

STRATA PLAN VR 1360
BY LAWS and HOUSE RULES
“VANDERLEE COURT”

1274 – 1298 West 6th Avenue
Vancouver, B.C.
V6H 1A5

Attached hereto are the bylaws and house rules for Strata Plan VR 1360.
For legal purposes, please obtain a true copy as registered at the Land Titles Office.

* * *

NOTE: This bylaw package may or may not contain the basic bylaws
of the Condominium Act or the old Strata Titles Act.

Professionally Managed By:



Prudential United Realty

#201 - 2107 West 40th Avenue, Vancouver, B.C. V6M 1W4

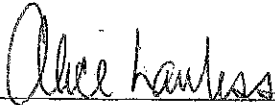
Tel: 604-263-8800 Fax: 604-263-0864

14 FEB 2003 11:51 Strata Property Act BV053440
Form I
AMENDMENT TO BYLAWS
(Section 128)

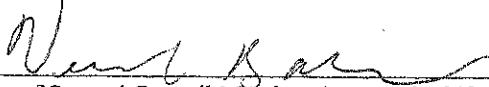
The Owners, Strata Plan VR 1360 [the registration number of the strata plan]
certify that the following or attached amendments to the bylaws of the strata corporation were
approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an
annual or special general meeting held on FEBRUARY 13, 2003 [month-day, year]*:

[wording of bylaw amendment]

AS ATTACHED



Signature of Council Member



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.

3/4 VOTE RESOLUTION:

WHEREAS a strata corporation pursuant to section 128 of the Strata Property Act, S.B.C. 1998, c.43 may amend its bylaws by a resolution passed by a 3/4 vote;

AND WHEREAS THE OWNERS, STRATA PLAN VR 1360 wish to amend their bylaws;

NOW THEREFORE BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN VR 1360 (the "Strata Corporation") at this special general meeting held on February 13, 2003 that the bylaws of the Strata Corporation filed in the Land Title Office on July 31, 2002 under registration no. BT277991 are amended as follows:

1. under section 3(5) substitute " The total number of strata lots that may be rented or leased by the owners at any one time is three (3)." to read "The total number of strata lots that may be rented or leased by the owners at any one time is one (1).

31 JUL 2002 14 18

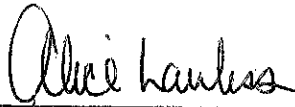
BT277991

Strata Property Act
Form I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan VR 1360 [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 JUNE 26, 2002 [month day, year]*:

[wording of bylaw amendment]

SEE ATTACHED



Signature of Council Member



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.

Proposed Bylaws – Strata Plan VR 1360

Division 1 — Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

Repair and maintenance of property by owner

2 (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

(2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of property

3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that

- (a) causes a nuisance or hazard to another person,
- (b) causes unreasonable noise,
- (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
- (d) is illegal, or
- (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

(2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

(3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.

(4) An owner, tenant or occupant must not keep any pets on a strata lot without the prior written strata council approval.

(5) An owner must not rent, lease, assign, sublet or permit the strata lot to be otherwise occupied without prior written consent of the strata council. The total number of strata lots that may be rented or leased by the owners at any one time is three (3).

Inform strata corporation

4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.

(2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

Obtain approval before altering a strata lot

5 (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:

- (a) the structure of a building;
- (b) the exterior of a building;
- (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
- (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
- (e) fences, railings or similar structures that enclose a patio, balcony or yard;
- (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.

(2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

(3) This section does not apply to a strata lot in a bare land strata plan.

Obtain approval before altering common property

6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.

(2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit entry to strata lot

7 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot

(a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and

(b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.

(2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 — Powers and Duties of Strata Corporation

Repair and maintenance of property by strata corporation

8 The strata corporation must repair and maintain all of the following:

(a) common assets of the strata corporation;

(b) common property that has not been designated as limited common property;

(c) limited common property, but the duty to repair and maintain it is restricted to

(i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and

(ii) the following, no matter how often the repair or maintenance ordinarily occurs:

(A) the structure of a building;

(B) the exterior of a building;

(C) chimneys, stairs, balconies and other things attached to the exterior of a building;

(D) doors, windows and skylights on the exterior of a building or that front on the common property;

(E) fences, railings and similar structures that enclose patios, balconies and yards;

(d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to

(i) the structure of a building,

(ii) the exterior of a building,

(iii) chimneys, stairs, balconies and other things attached to the exterior of a building,

(iv) doors, windows and skylights on the exterior of a building or that front on the common property, and

(v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 — Council

Council size

9 (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.

(2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

Council members' terms

- 10 (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for reelection.
- (3) to (5) [Repealed 1999-21-51.]

Removing council member

- 11 (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing council member

- 12 (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 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.

Officers

- 13 (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
 - (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling council meetings

- 14 (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
 - (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.

Requisition of council hearing

- 15 (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within two weeks of the hearing.

Quorum of council

- 16 (1) A quorum of the council is
- (a) 1, if the council consists of one member,
 - (b) 2, if the council consists of 2, 3 or 4 members,
 - (c) 3, if the council consists of 5 or 6 members, and
 - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

- 17 (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
- (a) bylaw contravention hearings under section 135 of the Act;
 - (b) rental restriction bylaw exemption hearings under section 144 of the Act;
 - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

- 18 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to inform owners of minutes

- 19 The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

- 20 (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
- (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
- (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

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.

(2) Despite subsection (1), a council member 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.

Limitation on liability of council member

22 (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.

(2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 — Enforcement of Bylaws and Rules

Maximum fine

23 The strata corporation may fine an owner or tenant a maximum of

- (a) \$100 for each contravention of a bylaw;
- (b) \$25 for each contravention of a rule; and
- (c) \$500 for contravention of a rental limit.

Continuing contravention

24 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Division 5 — Annual and Special General Meetings

Person to chair meeting

25 (1) Annual and special general meetings must be chaired by the president of the council.

(2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.

(3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

26 (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.

(2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.

(3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

27 (1) At an annual or special general meeting a vote is decided on a show of hands, unless an eligible voter requests a precise count.

(2) If a precise count is requested, the chair must decide whether it will be by show of hands or by roll call, secret ballot or some other method.

- (3) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (4) 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.
- (5) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

28 The order of business at annual and special general meetings is as follows:

- (a) certify proxies ;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 — Voluntary Dispute Resolution

Voluntary dispute resolution

- 29** (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.
- (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.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.
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**HOUSE RULES OF VANDERLEE COURT
STRATA PLAN VR 1360**

For the convenience and comfort of all parties residing in this Strata complex, and to avoid misunderstandings, the following HOUSE RULES have been adopted by the Strata Council of Strata Plan VR 1360 as rules and regulations for Strata Plan VR 1360, and compliance with the same will tend greatly to produce harmony and good will. In addition, all parties should acquaint themselves with Strata Plan VR 1360's bylaws ("Strata Bylaws").

1. **Use.** Each strata lot is to be used exclusively as a single family private residence and for no other purpose.
2. **Restrictions.** An owner/resident shall not, without prior written Strata Council approval, do any act, or permit any act to be done, to alter, or permit to be done, to alter, or permit to be altered, his or her strata lot or any common property in any manner which would alter the exterior appearance of the strata lot or common property. This includes, but is not limited to, placement of, or alterations or additions to, awnings, blinds, drapes, door coverings, fences, enclosures, shelving, racks, hooks, etc. All permitted drapes, curtains and blinds are to be of a neutral colour. Aluminum foil is not to be used to cover any windows or patio doors.
3. **Parking Stalls.** With the exception of:
 - a. one motor vehicle; and
 - b. a small amount of neatly stacked firewood;an owner/resident may not place or keep upon, store in, or suspend anything from his or her assigned parking stall without the prior written approval of the Strata Council.
4. **Noise Restriction.** No owner/resident shall do, or permit to be done, within or about his or her strata lot, or upon or about any common property, anything which, in the opinion of the Strata Council, constitutes a nuisance or unreasonably interferes with the use and enjoyment of a strata lot or common property by any other owner. No owner/resident shall make an undue amount of noise or sound in or about any strata lot or the common property which could reasonably be expected to disturb other owners.
5. **Pets.** No pets are allowed without prior written Strata Council approval. Any owner/resident who is permitted pets must comply with the following conditions:
 - a. the owner/resident must clean up his or her pets' defecation on common property;
 - b. the owner/resident must keep his or her dogs which are on common property on a leash and secured at all times;
 - c. the owner/resident must accept the responsibility and the expense for damage to common property caused by his or her pet.

The Strata Council has the right to revoke, at any time, permission to have a pet, and shall do so if and when it considers it necessary.

6. **Compliance.** No owner/resident shall use, or permit anyone to use, his or her strata lot or the common property for any purpose of an illegal or improper nature, or in any manner that may negatively impact the reputation of the strata complex. No owner/resident shall do anything or permit anything to be done on a strata lot or on the common property which would tend to increase the risk of fire or the cost of fire insurance or any other insurance premiums, or which would invalidate any existing insurance policy.
7. **Signage.** No owner/resident shall exhibit in or about his or her strata lot, or upon or about the common property, any trade, business, professional, advertising, notice, rental or real estate sign, unless prior written Strata Council approval is obtained.
8. **Repairs.** If any owner/resident, or his or her employees, agents, invitees or tenants, damages the exterior of any building, any common area, or any shrubs, trees, garden areas or lawns, etc. within the strata complex, such damage will be repaired at the expense of such owner/resident.
9. **Garbage.** All garbage must be drained, well wrapped and securely tied in plastic bags before being placed in the garbage receptacle. Recyclable materials should be placed in the appropriate blue recycling bins. Any garbage material other than ordinary household garbage must be removed by the owner/resident at his or her own expense. Owner/residents must break down all boxes before placing them in the appropriate recycling bin or garbage receptacle.
10. **Parking.** All owners/residents may only use their assigned parking stalls. The Strata Council, and the property management company on behalf of the Strata Council, has the authority to remove from the strata complex, at the owner's own risk and expense, vehicles which are:
 - a. illegally parked;
 - b. parked in unauthorized areas
 - c. unlicensed or uninsured; or
 - d. blocking or restricting access to any sidewalks, passages, walkways, roadways, driveways, parking areas or other parts of the common property.
11. **No Mechanical Work.** No owner/resident shall perform mechanical work on his or her motor vehicle or on other machinery, or permit such work to be done, within the strata complex.
12. **Barbeques.** No owner/resident shall use or permit to be used any barbeque other than a gas barbeque on his or her strata lot, the common property, or anywhere within the strata complex.
13. **Miscellaneous Items.** No owner/resident shall leave wearing apparel, toys, blankets, bicycles, etc. unattended on or about the common areas. No owner/resident shall hang, or permit to hang, any clothing or laundry on or about the common areas, in such a manner that same could be visible from outside a strata lot. No owner/resident shall place any furniture in the common areas without prior written Strata Council approval.

14. **Rentals.** An owner may not rent or lease his or her strata lot without obtaining the prior written consent of the Strata Council (refer to section 3(5) of the Strata Bylaws). If an owner obtains Strata Council approval to rent or lease his or her strata lot, prior to renting or leasing the strata lot to a tenant, the owner must first:
- a. provide a copy of these House Rules to the tenant; and
 - b. have the tenant sign a *Strata Property Act* Form K (Notice of Tenant's Responsibilities) and deliver same to the Strata's property management company.

Strata lot owners are responsible for any breaches by their tenant of the terms of the *Strata Property Act*, and of any bylaws, rules and regulations (including these House Rules), in the same manner and to the same extent as if the owner had committed the breach himself or herself.

15. **Infringement.** All infringements of these House Rules should be reported to the property management company or to a member of the Strata Council. Any infringement or violation of the terms of the *Strata Property Act*, or of any bylaws or rules and regulations (including these House Rules), by an owner, his or her employees, agents, invitees or tenants, may be corrected, remedied or cured by the Strata Corporation, and any costs or expenses expended or incurred by the Strata Corporation in correcting, remedying or curing an infringement or violation shall be charged to that owner, and shall be added to and become a part of the assessment of that owner for the month next following the date on which the costs or expenses are expended or incurred, but not necessarily paid, by the Strata Corporation, and shall become due and payable on the date of payment of the monthly assessment. In addition, any fines levied by the Strata Council will also become part of the assessment of that owner and are due and payable on the date of payment of the monthly assessment.
16. **Fines and Contravention.** As set out in section 23 of the Strata Bylaws, the Strata Corporation may fine an owner or tenant a maximum of \$100 for each contravention of a bylaw; \$25 for each contravention of a rule (including these House Rules); and \$500 for contravention of a rental limit. If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.
17. **Amendment.** These House Rules may be amended, extended or added to by the Strata Council whenever it deems it necessary. Any such amendments, extensions or additions will take effect and be binding upon each owner/resident upon a copy of such amendments, extensions or additions being delivered to the strata lot of such owner/resident.
18. **Inquiries.** All inquiries with respect to these House Rules should be made in writing and forwarded to the property management company, who will present such inquiry to the Strata Council. An owner who wishes to have any of the House Rules changed may submit his or her application for change in writing to the Strata Council through the property management company. An owner may also submit an application for a change of any House Rule to the owners of Strata Plan VR 1360 as a whole, for determination at an Annual General Meeting, by giving written notice to the Strata Council fourteen (14) days before such Annual General

Meeting, at which time such application will be discussed and a final decision will be made by a majority vote.

PASSED BY STRATA COUNCIL VR 1360 FOR VANDERLEE COURT this 26th day of JUNE, 2002.

STRATA COUNCIL VR 1360

Name:

Name:

Name: