

**Strata Property Act
FORM B
INFORMATION CERTIFICATE**

The Owners, Strata Plan LMS 761 (Section 59) [the registration number of the strata plan] certify that the information contained in this certificate with respect to Strata Lot [strata lot number as shown on strata plan] is correct as of the date of this certificate.

[Attach a separate sheet if the space on this form is insufficient].

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ 80.00
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ 0
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
☒ no ☐ yes [attach copy of all agreements]
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved \$ 0
 The payment is to be made by [month day, year].
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year..... \$ 0
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 14539.81
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
☐ no ☒ yes [attach copy of all amendments]
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
☒ no ☐ yes [attach copy of all resolutions]
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
☒ no ☐ yes [attach copy of all notices]
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
☒ no ☐ yes [attach details]
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
☒ no ☐ yes [attach copies of all notices or work orders]
- (l) Number of strata lots in the strata plan that are rented 1

(grandfather in)

Date: MAY 14, 2008 [month day, year].

Shendy Chow
Signature of Council Member

.....
Signature of Second Council Member (not required if council consists of only one member)

OR

.....
Signature of Strata Manager, if authorized by strata corporation

-8 MAY 2008 12 47

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REGISTRAR
LAND TITLE OFFICE
Suite 300 - 88 - 6TH STREET
NEW WESTMINSTER, BC V3L 5B3

Please receive herewith, the following document(s) for filing:

Amendment to By-laws
LMS 761

Jenny Chow

(Signature)

Softon Green

(Firm Name)

604 945-7683

Address and Telephone No.)

c/o 103 - 3265 Softon St
Port Coquitlam
BC V3B 7S7

**Strata Property Act
FORM I
AMENDMENT TO BYLAWS**

(Section 128)

The Owners, Strata Plan LMS 761 [the registration number of the strata plan] certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on 04/24/2008 [month day, year]:

Waiver of Special General Meeting
[wording of bylaw amendment]

Amendment to By-laws

- no rental allow

- lawn care / Care of the Fence

Andy Chiu
Signature of Council Member

see attached

.....
Signature of Second Council Member (not required if council consists of only one member)

*Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

LMS 761 Sefton Green

3265 Sefton Street
Port Coquitlam, BC
V3B 7S7

Strata President: Wendy Chow

Re: Waiver of Special General Meeting

LMS 761 would like to call a "Waiver of Special General Meeting"

The Following eligible Voters are:

Suite 102: _____
Suite 103: Wendy Chow
Suite 104: Jessie Maude
Suite 105: Raymond (Raymond) (Raymond) (Raymond)

Amendment to Bylaws

- No Rental Allowed
- Re: Lawn Care: Each Suite will take care of their own back yard.
Eg: Mowing lawn, weeds.
- Re: Care of the Fence in each owner yard area
Each Suite will maintain their own fence area.
Eg: Painting

Suite 102: _____
Suite 103: Jessie Maude
Suite 104: Wendy Chow
Suite 105: Raymond (Raymond) (Raymond)