

“GRANVILLE ISLAND VILLAGE”

STRATA PLAN VR 1521

STRATA CORPORATION’S BYLAWS, RULES & REGULATIONS

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Attached hereto are the bylaws for Strata Plan VR 1521. They are consolidated for convenience. For legal purposes please obtain a true copy as registered at the Land Title Office.

Adopted: September 17, 2007
Amendment: October 2, 2018
Amendment: September 16, 2019

Registration #: BB132651
Registration #: CA7104160
Registration #: CA7759007

Schedule A

BYLAWS OF STRATA PLAN VR 1521

Bylaw 1 - Fireplaces

- 1.1 Strata lot owners are solely responsible for the inspection and cleaning if required of their wood-burning fireplace once every three years. The initial inspection / cleaning of the chimney must be completed by December 31, 1999. Proof of professional chimney inspection/cleaning must be submitted to the Strata Council. If proof is not provided within 30 days, the Strata corporation will undertake the inspection/cleaning of the chimney; the strata lot owner will be liable for all associated costs and will be assessed a \$100.00 fine.

Bylaw 2 - Permit entry to strata lot

- 2.1 A resident or visitor must allow a person authorized by the strata corporation to enter the strata lot or limited common property
- a) in an emergency, without notice, to ensure safety or prevent significant loss or damage;
 - (b) at a reasonable time, on 48 hours' notice
 - (i) to inspect, repair, renew, replace or maintain common property, common assets and any portions of the strata lot that are the responsibility of the strata corporation to repair, replace, renew and maintain under these bylaws or the Act, or to insure under section 149 of the Act; or
 - (ii) to ensure a resident's compliance with the Act, bylaws and rules.
- 2.2 If forced entry to a strata lot is required due to required emergency access and the inability to contact the owner of the strata lot, the owner shall be responsible for all costs of forced entry by the strata corporation.
- 2.3 The notice referred to in bylaw 2.1(b) must include the date and approximate time of entry, and the reason for entry.

Bylaw 3 - Strata fees and special levies

- 3.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate. Where an owner fails to pay strata fees in accordance with the bylaws, outstanding strata fees will be subject to an interest charge of 10% per annum, compounded annually. In

addition to interest, failure to pay strata fees on the due date will result in a fine of \$50.00 for each contravention of the bylaws.

- 3.2 A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.
- 3.3 Failure to pay a special levy on the due date will result in a fine of \$200.00.
- 3.4 Where an owner fails to pay a special levy in accordance with the bylaws, outstanding special levies will be subject to an interest charge of 10% per annum, compounded annually.

Bylaw 4 - Barbecues

- 4.1 No owner, occupant or guest shall use a charcoal barbecue, hibachi or other cooking device on the patio or balcony. Owners or occupants will be permitted the use of electric or certified propane barbecues on balconies or patios only, and must be used and maintained with common sense and good neighbourly consideration. Written complaints will be dealt with by Strata Council on an individual basis toward a satisfactory resolution. Barbecue equipment must be maintained in an orderly appearance if it is to be stored on patio or balconies.

Bylaw 5 - Pets

- 5.1 An owner or occupant shall not keep pets, other than cats, dogs, birds, or fish, in a Strata Lot of the Strata Corporation.
- 5.2 A limit of two (2) of the above pets are permitted per Strata Lot with the exception of fish.
- 5.3 An owners or occupant shall not keep any pets of any kind in any Strata Lot of the Strata Corporation after a warning notice is given by the Strata Council to said Owner or occupant, that the pet, in their opinion is creating a nuisance.
- 5.4 No owner, occupant or guest shall allow animals upon the common area including, but not limited to, hallways, elevators and grounds unless on a leash and under the strict control of a responsible person.
- 5.5 An owner, occupant or guest shall not permit or allow any animal to defecate on Common Property, or Limited Common Property or to run uncontrolled therein; any clean-up as a result of the pets' actions is the responsibility of the pet's Owner.
- 5.6 No excessive pet noise is permitted to be heard outside the owner's Strata Lot.
- 5.7 All visitors and invitees of Owners and/or occupants are to be informed of the rules concerning pets/animals and the Owners and/or Occupants shall be responsible for the enforcement of the regulations.

Bylaw 6 -Transfer of Occupancy

- 6.1 While attempting to rent, lease, sublease, sell or otherwise transfer occupancy of a strata lot, owners and/or occupants or agents acting on behalf of the owner/occupant are not allowed to attach, to any part of the common property or limited common property, key lock boxes.
- 6.2 Owners or agents action on behalf of owners, when attempting to rent, lease, sublease, sell or otherwise transfer occupancy of a suite, are entitled to attach a sign to a designated sign post providing space is available on the post. Signs cannot be larger than 24 inches wide by 10 inches tall. Owners, or agents acting on behalf of owners, must remove their realty sign within seven days of finalizing an occupancy transfer agreement.
- 6.3 An owner must conform and ensure that any tenant conforms to the Move In and Move Out rules established by council from time to time.
- 6.4 Within two weeks of change of occupancy, an owner must inform the strata corporation of the occupant's name, contact information, and mailing address outside the strata plan if any. A Form K (Notice of Tenant Responsibilities) must be submitted within two (2) weeks.
- i) on request by the strata corporation, a tenant must inform the strata corporation of his or her name and contact information.
 - ii) contact information includes but is not limited to: list of occupant names, emergency contact, work and home number.
- 6.5 A non-refundable moving-in charge of \$75.00 shall be levied against the owners on each occasion when a tenant, occupant or owner takes occupancy of a strata lot. An additional fine to the non-refundable move-in fee of \$75.00 will be added against any strata lot upon change in occupancy that is outstanding.

Bylaw 7 - Small Claims Action

- 7.1 Notwithstanding any provision of the Strata Property Act, the strata corporation may proceed by unanimous decision of all eligible Strata Council voters under the Small Claims Act of British Columbia against any owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a three quarters (3/4) vote.

Bylaw 8 - Patio Fencing

- 8.1 Any strata lot owner desiring to construct a fence on common property shall apply in writing to the Strata Council. No fences shall be constructed unless written permission is received from the Strata Council.
- 8.2 Any application for fence construction to Strata Council shall include a drawing of the proposed construction together with written permission from the strata lot owners on each side adjacent to the strata lot requesting permission to construct a fence.

- 8.3 All new fence construction shall be in visual conformance with the existing fences at Granville Island Village regarding height, size, materials and paint colour. The strata lot owners shall be responsible for the upkeep and maintenance of the fence.
- 8.4 The Strata Corporation shall have the authority to remove a fence if it is not constructed pursuant to Bylaw 8, provided that the strata lot owners of the fence has been given not less than thirty (30) days' notice in writing to conform with Bylaw 8. The Strata Corporation may also have a fence that is not maintained repaired with all charges being assessed against the strata lot owners provided that the strata lot owners of the fence has been given not less than thirty (30) days' notice in writing to conform with Bylaw 8.3.

Bylaw 9 - Littering

- 9.1 Discarding of cigarette butts, litter or animal feces anywhere on the common property is strictly prohibited.
- 9.2 Only bagged household garbage is to be placed in the garbage bins. Strata lot owners, resident, occupant or guest shall not leave personal items (including appliances, furniture, mattresses, construction materials, carpeting etc...) in the garbage area or on common property.
- 9.3 No bags of clothing, personal items etc... for donation or collection are to be left in the entrance ways to the buildings.

Bylaw 10 - Fines

- 10.1 Except where specifically stated to otherwise in these bylaws, the strata corporation may fine an owner or tenant: \$200 for each contravention of a bylaw, and \$50.00 for each contravention of a rule, provided the strata lot owners has received a minimum of one written warning notice. The council must, if it determines in its discretion that a resident is in repeated contravention of any bylaws of rules of the strata corporation, levy fines and the fines so levied shall be immediately added to the strata fees for the strata lot and shall be due and payable, together with the strata fees for the strata lot in the next month following such contravention.

Bylaw 11 - Security

- 11.1 All common area doors must be closed and locked at all times. No entry or exit door may be propped open without permission from management. It is the responsibility of the strata lot owner to ensure that someone is on duty at any open door during moving. Under no circumstances should an open door be left unattended.
- 11.2 Admission to the building or any secured area shall not be permitted to any person unless known to the resident. Person delivering goods or other articles must be met at the front entrance and escorted by the resident until departure from the building.

- 11.3 Strata lot owners, residents, occupants and guest must obey all posted rules, signs and instructions.
- 11.4 When entering or exiting the parkade areas, strata lot owners, residents, occupants and guest must stop and wait for the overhead gate to close behind them. Only one vehicle at a time is permitted for each opening and closing of the security gate.

Bylaw 12 - Strata Lot Use

- 12.1 An owner shall not use his/her strata lot, or permit same to be used for public commercial or for professional purposes that take away from the residential nature of the complex or that results in increased traffic, parking or excessive noise, or any purpose which may be illegal or injurious to the reputation of the development.
- 12.2 A strata lot owner, tenant, occupant or visitor must not use the strata lot, the common property or common assets in any way that unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot.
- 12.3 An owner shall not permit any occupant of his/her strata lot or any guest to make undue noise in or about any strata lot or common property, or do anything which will interfere unreasonably with any other occupant.

Undue noise is defined as but not limited to:

- i) excessively loud radio, television and/ or personal computers;
- ii) speaking loudly or screaming;
- iii) construction noise;
- iv) playing musical instruments;
- v) operation of household appliances;
- vi) any noise that council deems to be excessive;
- vii) hard soled shoes on hard surface flooring.

Quiet time is defined as being between 11:00pm and 7:00am on Sundays through Thursdays and between 11:00pm and 7:00am on Fridays and Saturdays.

Strata lot owners shall not permit any occupants of his or her strata lot or any guest or contractor to perform construction/renovation work outside of the hours of 8:00am and 8:00pm, Monday to Friday and 10:00am-8:00pm Saturdays and Sundays;

- i) work of an emergency nature is excluded, but limited to the amount of work required to address the emergency issue;
 - ii) strata lot owners shall apply, in writing, to council to have temporary permission to extend the hours of work.
- 12.4 (a) A resident shall not use or permit to be used a residential strata lot, common property or common assets in a way that is for commercial or professional purposes or activities, including but not limited to the following: *(Amended: AGM September 24, 2018, CA7104160)*
- (i) Short-term rentals,

- (ii) Hotel or hotel-like accommodation,
 - (iii) A boarding or lodging house,
 - (v) Bed and breakfast,
 - (vi) Airbnb, Homeaway, VRBO or any other vacation-like, short-term rental or short-term accommodation arrangements,
 - (vii) Executive home rental arrangements,
 - (viii) House swaps.
- (b) This bylaw does not prohibit the right of owners and residents to have guests in their home.
- (c) This bylaw does not prohibit rentals longer than 30 days.
- (c) For the purpose of bylaw 4.7 (a) short term rentals, short-term license agreements or other short-term accommodation referred to in bylaw 4.7 (a) is defined as any lease, tenancy agreement, license agreement, or agreement to occupy a strata lot that is for a period of less than 30 days.
- 12.5 Smoking is prohibited on common property, a common asset and limited common property. This represents all exterior areas, including the parkade, patios and balconies. *(Amended: AGM September 24, 2018, CA7104160)*

Bylaw 13 - Use of Common and Limited Common Property

- 13.1 Strata lot owners shall not store personal belongings, debris, construction materials, tools or any other material(s) on common property without prior approval of strata council.
- 13.2 Strata lot owners shall not store personal belongings, debris, construction materials, tools or any other material(s) on limited common property except for items that fall under the classifications below:
- i) patio furniture, propane/electric barbecues/electric patio heaters;
 - ii) potted plants, personal gardening tools and supplies (i.e. pots, plants);
 - iii) seasonal decoration while in season and use.
- 13.3 Bicycles may be stored on balconies provided that they do not overhang and are not hung from ceilings or walls.

Bylaw 14 - Renovations

- 14.1 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 the building;

- (b) the exterior of the building, or the appearance of the exterior of the building;
- (c) patios, stairs, balconies, roof terraces or other things attached to the exterior of the building;
- (d) doors or windows on the exterior of the building, or that front on the common property;
- (e) fences, railings or similar structures that enclose a patio or balcony;
- (f) common property located within the boundaries of a strata lot;
- (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act; and
- (h) wiring, plumbing, piping, ducting and other services.

- 14.2 The strata corporation must not unreasonably withhold its approval under bylaw 14.1, but requires as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration and to indemnify and hold harmless the strata corporation for any future costs in connection with the alteration.
- 14.3 An owner intending to apply to the strata corporation for permission to alter a strata lot must submit, in writing, detailed plans and written description of the intended alteration. The strata corporation reserves the right to request an engineering report.
- 14.4 An owner must obtain the written approval of the strata corporation before the installation of any interior hard surface flooring, including, but not limited to hardwood or laminate flooring. Approval is subject to the current specifications regarding sound deadening substrates to be prepared by the strata council on an ongoing basis based on technological changes.
- 14.5 An owner must give two working days' prior notice to the building manager or caretaker of the scheduled arrival of tradespersons or delivery of materials. Tradespersons must be licensed, bonded and have liability insurance. Inadequate notice or work by unlicensed or unbonded tradespersons will result in the levy of fines.
- 14.6 A resident must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.
- 14.7 An owner must ensure that the delivery of any construction materials is, wherever possible, through the parking entrance and, if not possible, then through the front entrance. If an elevator is needed, the owner must ensure that the elevator is protected, and that the floor coverings and corridors are properly protected. An owner must see the Building Manager to obtain the elevator key. A \$100 refundable cash deposit is required. The deposit will be returned once the elevator key is returned to the Building Manager.
- 14.8 A resident is responsible to ensure:
- (a) drop cloths are installed and removed daily between the elevator and the strata lot as well as between other doors to protect common areas from any tracking, spillage or dripping; and

- (b) stairs, lobbies and paths in the areas through which construction materials are brought in and debris removed are regularly cleaned (and cleaned at the request of the council).
- 14.9 An owner must ensure that the hours of work are restricted to 8:00 a.m. to 8:00 p.m., Monday through Friday, and 10:00 a.m. to 8:00 p.m. Saturdays, Sundays and statutory holidays.
- 14.10 For any moving in of construction materials or removal of construction debris, the owner must provide the Building Manager with a \$200 refundable cash deposit. The deposit will be returned once the Building Manager determines that no damage has been done to common property and that construction debris has not been deposited in the disposal containers.
- 14.11 When moving materials or debris through the front entrance, the owner shall arrange to monitor the entrance to ensure unauthorized persons do not enter.
- 14.12 An owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for ensuring that any and all required permits and licenses are obtained.
- 14.13 An owner in contravention any of bylaws 14.1 to 14.12 shall be subject to a fine of up to \$200.00 for each contravention, as well as be responsible for any clean up or repair costs.

Bylaw 15 - Council

15. Election of council

- 15.1 At each annual general meeting of the strata corporation, all members of the council shall retire from office and the strata corporation shall elect a new council consisting of seven (7) members.
- 15.2 In order to facilitate continuity of strata corporation business and the stability of the strata council, at least three (3) retiring council members will be asked to allow their names to stand for re-election.
- 15.3 A person who has served five (5) consecutive years on the council is not eligible for re-election or for appointment to council for at least one year.

Bylaw 16 - Council eligibility

- 16.1 The only persons who may be council members are the following:
- (a) owners;
 - (b) individuals representing corporate owners.
- 16.2 No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.

- 16.3 No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules for which the owner is responsible under section 131 of the Act (relating to tenants and landlords).

Bylaw 17 - Council members' terms

- 17.1 The term of office of a council member ends at the end of the annual general meeting at which a new council is elected.

Bylaw 18 - Removing council member

- 18.1 The strata corporation may, by a resolution passed by a two-thirds (2/3) vote at an annual or special general meeting, remove one or more council members. The strata corporation must pass a separate resolution for each council member to be removed. In this bylaw 18.1, a 2/3 (two-thirds) vote means a vote in favour of a resolution by at least 2/3 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.
- 18.2 After removing a council member, the strata corporation may hold an election at the same annual or special general meeting to replace the council member for the remainder of the term, or the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 18.3 If the strata corporation removes all the council members, the strata corporation must hold an election at the same annual or special general meeting to replace all the council members for the remainder of the term.
- 18.4 The council may appoint the remaining council members necessary to achieve a quorum, even if the absence of the members being replaced leaves the council without a quorum.
- 18.5 A replacement council member appointed pursuant to bylaws 18.2 and 18.4 may be appointed from any person eligible to sit in the council.

Bylaw 19 - Replacing council member

- 19.1 If a council member resigns or is unwilling or unable to act, or misses three (3) consecutive regularly scheduled monthly council meetings, he/she shall be deemed to have resigned from council, and the remaining members of the council may appoint a replacement council member for the remainder of the term.
- 19.2 A replacement council member may be appointed by council from any person eligible to sit on the council.

- 19.3 The council may appoint a council member under bylaw 19.2 even if the absence of the member being replaced leaves the council without a quorum.
- 19.4 If all the members of the council resign or are unwilling or unable to act, persons holding 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.

Bylaw 20 - Officers

- 20.1 The council president shall be elected by the council members at the first meeting of the new council.
- 20.2 The council shall also elect from its remaining members a vice-president, a treasurer and a secretary.
- 20.3 A person may hold more than one office at a time, other than the offices of president and vice-president.
- 20.4 The vice-president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act,
 - (b) if the president is removed, or
 - (c) for the remainder of the president's term if the president ceases to hold office.
- 20.5 The strata council may vote to remove an officer.
- 20.6 If an officer other than the president is removed, resigns, is unwilling or unable to act, the council members may elect a replacement officer from among themselves for the remainder of the term.

Bylaw 21 - Spending restrictions

- 21.1 A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- 21.2 Despite bylaw 21.1, a quorum of council members 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.
- 21.3 Subject to bylaw 21.5 below, if a proposed expenditure has not been approved in the budget at an annual or special general meeting, the strata corporation may only make such expenditure out of the operating fund if the expenditure, together with all other unapproved expenditures, whether of the same type or not, that were made pursuant to this bylaw in the same fiscal year, is less than \$10,000.00.

- 21.4 If the strata corporation makes an expenditure under bylaw 21.3, the strata corporation must inform owners as soon as feasible about any expenditure of more than \$2,000.00 on any single item.
- 21.5 Notwithstanding bylaw 21.3, the strata corporation can make an expenditure out of either the operating fund or the contingency reserve fund if there are reasonable grounds to believe that an immediate expenditure is necessary to ensure safety or to prevent significant loss or damage, whether physical, financial or otherwise.

Bylaw 22 - Limitation on liability of council member

- 22.1 A council member who acts honestly and in good faith in the performance of his/her council duties is not personally liable because of anything done or omitted in the exercise of any power or the performance or intended performance of any duty of the council.
- 22.2 Bylaw 22.1 does not affect a council member's liability, as an owner, for a judgment against the strata corporation.
- 22.3 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.
- 22.4 Sections 22.1, 22.2 and 22.3 apply to person(s) serving on a committee duly authorized by the strata council.

Bylaw 23 - Voting

- 23.1 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(1) of the Act.
- 23.2 Except on matters requiring a unanimous vote, the vote for a strata lot may not be exercised if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules, including legal costs, for which the owner is responsible under section 131 of the Act (fines respecting tenants, landlords and owners).
- 23.3 At an annual or special general meeting, each strata lot is entitled to one vote and voting cards must be issued to eligible voters.
- 23.4 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.
- 23.5 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.

- 23.6 The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, as well as the number of abstentions, must be announced by the chair and recorded in the minutes of the meeting.
- 23.7 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.
- 23.8 The outcome of a resolution will be based on the total number of votes cast by eligible voters present in person or by proxy at the time the vote is called, after accounting for abstentions.
- 23.9 Despite anything in bylaws 23.1 to 23.8, an election of council or a vote for the removal of a council member must be held by secret ballot.

Bylaw 24 - Voluntary Dispute Resolution

24. Voluntary dispute resolution
- 24.1 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.
- 24.2 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.
- 24.3 The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Bylaw 25 - Insurance

25. Insurance by strata corporation
- 25.1 The strata corporation must obtain and maintain insurance as required by Part 9 of the Act and as defined in Part 9 of the regulations to the Act, against major perils including, without limitation, earthquakes.

(Amended – Repealed & Replaced, AGM September 24, 2018, CA7104160)

- 25.2 (i) If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy. Without limiting the generality of the word "responsible", an owner is responsible for the owner's own acts or omissions, as well as those of any of the tenants, occupants, visitors, agents, contractors or employees of the strata lot or the owner. For the purposes of these bylaws, any insurance deductible paid or payable by the Strata Corporation will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the owner.
- (ii) In addition to the obligations and liabilities imposed by Bylaw (25.2), an owner is strictly liable to the Strata Corporation and to other owners and occupants for any damage to common property, limited common property, common assets or to any strata lot as a result of:
- (a) any of the following items located in the owner's strata lot:
 - (i) dishwasher;
 - (ii) refrigerator with ice/water dispensing capabilities;
 - (iii) garburator;
 - (iv) hot water tank;
 - (v) washing machine;
 - (vi) toilets, sinks, bathtubs,
 - (vii) plumbing pipes, fixtures and hoses that are not common property including shower valves and shower diverters;
 - (viii) fireplaces;
 - (ix) anything introduced into the strata lot by the owner;
 - (b) any alterations or additions to the strata lot, the limited common property or the common property made by the owner or by prior owner(s) of the strata lot;
 - (c) any areas of limited common property that an owner is required to maintain and repair including but not limited to damage arising from a blocked drain on the deck, balcony or patio designated as limited common property for the owner's strata lot; and
 - (d) any pets residing in or visiting at the owner's strata lot;

Bylaw 26 - Hazards

- 26. Hazards
- 26.1 Nothing shall be brought into or stored on a strata lot, in a storage locker or on the common property which will in any way, in the opinion of the strata council, constitute a hazard to people or property, increase or tend to increase the risk of fire or the rate of fire insurance or any other insurance coverage held by the strata corporation, or which will invalidate any part of any insurance policy held by the strata corporation.
- 26.2 No material substances, especially, but not limited to, burning material such as cigarettes or matches shall be thrown out or permitted to fall from any window, door, balcony, roof terrace or other part of a strata lot or common property. This includes wash water, plant watering, and snow *off* balconies and roof terraces.
- 26.3 Natural or "live" Christmas trees shall not be permitted. Artificial Christmas trees are permitted.

Bylaw 27 - Bicycles and Personal Items

- 27.1 The strata corporation cannot accept any responsibility for loss or damage to bicycles or any personal items left on the common or limited common property areas.

Bylaw 28 - Visitors and Children

- 28. Visitors, children and supervision
- 28.1 Residents are responsible for the conduct of visitors and children including ensuring that noise is kept at a level, in the sole determination of a majority of the council, that will not disturb the right to quiet enjoyment of others.
- 28.2 Residents are responsible to assume liability for and to properly supervise activities of children in the common areas.
- 28.3 A resident must not permit any person to play or loiter in the parkade area.

36 Electric Vehicle Charging (Adopted: AGM September 16, 2019; CA7759007)

- 36 (1) An owner, tenant or occupant who uses a common property electrical outlet to charge an electric vehicle must pay the strata corporation a user fee of \$30 per month for the cost of the vehicle's estimated electricity consumption.

(Note: No Bylaw 35 as mentioned on Form of September 16, 2019)