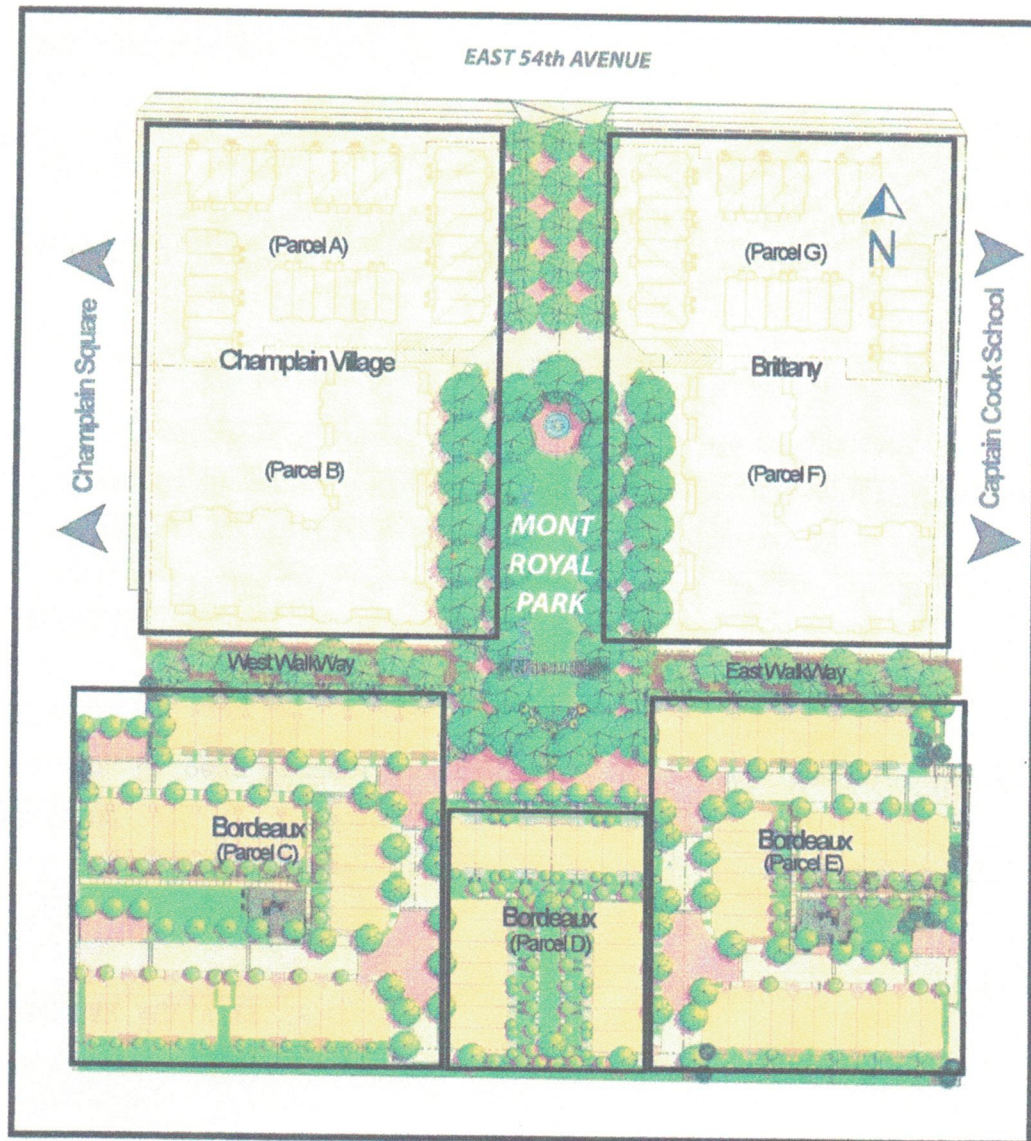
- b) **#9150 Sec. 4.9 - Dog Waste**

A person who keeps a dog, or a person who has care, custody or control of a dog, except for a service dog in the company of a handler who is physically disabled or a guide dog in the company of a handler who is blind, must immediately remove any excrement deposited by the dog, and deposit it in a suitable refuse container.

Private Property

1. Respect you neighbouring Strata's. Please refrain from excessive noise at the green space. **Do not trespass on other Strata property.**

Please see the following map outlining the 7 Parcels and 5 Strata's on site:



Police & Security

1. Be vigilant concerning crime in your neighbourhood. The park is poorly lit and can often become a late night gathering place for those who might attempt to sell or use drugs and disturb the peace. Record vehicle licence plates. Do not hesitate to contact the police. If the incident is non life threatening call the Police non-emergency line at **604-717-3321**. If you feel that the incident may be life threatening call **911**.

Report any and all suspicious activity to the Collingwood Community Policing Centre - even if you have reported the incident to 911 or 604-717-3321. The Collingwood CPC keeps records and monitors trends to assist them with allocating resources. Suspicious vehicles reported to the CPC will be followed up.

Collingwood CPC

Office Hours:

Monday – Saturday 9:00am - 5:00pm

Sunday 12:00pm - 4:00pm

5160 Joyce Street Vancouver, BC

V5R 4H1 Canada

Phone: (604) 717-2935

Fax: (604) 430-4955