

CONSOLIDATED BYLAWS OF
STRATA CORPORATION LMS 3457

BYLAW 1 - INTEREST ON ARREARS

If a strata lot owner is thirty (30) days in arrears in paying his or her strata fees, then the owner must pay to the Strata Corporation interest on the late payment in the amount of 10% per annum, compounded annually, and calculated on a monthly basis commencing from the date the payment was due and continuing until the date payment is received.

(February 12, 2001)

BYLAW 2 - STORAGE IN PARKING STALLS

An owner, tenant or occupant must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the Strata Council.

(February 12, 2001)

BYLAW 3 - STRATA LOT FLOORING

The owner of a strata lot who wishes to install hard floor surfaces such as hardwood floors or tile in the strata lot must, before commencement of the installation, have the installation approved in writing by the Strata Council.

An owner of a strata lot who has or installs hard floor surfaces such as hardwood floors or tile in a strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that not less than 60% of such hard floor surfaces, except only kitchens, bathrooms and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.

(February 12, 2001)

BYLAW 4 - FINES

Bylaw 23 of the Strata Property Act is replaced with the following:

- 5.1 The Strata Corporation may fine an owner or tenant up to a maximum of :
 - a. \$200.00 for each contravention of a bylaw; and
 - b. \$50.00 for each contravention of a rule.
- 5.2 The Strata Corporation may impose a fine on an owner or tenant for a continuing contravention of a bylaw or rule every seven (7) days.

(February 12, 2001)

BYLAW 5 - MOVE-IN FEE

To authorize the strata corporation to assess a non-refundable move-in fee of seventy-five dollars (\$75.00) against any strata lot upon a change in occupancy.

(March 5, 2002)

BYLAW 6 – ALTERATIONS TO A STRATA LOT OR COMMON PROPERTY

(1) Any structural alteration to a strata lot or any alteration to common property that has not received the prior written approval of council must be removed at the owner's expense if the council orders that the alteration be removed. An owner who receives approval will be liable for all costs connected to the alteration, including the cost of repairing and maintaining the alteration and the cost of repairing and maintaining the common property or a strata lot if such repair is required as a result of the alteration.

(2) The owner will be responsible to obtain the applicable building permits prior to commencing the work, and obtaining such permits is a condition of the council's approval.

(3) Owners who undertake alterations in accordance with these bylaws, and subsequent owners, are responsible for all costs relating to:

- (a) the maintenance and repair of the alterations, and
- (b) the effects on all adjacent strata lots or common property, and
- (c) the effects of rain and weathering, staining, discoloration.

(4) The council may maintain, repair, or remove alterations to common property if in the opinion of the council:

- (a) the alterations are not maintained or repaired, or
- (b) the alterations are damaged.

All costs incurred in the maintenance, repair, and/or removal will be charged to the owner of the strata lot and are his responsibility.

(5) On the sale of a strata lot, owners must include all obligations and costs that may be applied relating to alterations in any agreement of sale.

(6) The approved alterations shall be done in a workmanlike manner, to the standards set by the council, and shall be done within the hours of 9:00 a.m. to 6:00 p.m. or as prescribed by the council.

(7) An owner who is permitted to make alterations shall be responsible for the removal of any construction debris and clean up of common property each day. Where daily clean up is unsatisfactory, council shall have authority to complete or cause to be completed such clean up at the expense of the owner.

(March 27,2008)