

REAL ESTATE DEVELOPMENT MARKETING ACT

DISCLOSURE STATEMENT AMENDMENT #1

Date of Disclosure Statement: July 15, 2025

Date of any prior Amendments: N/A

Date of this Amendment: June 1, 2026

Name of Development: MaraVista

Name of Developer: MaraVista Holdings Ltd.

Address for Service in British Columbia for the Developer:

410 – 2963 Glen Drive
Coquitlam, BC V3B 2P7

Business and Mailing Address for the Developer:

410-2963 Glen Drive
Coquitlam, BC V3B 2P7

Real Estate Brokerage(s):

CIR Realty	RE/MAX Shuswap	RE/MAX Vernon Salt Fowler
1781 Abbott St	105-650 Trans-Canada Hwy	5603 27 St
Kelowna, BC V1Y 1B3	Salmon Arm, BC V1E 2S6	Vernon, BC V1T 8Z5

The Developer has decided to list one or more of the 8 strata lots in Phase 1 of the Development with its real estate agents. The Developer reserves the right to add, remove or change brokerages and real estate agents from time to time. The Developer reserves the right to market and offer for sale any of the other strata lots directly to the first purchaser thereof. None of the employees of the Developer are currently licensed under the Real Estate Development Marketing Act and, as such, are not able to act on behalf of any prospective purchaser of a strata lot in this Development.

THIS DISCLOSURE STATEMENT HAS BEEN FILED WITH THE SUPERINTENDENT OF REAL ESTATE, BUT NEITHER THE SUPERINTENDENT, NOR ANY OTHER AUTHORITY OF THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA, HAS DETERMINED THE MERITS OF ANY STATEMENT CONTAINED IN THE DISCLOSURE STATEMENT, OR WHETHER THE DISCLOSURE STATEMENT CONTAINS A MISREPRESENTATION OR OTHERWISE FAILS TO COMPLY WITH THE REQUIREMENTS OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT*. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO DISCLOSE PLAINLY ALL MATERIAL FACTS, WITHOUT MISREPRESENTATION.

The Disclosure Statement dated July 15, 2025 is amended as follows:

1. Section 2.1(2) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“The Development of the Lands will include the servicing and stratification of 67 residential Strata Lots and a clubhouse. The Development is expected to be built in ten phases.”

2. Section 2.1(3) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“Strata Lots 1-8 in Phase 1 are being marketed by the Developer under this Disclosure Statement. The Developer intends to market the rest of the 67 Strata Lots in the future.”

3. The following be added as Section 2.2(7) to the Disclosure Statement:

“The Zoning Bylaw has been amended to allow short-term rental as an additional permitted use in Strata Lots 1-15, which are to be constructed in Phase 1 and Phase 2. A copy of the amending bylaw is attached as Exhibit L.”

4. Section 2.3(2) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“A phased strata plan development is constructed in stages over a period of time. As each phase is completed, the plans for that phase are added to the original strata plan deposited in the land title office and the phases are incorporated into one strata plan. The 67 Strata Lots in the Development will be constructed in ten phases, with:

- (a) 8 Strata Lots in Phase 1;
- (b) 7 Strata Lots in Phase 2;
- (c) 6 Strata Lots in Phase 3;
- (d) 6 Strata Lots in Phase 4;
- (e) 7 Strata Lots in Phase 5;
- (f) 6 Strata Lots in Phase 6;
- (g) 6 Strata Lots in Phase 7;
- (h) 6 Strata Lots in Phase 8;
- (i) 9 Strata Lots in Phase 9; and
- (j) 6 Strata Lots in Phase 10.”

5. Section 3.1(3) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“The Schedule of the proposed Unit Entitlement for Phase 1 in Form V of the *Strata Property Act* is attached as Exhibit F. The Form V for Phase 1 of the Development will

be filed in the Kamloops Land Title Office (the “**Land Title Office**”) concurrently with the deposit of the Phase 1 Strata Plan. Each Strata Lot owner’s percentage of total unit entitlement will decrease on the deposit of the strata plan for each subsequent phase.”

6. Section 3.5(3) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“Bylaw 3 generally regulates the use of the property in the Development.”

7. Section 3.5(5) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“Bylaw 3(10) to Bylaw 3(13) impose restrictions on the number of people that may reside in a Strata Lot.”

8. Section 3.5(6) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“Bylaw 3(15) prohibits growing marijuana within the Development.”

9. The following be added as Section 3.5(7) to the Disclosure Statement:

“Bylaw 3(17) restricts the display of flags within the Development.”

10. The following be added as Section 3.5(8) to the Disclosure Statement:

“Bylaw 3(18) and Bylaw 3(19) impose restrictions on the rental of Strata Lots.”

11. Section 3.6(3) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“The Developer intends that the Development will be allocated approximately 35 parking stalls (individually, a “**Parking Stall**” and collectively, the “**Parking Stalls**”), which will be Common Property.”

12. Section 5.1(2) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“The Developer estimates that the construction of the various phases of the Development will commence and complete as follows:

Phase	Estimated Commencement Date	Estimated Completion Date
1	June 24, 2025 (actual)	June 30, 2026 – September 30, 2026
2	July 1, 2027 - October 1, 2027	May 30, 2028 - August 30, 2028
3	June 1, 2028 - September 1, 2028	April 30, 2029 - July 30, 2029
4	May 1, 2029 - August 1, 2029	March 30, 2030 – June 30, 2030
5	April 1, 2030 - July 1, 2030	February 30, 2031 – May 30, 2031
6	March 1, 2031 - June 1, 2031	January 30, 2032 – April 30, 2032
7	February 1, 2032 - May 1, 2032	December 30, 2032 – March 30, 2033
8	January 1, 2033 - April 1, 2033	November 30, 2033 – February 30, 2034
9	December 1, 2033 - March 1, 2034	October 30, 2034 – January 30, 2035
10	November 1, 2034 - February 1, 2035	September 30, 2035 – December 30, 2035

13. Exhibit A of the Disclosure Statement showing the Sketch Plan, is deleted in its entirety and replaced with Exhibit A attached hereto.
14. Exhibit E of the Disclosure Statement showing the draft Form P, is deleted in its entirety and replaced with Exhibit E attached hereto.
15. Exhibit G of the Disclosure Statement showing the draft Owner Developer's Notice of Different Bylaws, is deleted in its entirety and replaced with Exhibit G attached hereto.
16. Exhibit L attached hereto be added to the Disclosure Statement as Exhibit L.

DEEMED RELIANCE

SECTION 22 OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT* PROVIDES THAT EVERY PURCHASER WHO IS ENTITLED TO RECEIVE THIS DISCLOSURE STATEMENT IS DEEMED TO HAVE RELIED ON ANY FALSE OR MISLEADING STATEMENT OF A MATERIAL FACT CONTAINED IN THIS DISCLOSURE STATEMENT, IF ANY, AND ANY OMISSION TO STATE A MATERIAL FACT. THE DEVELOPER, ITS DIRECTORS AND ANY PERSON WHO HAS SIGNED OR AUTHORIZED THE FILING OF THIS DISCLOSURE STATEMENT ARE LIABLE TO COMPENSATE THE PURCHASER FOR ANY MISREPRESENTATIONS, SUBJECT TO ANY DEFENCES AVAILABLE UNDER SECTION 22 OF THE ACT.

DECLARATION

THE FOREGOING STATEMENTS DISCLOSE, WITHOUT MISREPRESENTATION, ALL MATERIAL FACTS RELATING TO THE DEVELOPMENT REFERRED TO ABOVE, AS REQUIRED BY THE REAL ESTATE DEVELOPMENT MARKETING ACT OF BRITISH COLUMBIA, AS OF JUNE 1, 2026.

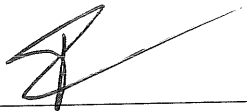
MARAVISTA HOLDINGS LTD.,

by its authorized signatory:



Ronald Joseph Fox, Director

Director of MARAVISTA HOLDINGS LTD.



Ronald Joseph Fox

Exhibit A

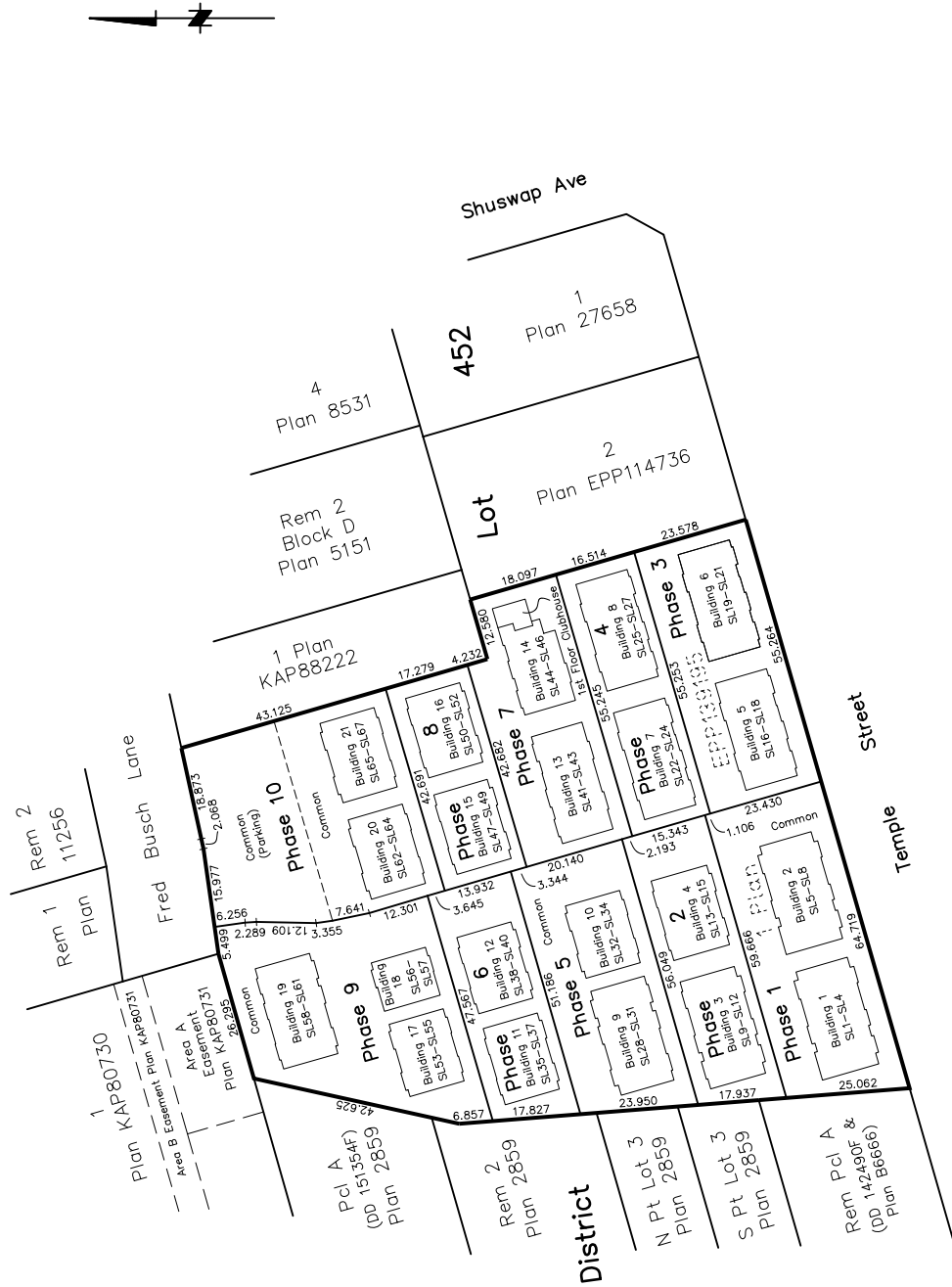
Sketch Plan
[attached hereto]

Sketch Plan to Accompany Form P in Lot 1, Plan EPP139195, District Lot 452, KDYD

BCCS 82L.086



All distances are in metres.
The intended plot size of this plan is 560mm in width by 432mm in height (C size)
when plotted at a scale of 1:750



LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9997880. The average combined factor has been determined based on an ellipsoidal elevation of 334.9 metres.

The UTM coordinates and estimated absolute accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

SL Denotes Strata Lot
Common Denotes Common Property as defined in the Strata Property Act

This plan lies within the Columbia Shuswap Regional District

Exhibit E

Draft Form P
[attached hereto]

Strata Property Act

FORM P

PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

We, MARAVISTA HOLDINGS LTD., declare

1. That we intend to create a strata plan by way of phased development of the following land which we own or on which we hold a right to purchase:

PID: 032-300-727

LOT 1 DISTRICT LOT 452 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP139195

2. That the plan of development is as follows:

- (a) There are 10 phases in the phased development. Attached hereto is a sketch plan setting forth the number of phases in the order in which the phases will be deposited. The only common facility to be constructed in the phased development is a clubhouse, which will be constructed in phase 7.

- (b) Attached hereto is a sketch plan showing:

- (i) all the land to be included in the phased strata plan;
- (ii) the present parcel boundaries;
- (iii) the approximate boundaries of each phase; and
- (iv) the approximate location of the common facilities (Clubhouse).

- (c) The estimated dates for the beginning and completion of construction for each phase are as follows:

Phase	Estimated Commencement Date	Estimated Completion Date
1	July 1, 2025	June 30, 2026
2	July 1, 2027	May 30, 2028
3	June 1, 2028	April 30, 2029
4	May 1, 2029	March 30, 2030
5	April 1, 2030	February 30, 2031
6	March 1, 2031	January 30, 2032

7	February 1, 2032	December 30, 2032
8	January 1, 2033	Novemebr 30, 2033
9	December 1, 2033	October 30, 2034
10	November 1, 2034	November 30, 2035

- (d) The unit entitlement of each phase and the total unit entitlement of the completed development is as follows:

Phase Number	Number of Units	Unit Entitlement
1	8	8
2	7	7
3	6	6
4	6	6
5	7	7
6	6	6
7	6	6
8	6	6
9	9	9
10	6	6
Total	67	67

- (e) The maximum number of units and general type of residence or other structure to be built in each phase is as follows:

Phase Number	Maximum Number of Units	General Type of Residence or Other Structure
1	8	Residential Townhouses
2	7	Residential Townhouses
3	6	Residential Townhouses

4	6	Residential Townhouses
5	7	Residential Townhouses
6	6	Residential Townhouses
7	6	Residential Townhouses Plus Clubhouse
8	6	Residential Townhouses
9	9	Residential Townhouses
10	6	Residential Townhouses

3. I will elect to proceed with each phase on or by the following dates:

Phase Number	Date
Phase 1	July 1, 2025
Phase 2	July 1, 2027
Phase 3	June 1, 2028
Phase 4	May 1, 2029
Phase 5	April 1, 2030
Phase 6	March 1, 2031
Phase 7	February 1, 2032
Phase 8	January 1, 2033
Phase 9	December 1, 2033
Phase 10	November 1, 2034

Signature of Applicant

MARAVISTA HOLDINGS LTD.

Per: _____
Ronald Joseph Fox, Director

Date of approval: _____, 2026.*

Signature of Approving Officer

District of Sicamous

Name of Municipality (or as the case may be)

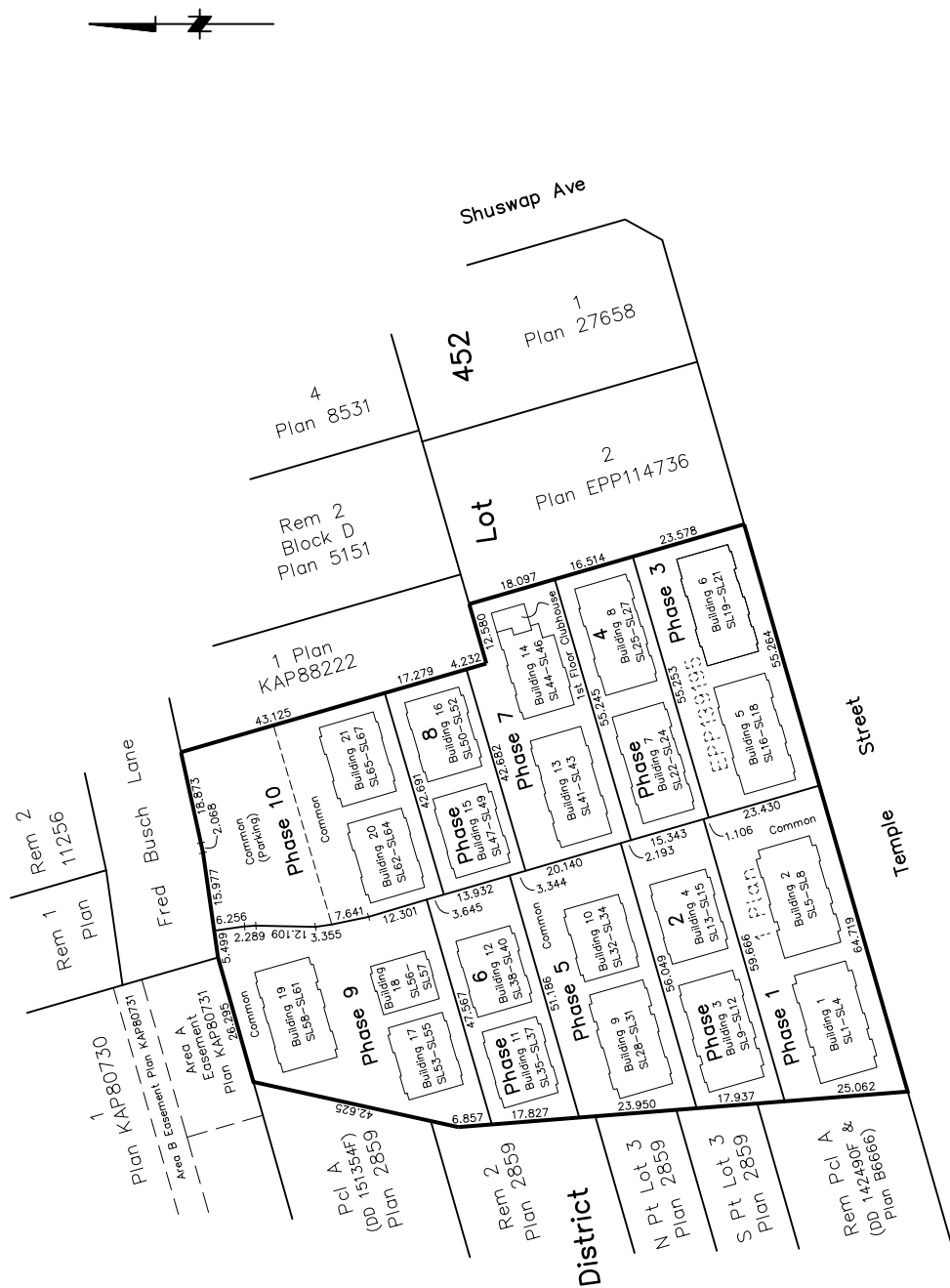
* Section 222(2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.

Sketch Plan to Accompany Form P in Lot 1, Plan EPP139195, District Lot 452, KDYD

BCCS 82L.086



All distances are in metres.
The intended plot size of this plan is 560mm in width by 432mm in height (C size)
when plotted at a scale of 1:750



LEGEND

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This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9997880. The average combined factor has been determined based on an ellipsoidal elevation of 334.9 metres.

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SL Denotes Strata Lot
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This plan lies within the Columbia Shuswap Regional District

Exhibit G

Draft Form Y – Owner Developer’s Notice of Different Bylaws
[attached hereto]

Strata Property Act
FORM Y

OWNER DEVELOPER'S NOTICE OF DIFFERENT BYLAWS

(Section 245(d), Regulations section 14.6(2))

Re: Strata Plan EPS12006 being a strata plan of:

Parcel Identifier: 032-300-727
LOT 1 DISTRICT LOT 452 KAMLOOPS DIVISION
YALE DISTRICT PLAN EPP139195

The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act* (British Columbia) (the “**Act**”), as permitted by section 120 of the Act:

1. Bylaw 3(4)(d) of the Standard Bylaws is deleted and replaced with the following:

Use of property

3(4)(d) up to two dogs weighing no more than 70 lbs each, up to two 2 cats, or one dog weighing no more than 70 lbs and one cat.

2. New Bylaws are added to the Standard Bylaws as follows:

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

Use of property

- 3(5) Notwithstanding the foregoing, any dog which has ever attacked a person or another animal without provocation, or any dog which is identifiable as being entirely or partly composed of a breed including "American Pit Bull Terrier", "Staffordshire Bull Terrier", "American Staffordshire Terrier", any "Bull Dog", or "Rottweiler", or which is classified as being a "vicious dog" by bylaw passed within any municipality of British Columbia are not permitted in a strata lot or on the common property or the common assets.
- 3(6) Notwithstanding the foregoing, an owner, tenant or occupant must not keep any swine, snakes, rodents or reptiles as a pet on a strata lot.
- 3(7) Owners, tenants or occupants of a strata lot who keep pets shall be fully responsible for the behaviour and actions of their pets. If an owner, tenant or occupant of any strata lot keeps a pet, the person having control of the pet shall immediately collect all feces, urine or any other mess left by the pet on the common property and repair any damage caused by the pet. Without limiting the generality of the foregoing, such responsibility will include clean-up and proper disposal of all excrement and other waste and repair of any damage to person or property. If, in the reasonable opinion of the council, any damage requiring special cleaning and/or repair of any of the common property, limited common property or common assets is caused by a pet, the pet owner or the owner, tenant or

occupant of the strata lot where the pet is residing or visiting shall pay all costs of such special cleaning and/or repair.

- 3(8) Owners, tenants, and occupants shall inform their invitees of the rules concerning pets and owners, tenants and occupants will be responsible for clean up or damage repair resulting from their invitee's pet.
- 3(9) If the council determines that a pet is a nuisance, the pet owner or the owner, tenant or occupant of the strata lot where the pet is residing or is located shall remove such pet within thirty (30) days after receiving written notice from the strata corporation.
- 3(10) No more than two persons may reside in a studio or one-bedroom strata lot.
- 3(11) No more than four persons may reside in a two-bedroom strata lot.
- 3(12) No more than six people may reside in a three-bedroom strata lot.
- 3(13) For the purposes of Section 3(10), 3(11) and 3(12), a person shall be deemed to be residing in a strata lot if they spend more than 30 days in a strata lot in any twelve-month period.
- 3(14) Smoking, vaping, or other use of marijuana is prohibited on the common property (including limited common property).
- 3(15) Growing marijuana plants is prohibited within the strata lots or on the common property.
- 3(16) Playing basketball, pickleball, and other sports that cause repetitive noise is prohibited on the common property (including limited common property).
- 3(17) Owners, tenants, and occupants may display at most one flag that has dimensions that are no larger are no more than 1 foot by 2 feet from each strata lot.
- 3(18) Except for strata lots 1 through 15, which are to be created in Phase 1 and Phase 2, no owner, tenant or occupant of a strata lot may rent their strata lot to any person for a period shorter than 30 days.
- 3(19) No owner, tenant or occupant of a strata lots 1 through 15, which are to be created in Phase 1 and Phase 2, may rent their strata lot to any person for a period shorter than 30 days unless they comply with all of the following:
 - (a) The owner will ensure that there is sufficient space for the renter to park in the garage of the strata lot that is being rented.
 - (b) No more than one rental is permitted a week. For the purpose of this bylaw 3(19), each week begins at 1:00pm on Friday and ends at 12:59pm on the following Friday; however, owners may elect to have a week start at 1:00pm on any other day of the week and end at 12:59pm on the 7th day thereafter for their respective strata lot by providing 3 days prior written notice to the strata corporation, which notice must set out the day of the week that the owner is electing to have their week start on for the purpose of this bylaw.

- (c) The strata corporation must be provided with a Form K, duly signed by the renter, at least 3 days prior to the commencement of the rental period.
 - (d) Each strata lot may be rented for no more than 12 weeks in any calendar year. For the purpose of such calculation, any rental that occurs in a week will count as a full week's rental (ie if the strata lot is rented for 1 day in a week, then the strata lot will be deemed to have been rented for an entire week).
 - (e) All parties must comply with all applicable laws and bylaws. In particular, but in no way limiting the generality of the foregoing, the owner must:
 - (i) be registered with the provincial government pursuant to the short-term rental legislation;
 - (ii) have a municipal business license; and
 - (iii) carry and maintain property damage and comprehensive general liability insurance in respect of the strata lot and any short-term rental use of it, in an amount of not less than \$2,000,000 per occurrence, or such greater amount as the strata corporation may determine by bylaw from time to time and provide evidence of such insurance to the strata corporation upon request.
- 3(20) No owner, tenant or occupant of a strata lot may use the Club House (which will be constructed in Phase 7) unless they book the Club House in advance and provide the strata corporation with a cleaning deposit in an amount of not less than \$200 per day, or such greater amount as the strata corporation may determine by bylaw from time to time.
- 3(21) No person may park in the large parking stalls, which front Fred Busch Lane, for more than 24 hours at a time.

Division 7 – Marketing Activities by Owner Developer

Display Lot

- 30(3) Without limiting the generality of the foregoing, the owner developer shall have the right, so long as it owns any unsold strata lots, to maintain and use its unsold strata lots and the common areas as display units and sales offices and to carry out such sales functions as the owner developer deems necessary or desirable to enable the sale and marketing of all strata lots in the development, including:
- (a) erecting and placing directional, location and advertising signage on the strata lots owned by the owner developer and on the common property;
 - (b) encouraging and allowing prospective purchasers to view the strata lots owned by the owner developer and all common property; and
 - (c) erecting and maintaining a sales trailer, placards, flags and other like items for marketing, sales and advertising on the common property of the development which shall be removed at the owner developer's expense once all strata lots have been sold by the owner developer.
- 30(4) In order to allow the owner developer of the strata lots and strata corporation to market and sell any strata lots owned by the owner developer, the owner developer may, until the last strata lot has been sold by the owner developer:

- (a) allow the project to remain open during regular sales hours including weekends so as to allow prospective purchasers reasonable and unimpeded access to any strata lot owned by the owner developer and access to the common property and facilities of the development; and
- (b) have unimpeded access for the owner developer, its sales staff, agents and prospective purchasers to the common property and common facilities of the development.

Dated at Coquitlam, British Columbia. This __ day of _____, 2026.

Signature of Owner Developer:

MARAVISTA HOLDINGS LTD.

Per: _____
Authorized Signatory

Exhibit L

District of Sicamous Zoning Amendment Bylaw No. 1118, 2026
[attached hereto]

DISTRICT OF SICAMOUS

BYLAW NO. 1118, 2026

A Bylaw to amend District of Sicamous Zoning Bylaw No. 1100, 2024

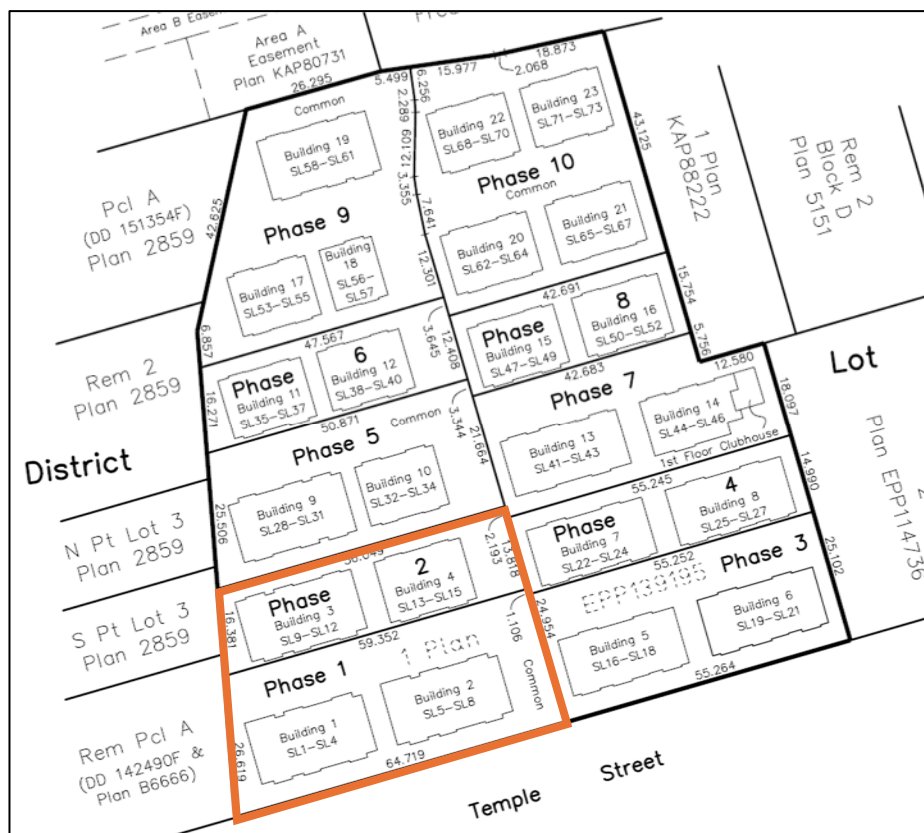
WHEREAS the Council of the District of Sicamous has adopted the District of Sicamous Zoning Bylaw No. 1100, 2024 and deems it appropriate to amend the Bylaw;

NOW THEREFORE the Council of the District of Sicamous, in open meeting assembled,
ENACTS AS FOLLOWS:

Bylaw Amendment

1. District of Sicamous Zoning Bylaw No. 1100, 2024 Section 4.3.1.9.g. is amended by adding a site-specific regulation, 4.3.1.9.g. iii), with an illustration shown below, as follows:

LOT 1 DISTRICT LOT 452 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP139195, **short-term rental** is an additional permitted use in four buildings consisting of 15 units (phase 1 and 2).



Title

This Bylaw shall be cited as the “**District of Sicamous Zoning Amendment Bylaw No. 1118, 2026.**”