

TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN L.M.S. 4496, WILL BE HELD ON:

DATE: November 28, 2007

TIME: Registration: 7:00 - 7:20 p.m.
Meeting Start: 7:30 p.m. SHARP

PLACE: BLAKEBURN ELEMENTARY SCHOOL.

An agenda for this meeting and supporting documents are enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

1. **PURPOSE:** Approval of resolution, proposed budget, and election of council.
2. **QUORUM:** In order to conduct business at a General Meeting at least thirty-three percent (33%) of the persons **entitled** to vote must be present in person or by proxy. Failure to reach a quorum will result in the adjournment of the meeting and another meeting being held.
3. **VOTING:** No owner is entitled to vote unless all contributions in respect to his strata lot have been duly paid. (*i.e. Maintenance Fees, assessments, repair charges*)
4. **¾ VOTE:** A ¾ vote Resolution must be approved by a majority of not less than three-quarters (3/4) of all persons entitled to vote thereof, present at the meeting or represented by proxy.
5. **PROXIES:** An instrument appointing a proxy shall be in writing under the hand of the appointer. A proxy need not be an Owner. A proxy form is enclosed.

ANNUAL GENERAL MEETING LMS 4496

A G E N D A

1. SIGN IN AND CERTIFICATION OF PROXIES
2. APPOINTING A CHAIRPERSON
3. CALL TO ORDER
4. FILING OF PROOF OF NOTICE OF MEETING
5. APPROVAL OF THE AGENDA
6. ADOPTION OF MINUTES OF PREVIOUS GENERAL MEETING (March 1, 2007).
7. **SPECIAL RESOLUTION #1:** "Be it resolved by a $\frac{3}{4}$ vote that the owners of Strata Plan LMS 4496 discuss and vote on the following:

The strata corporation will borrow from contingency fund next year, for the purpose of pre-paying insurance. The purpose of this is to eliminate borrowing costs. Borrowing would not exceed the total amount of the insurance premium and will be repaid on a monthly basis.

8. BUDGET
9. NEW BUSINESS
10. ADJOURNMENT

OWNERS STRATA PLAN LMS 4496 - HERITAGE MEADOWS			
OPERATING BUDGET			
JANUARY 01, 2008 - DECEMBER 31, 2008			
ITEM DESCRIPTION	JAN 01, 2007 - DEC 31, 2007 BUDGET	JAN 01, 2007 - DEC 31, 2007 ACTUAL	JAN 01, 2008 - DEC 31, 2008 PROPOSED
REVENUE			
3000 Strata Fees	111,490.43	111,490.43	125,018.00
3310 Carried Fwd OP Surplus	4,000.00		-
3312 Transfer S/A Reserves	-		-
3325 Fines	-		-
3610 Late Fees	-		-
3624 Contingency Transfer	300.00	-	-
3625 Interest Income	-		-
3630 Other Revenue	-		-
TOTAL REVENUE	115,790.43	111,490.43	125,018.00
EXPENSES			
Cleaning Expenses			
4130 Garbage Removal	9,700.00	9,386.00	9,700.00
Total Cleaning Expense	9,700.00	9,386.00	9,700.00
Repairs & Maintenance			
4225 Building Maintenance	8,000.00	15,491.50	14,000.00
4267 Window Cleaning	2,800.00		2,800.00
4275 Gutter Cleaning	1,500.00	5,385.00	2,500.00
4300 Painting	500.00	620.00	500.00
4305 Pest Control	800.00	669.00	800.00
4325 Special Projects	6,000.00		
Total Repairs & Maintenance	19,600.00	22,165.50	20,600.00
Utilities			
4400 Electricity	1,210.00	1,114.00	1,210.00
Total Utilities	1,210.00	1,114.00	1,210.00
Outside Maintenance			
4530 Landscaping Contract	23,775.80	23,727.00	23,775.00
4535 Supplies / Lighting	450.00		450.00
4536 Improvements	2,500.00	1,297.00	2,500.00
4540 Snow Removal	500.00	445.00	500.00
Total Outside Maintenance	27,225.80	25,469.00	27,225.00
TOTAL OPERATING COSTS	57,735.80	58,134.50	58,735.00
Administration & Other Expenses			
5010 Insurance Appraisal	583.00	583.00	583.00
5015 Insurance Deductible	5,000.00		10,000.00
5030 Legal Fees	-		
5040 Management Fees	12,621.63	12,621.63	13,000.00
7500 Insurance Premium	28,000.00	29,044.30	31,000.00
9030 Miscellaneous	300.00	207.00	300.00
9035 Social Activities	500.00		500.00
9045 Postage & Photocopies	750.00	900.00	900.00
Sub-Total	47,754.63	43,355.93	56,283.00
Reserves			
9055 Contingency Reserve	10,000.00	10,000.00	10,000.00
Total Reserves	10,000.00	10,000.00	10,000.00
Total Admin & Other Expenses	57,754.63	53,355.93	66,283.00
TOTAL EXPENSES	115,490.43	111,490.43	125,018.00
NET INCOME (LOSS)	300.00	-	-
CONTINGENCY RESERVE SUMMARY:			
Opening Balance	-		
Plus: Contributions	-		
Plus: Interest	-		
Less: Transfers	-		

STRATA FEES FOR LMS 4496 - HERITAGE MEADOWS
JANUARY 01, 2008 - DECEMBER 31, 2008

UNIT #	STRATA #	UNIT ENT	GENERAL	CRF	STRATA FEES	OLD FEES
1	33	200	154.65	13.45	168.10	136.10
2	34	198	153.11	13.31	166.42	134.74
3	33	200	154.65	13.45	168.10	136.10
4	32	198	153.11	13.31	166.42	134.74
5	31	197	152.34	13.25	165.58	134.05
6	30	202	156.20	13.58	169.78	137.46
7	29	198	153.11	13.31	166.42	134.74
8	46	198	153.11	13.31	166.42	134.74
9	47	200	154.65	13.45	168.10	136.10
10	48	200	154.65	13.45	168.10	136.10
11	63	196	151.56	13.18	164.74	133.37
12	62	193	149.24	12.98	162.22	131.33
13	61	197	152.34	13.25	165.58	134.05
14	60	193	149.24	12.98	162.22	131.33
15	59	193	149.24	12.98	162.22	131.33
16	58	197	152.34	13.25	165.58	134.05
17	57	193	149.24	12.98	162.22	131.33
18	56	197	152.34	13.25	165.58	134.05
19	55	193	149.24	12.98	162.22	131.33
20	54	197	152.34	13.25	165.58	134.05
21	53	193	149.24	12.98	162.22	131.33
22	52	193	149.24	12.98	162.22	131.33
23	51	197	152.34	13.25	165.58	134.05
24	50	193	149.24	12.98	162.22	131.33
25	49	201	155.43	13.51	168.94	136.78
26	37	205	158.53	13.78	172.31	139.50
27	36	198	153.11	13.31	166.42	134.74
28	16	204	157.75	13.72	171.46	138.82
29	15	202	156.20	13.58	169.78	137.46
30	14	197	152.34	13.25	165.58	134.05
31	13	198	153.11	13.31	166.42	134.74
32	12	200	154.65	13.45	168.10	136.10
33	11	198	153.11	13.31	166.42	134.74
34	10	200	154.65	13.45	168.10	136.10
35	9	188	145.38	12.64	158.02	127.93
36	8	185	143.06	12.44	155.50	125.89
37	7	185	143.06	12.44	155.50	125.89
38	6	185	143.06	12.44	155.50	125.89
39	5	185	143.06	12.44	155.50	125.89
40	4	185	143.06	12.44	155.50	125.89
41	3	185	143.06	12.44	155.50	125.89
42	2	185	143.06	12.44	155.50	125.89
43	1	209	161.62	14.05	175.67	142.22
44	23	200	154.65	13.45	168.10	136.10
45	24	200	154.65	13.45	168.10	136.10
46	25	198	153.11	13.31	166.42	134.74
47	26	200	154.65	13.45	168.10	136.10
48	27	198	153.11	13.31	166.42	134.74
49	28	200	154.65	13.45	168.10	136.10

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UNIT #	STRATA #	UNIT ENT	GENERAL	CRF	STRATA FEES	OLD FEES
50	45	200	154.65	13.45	168.10	136.10
51	44	198	153.11	13.31	166.42	134.74
52	43	200	154.65	13.45	168.10	136.10
53	42	198	153.11	13.31	166.42	134.74
54	41	200	154.65	13.45	168.10	136.10
55	40	198	153.11	13.31	166.42	134.74
56	39	198	153.11	13.31	166.42	134.74
57	38	200	154.65	13.45	168.10	136.10
58	17	200	154.65	13.45	168.10	136.10
59	18	200	154.65	13.45	168.10	136.10
60	19	198	153.11	13.31	166.42	134.74
61	20	200	154.65	13.45	168.10	136.10
62	21	198	153.11	13.31	166.42	134.74
63	22	200	154.65	13.45	168.10	136.10
		12,395	9,584.78	833.34	10,418.12	8,434.66
ANNUAL			115,018.00	10,000.00	125,018.00	
MONTHLY			9,584.83	833.33	10,418.17	

June 26, 2006

Mr. Ross Matthew Yip
#17, 1108 Riverside Close
Port Coquitam, B.C.
V3B 8C2

Dear Sir:

The Strata Council approved your plan to add a deck at ground level and to install a fence in order to access the "dead space" between units. If you build a storage shed in that area, it must confirm to the other sheds on the site and must be maintained

Once your installation is completed, would you please complete the Assumption of Responsibility Form (3 copies) and return one to this office for the Strata's records. Keep one for your files and one for future should you decide to sell your strata lot. All future owners must agree to repair and maintain the installation in perpetuity.

Thank you.

Yours truly,
PROFILE PROPERTIES LTD.

Rhonda Vance, Strata Agent
On behalf of Strata Corp. L.M.S. 4496

4496.17

ASSUMPTION OF RESPONSIBILITY

FEB 10 2003

STRATA PLAN L.M.S. 4496

HOUSE NUMBER 17

WHEREAS the owner(s) of the above-noted strata lot has requested from the Strata Corporation of the above-noted Strata Plan, permission to construct, install, or place within or annexed to the above-noted strata lot or the common property of the Strata Corporation

Satellite Dish

(The "Installation")

AND WHEREAS the duly authorized representative(s) of the Strata Corporation have agreed to grant permission to the Owner(s) to effect The Installation subject to the Owner(s) agreeing to comply with the requirements and to provide the undertaking, releases, and indemnities hereinafter provided.

NOW THEREFORE in consideration of the premises and the granting of permission as aforesaid as Owner of the above-noted Strata Lot, I/We covenant and agree with the Strata Corporation as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or Building Codes effecting The Installation.
2. To comply with any rules or regulations adopted by the Strata Corporation with respect to such installation.
3. To engage the services of firms or tradesmen who are licensed, knowledgeable, and well qualified to perform all services related to The Installation.
4. To require that those performing such services first make appropriate inquiries of the Strata Council as to design parameters and considerations to be followed in protecting the building and its utility systems from damage through performance of such work to effect The Installation.
5. That repair and maintenance of The Installation will be undertaken by the Owner(s) of the Strata Lot in perpetuity or, upon sale of the Strata Lot, The Installation is removed and the common property returned to it's original state.

6. To indemnify and save harmless, the Strata Corporation and other owners of property within the Strata Development from any and all costs, damage, loss or liability which may occur to such parties by reason of the carrying out of work related to The Installation.
7. To indemnify and save harmless, the Strata Corporation and other owners of property within the Strata Development from any and all costs, damage, loss or liability which may occur in the future as a result of The Installation.
8. This Agreement and all of its' obligations shall be binding upon all future purchasers of the unit, when signed by them where indicated below. Should the new purchaser(s) be unwilling to undertake the above noted obligations, then the current owner shall, as per Section (5), remove the installation and restore the common property to it's original state.

ORIGINAL OWNER:

Signed this 3 day of Feb., 2003.

Owner(s) Marece Chan

PURCHASER:

Signed this _____ day of _____,

New Owner(s) _____

STRATA CORPORATION L.M.S. 4496
C/O PROFILE PROPERTIES LTD.
#108, 2331 Marpole Avenue
Port Coquitlam, B.C.
V3C 2A1

Floating Wood Deck → CANNEW

OCT 17 2006

ASSUMPTION OF RESPONSIBILITY**STRATA PLAN I.M.S. 4496****HOUSE NUMBER** 17

WHEREAS the owner(s) of the above-noted strata lot has requested from the Strata Corporation of the above-noted Strata Plan, permission to construct, install, or place within or annexed to the above-noted strata lot or the common property of the Strata Corporation
Wood Deck (floating) installed in back yard

(The "Installation")

AND WHEREAS the duly authorized representative(s) of the Strata Corporation have agreed to grant permission to the Owner(s) to effect The Installation subject to the Owner(s) agreeing to comply with the requirements and to provide the undertaking, releases, and indemnities hereinafter provided.

NOW THEREFORE in consideration of the premises and the granting of permission as aforesaid as Owner of the above-noted Strata Lot, I/We covenant and agree with the Strata Corporation as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or Building Codes effecting The Installation.
2. To comply with any rules or regulations adopted by the Strata Corporation with respect to such installation.
3. To engage the services of firms or tradesmen who are licensed, knowledgeable, and well qualified to perform all services related to The Installation.
4. To require that those performing such services first make appropriate inquiries of the Strata Council as to design parameters and considerations to be followed in protecting the building and its utility systems from damage through performance of such work to effect The Installation.
5. **That repair and maintenance of The Installation will be undertaken by the Owner(s) of the Strata Lot in perpetuity or, upon sale of the Strata Lot, The Installation is removed and the common property returned to it's original state.**

6. To indemnify and save harmless, the Strata Corporation and other owners of property within the Strata Development from any and all costs, damage, loss or liability that may occur to such parties by reason of the carrying out of work related to The Installation.
7. To indemnify and save harmless, the Strata Corporation and other owners of property within the Strata Development from any and all costs, damage, loss or liability which may occur in the future as a result of The Installation.
8. This Agreement and all of its' obligations shall be binding upon all future purchasers of the unit, when signed by them where indicated below. Should the new purchaser(s) be unwilling to undertake the above noted obligations, then the current owner shall, as per Section (5), remove the installation and restore the common property to it's original state.

ORIGINAL OWNER:

Signed this 23rd day of August, 2006.
Owner(s) McCollen & P

PURCHASER:

Signed this _____ day of _____, _____.
New Owner(s) _____

STRATA CORPORATION L.M.S. 4496
C/O PROFILE PROPERTIES LTD.
#108, 2331 Marpole Avenue
Port Coquitlam, B.C.
V3C 2A1