

KAS1447 Bylaws
Registered with Land Title and Survey Authority of British Columbia (LTSA)

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LAND TITLE OFFICE
VANCOUVER

MINISTRY OF FINANCE
AND CORPORATE RELATIONS
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SUPERINTENDENT
OF REAL ESTATE

FORM 8
NOTIFICATION OF CHANGE OF BYLAWS
(Section 26)

The bylaws of the Strata Corporation of the Strata Plan being deposited herewith, Strata Plan of:

Lot 1, D.L. 4947, ODYD, Plan KAP51671

shall be as set out in Part 5, consisting of Section 115 through Section 132 inclusive of the Condominium Act, R.S.B.C., 1979, Chapter 61, with the following amendments, deletions and additions:

1. Section 115(b) shall be deleted in its entirety and the following shall be substituted therefor:
06/27/94 AB51671 DOC FIL 20.00
"promptly carry out all work that may be ordered by any competent public or local authority in respect of his strata lot, or the improvements thereon, other than work for the benefit of the project generally, and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his strata lot or the improvements thereon."
2. Section 115(c) shall be deleted in its entirety and the following shall be substituted therefor:
"at his own expense repair and maintain his strata lot including all improvements thereon and areas allocated to him."
3. Section 115(h) shall be deleted in its entirety and the following shall be substituted therefor:
"receive the written permission of the strata council before undertaking alterations to the exterior or structure of any improvements constructed on the strata lot but permission shall not be unreasonably withheld except that the strata council may withhold permission to alter the exterior of any improvements on the strata lot in any fashion which would, in the opinion of the strata council, adversely affect the overall scheme of the strata development with respect to the size, height, exterior finish and colours, quality and type of construction and materials used therein."
4. Section 115 shall be amended by adding thereto the following subparagraphs:
"i) comply with all applicable laws, ordinances and regulations of Federal, Provincial or local government with respect to the use, occupation and construction of any improvements on the strata lot."

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- j) after becoming aware, immediately initiate such proceedings as may be necessary on behalf of the owners of the strata corporation and the owner(s) of real property downstream from the boundaries of the strata plan to ensure that the strata corporation fulfills its duties pursuant to subparagraphs 116(h) to and including 116(m)."
5. Section 116 shall be amended by adding thereto the following subparagraphs:
- i) maintain the installed fully self-contained storm water management plan, (the "Plan") according to the plans and specifications as prepared by UMA Engineering Ltd. dated September 3, 1993;
 - j) maintain and replace as hereinafter provided, the wells referred to in the said UMA Engineering Ltd. letter dated September 3, 1993 (the "Wells");
 - k) at all times maintain, repair, and replace when necessary, in order to ensure the good working order thereof, the Wells and Plan (collectively the "Equipment") and in addition it shall also maintain the Equipment according to the requirements as provided in the Plan;
 - l) engage on a yearly basis the services of a duly qualified engineer or firm of engineers (the "Engineers") to:
 - i) monitor on a monthly basis commencing June 1, 1994 or such shorter intervals as the Engineers may recommend from time to time the effectiveness and physical condition of the Equipment;
 - ii) make recommendations from time to time for remedial action in order to ensure the integrity of the Plan and Equipment;
 - m) shall immediately initiate the necessary steps in order to comply with all recommendations submitted by the Engineers pursuant to subparagraph 116(k)(ii);
 - n) obtain written confirmation from the Engineers that the aforesaid recommendations have been completed in a satisfactory manner."
6. Section 124 shall be amended by adding the following subparagraph:
- "7) Notwithstanding any by-law to the contrary of the strata corporation, subparagraphs 115(i), 116(i), (j), (k), (l) and (m) may only be amended or deleted by unanimous resolution of the strata lot owners and only after receipt of the strata corporation of written consents to such amendment(s) or deletion(s) by the Approving Officer as defined in the Land Title Act (British Columbia)."


7. Section 131(1)(a) and Section 131(1)(c) shall be deleted in their entirety and shall be substituted with the following subparagraphs:

- "(a) use his strata lot for any purpose which may be illegal or injurious to the reputation of the project;
- (c) keep or accumulate, or permit to be kept or accumulated, any debris, scrap metal, car parts, refuse or waste material upon the strata lot;
- (d) hang laundry or washing in such a way as to be visible from the outside of the strata lot;
- (e) erect or maintain or permit to be erected or maintained on the strata lot any antennas or roof-mounted or window-mounted air coolers;
- (f) keep animals, livestock, fowl or pet on any strata lot other than one dog, one cat and caged birds, and any other pet approved by the strata council, and when upon the common property, all dogs are to be kept on a lead and under the supervision of a responsible person."

INLAND CONTRACTING LTD.

"IN TRUST" KH64264-


Per:


authorized signatory
REG BOX


SIVA CONSTRUCTION LTD.

"IN TRUST" KH64264

Per:


authorized signatory
REG BOX

Approved this 24th day of JUNE, 1994.

for 
SUPERINTENDENT OF REAL ESTATE

(s/2617)