



SELLING NORTH VANCOUVER TEAM

POWERED BY GRANT GARDNER

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Strata Summary for Strata Plan

LMS 1203 Springhill Place

403-140 E 14th Street, North Vancouver BC

About Springhill Place: This complex was built in 1994 and there are 49 units including one common room. The complex has an amenity room and is close to Lions Gate Hospital as well as the cafes, restaurants, and shops of Central Lonsdale. There are many bike racks and public transit routes nearby.

Strata Management Company: Stratawest Management Ltd 604-904-9595

Maintenance Fee: \$346.63

What's included with the Maintenance Fee: Garbage Pickup, Gardening, Gas, Hot Water and Management.

Changes to Common Property: Building upgrades have been budgeted for and will consist of many interior design upgrades implemented in stages over the next 2 to 3 years.

Recent or Upcoming Assessments: A comprehensive building envelope review was carried out in August 2012. The strata council prioritized recommended repairs and repairs were carried out in Fall 2012. Regular maintenance is continuing in 2013 as weather allows for less urgent recommended repairs. A Depreciation Report is upcoming in 2013.

Contingency Funds: The contingency fund is \$142,153 for the 2013 Budget.

of units in complex: 52

Pets: Pets are permitted with the exception that is the Council considers an animal to be a nuisance they may provide 30 days notice to the owner after which the pet may not be allowed on the property. Pets are not allowed to be loose on property grounds.

Rentals: 7 strata lots may be leased at any given time. Any owner wishing to lease their lot but apply in writing to the strata council before leasing their property.

Amenities: Amenity room available for owner use.

Parking: This unit has 1 parking space located in the underground parking garage. Parking space's are limited common property.

Locker/Storage: This unit has 1 storage locker. Storage lockers are limited common property.