MARTELLO PROPERTY SERVICES INC.

THE BENTLEY
BCS 1399

1001 HOMER STREET
VANCOUVER, B.C.

BUILDING REPORT
FOR SEPTEMBER 2006

Prepared by: Judy Yee
Assistant Controller

MARTELLO PROPERTY SERVICES INC.
Strata Plan BCS 1399 - Bentley
Analysis of Accounts for September 2006
Fiscal Year - End on October 31, 2006

General Comments:
Martello Property Services Inc. took over interim management of this Strata building on September 1, 2005. The Financial Statements are prepared on an accrual basis.

Any Photocopying or Postage charges payable to Martello Property Services will be paid every month.

Prepaid Insurance
An insurance policy for the period August 8 2006 - August 1 2007 was taken out via a monthly installment method. A down payment of $5,064.00 was paid in August. The monthly installment in the amount of $2,328.87 will be paid from September 1/06 to May 1/07.

Prepaid Property Taxes
2006 Property Taxes in the amount of $1308.13 was paid. This amount will be amortized over 12 periods.

Prepaid Water & Sewer
2006 Water & Sewer in the amount of $1550.00 was paid. This amount will be amortized over 12 periods.

Tenants Receivable:		
Ending Balance from Rent Roll	$	5,723.72
Total Tenants Receivable	$	5,723.72
Payable to Vendors:		
Open Status Report	$	9,620.02
Total Payable to Vendors	$	9,620.02
Accrued Payables:		
Electricity		3,000.00
Landscaping		350.00
Payroll EndSep		1,875.00
Management Fee		2,476.64
Garbage Removal		1,000.00
Elevator Maintenance		763.00
Water & Sewer		4,500.00
Dental Plan		81.85
General		1,226.66
WCB		96.00
Gas		2,000.00
Janitorial		1,200.00
Total Accrued Payables	$	18,569.15

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Mortgages:

A mortgage of $132,675.00 from Scotiabank payable on the 1st of every month commencing October 1, 2005.

Contingency Reserve

Developer interim contribution	$	0.00
Add: Sept - Oct/05 Contingency contribution		1,788.67
Add: Nov - Sept/06 Contingency contribution		29,150.00
Total Contingency Reserve	$	30,938.67
Add: CRF Interest		480.99
Total Contingency Reserve & Interest	$	31,419.66

Loan from Developer

Advance draw from Developer (Polygon)	$	15,000.00
Less: Expenses Charged in Aug/05		(2,722.76)
Less: Expenses Charged in Sep/05		(3,742.22)
Less: Expenses Charged in Oct/05		(3,167.28)
Loan from Developer per Balance Sheet	$	5,367.74



Strata Corporation BCS 1399

CONSOLIDATED BYLAWS

Re: Strata Plan BCS 1399, being a Strata Plan of Strata Lots 1 to 150 inclusive of the property legal described as PID 025-530-861 Lot 1 Block 85 District Lot 541 Group 1 New Westminster District Plan BCP2363 (the "Lands").

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.

(f) is in contravention of any rule, order or bylaw of The City of Vancouver applicable to the Strata Lot or that will result in any unusual or objectionable odour to emanate from the Strata Lot, or that is inconsistent with the intent of these Bylaws.

(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.

(i) An owner shall not:

(a) use his strata lot for any purpose which may be injurious to the reputation of the building;

(b) make or cause to be made any structural alteration to his strata lot, or paint, decorate, or add to or remove any structure from the exterior of the building or the exterior of the strata lot or add to or alter the wiring, plumbing, piping, or other services on his strata lot, or within any bearing or party wall or the Common Property with our first obtaining the written consent of the strata council; and

(c) install any lock on any door leading to or in the strata lot without the prior written consent of the strata council.

(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 other than one or more of the following:

(a) a reasonable number of fish or other small aquarium animals;

(b) a reasonable number of small caged mammals;

(c) up to 2 caged birds;

(d) two dogs, two cats, or one dog and one cat.

(e) The owners of pets shall be fully responsible for their behaviours within the Common Property. If a pet is deemed to be a nuisance by the Strata Council, it shall be removed from the Strata Corporation within thirty (30) days. Visitors shall be informed of the rules concerning pets and residents will be responsible for clean up of damage repair should their guests bring pets into the Common Property.

(f) No vicious dogs are permitted in any Strata Lot or on any portion of the Common Property. For purposes of the By-law, a vicious dog means the following:

(i) Any dog that has killed or injured

(A) any person; or

(B) another animal while running at large; or

(ii) Any dog that aggressively harasses or pursues another person or animal while running at large; or

(iii) any dog primary owned or in part for the purpose of dog fighting or it trained for dog fighting; or;

(iv) a Pit Bull Terrier, American Pit Bull Terrier, Pit Bull, Stafford shire Bull Terrier, American Stafford Shire Terrier, or any dog of mixed breeding which includes any of these breeds; or any dog which has the appearance and physical characteristics predominately conforming to these standards for any of the above breeds, as established by the Canadian Kennel Club or the American Kennel Club or the United Kennel Club, as determined by a veterinarian licensed to practice in the Province of British Columbia.

(5) An owner, tenant or occupant shall not feed nuisance birds such as pigeons, seagulls, crows, starlings and other birds from any Strata Lot or the Common Property.

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.

(3) Any owner of a Strata Lot who leases his lot without submitting a Form K in accordance with the *Strata Property Act* shall be liable to a fine of $50.00 for every month or part thereof that a tenant is in occupancy of the Strata Lot and the Form K is not submitted.

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.

(h) the painting of the exterior, or the attachment of sunscreens or greenhouses, or a satellite dish.

(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.

(3) Where the Strata Corporation is required to enter a Strata Lot for the purpose of maintaining, repairing, or renewing pipes, wires, cables and ducts for the time being existing in the Strata Lot, which are capable of being used in connection with the enjoyment of any other Strata Lot or the Common Property, the Strata Corporation and its agents shall be carrying our any work or repairs do so in a proper and workmanlike manner. The Strata Corporation shall make good any damage to the Strata Lot occasioned by such works and restore the Strata Lot to its former condition, leaving the Strata Lot clean and free from debris.

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 or 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 and windows 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.

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.

(4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

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 one week 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) 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) $50 for each contravention of a bylaw, and

(b) $10 for each contravention of a rule.

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, voting cards must be issued to eligible voters.

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

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

(4) 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.

(5) 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.

(6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.

(7) 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 and corporate representatives and issue voting cards;

(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.

Division 7 -- Marketing Activities by Owner Developer

Display Lot

30 (1) During the time that the Owner Developer of the Strata Corporation is a first owner of any units, it shall have the right to maintain any unit or units, whether owned or leased by it, as a display unit, and to carry on sales functions it considers necessary in order to enable it to sell the units.

(2) At the reasonable discretion of the Owner Developer, it may use the Common Property to conduct the sale or lease of strata lots in the strata plan up to 24 months after the date of first occupancy of any such strata lot.

(3) Signs advertising the sale, lease or open house of a strata lot must be displayed on the common post supplied by the Strata Corporation any may not be displayed in the windows or on the balcony of a strata lot. Notwithstanding the foregoing, marketing signs of the Owner Developer may displayed on the Common Property and/or the limited Common Property or window of any strata lot owned or leased by the Owner Developer at the reasonable discretion of the Owner Developer.

Strata Fees

31 (1) Strata fees are due and payable on or before the fist day of each month. Strata fees not received by the 10th day of the month in which they are due are subject to a 10% per annum interest penalty compounded annually until paid.

(2) When arrears of strata fees exceed two monthly payments a lien will be placed by the Strata Corporation on the Strata Lot involved at the owner's expense for the total monies due, including all legal and other expenses.

Disturbance of Others

32 (1) Mops or dusters of any kind shall not be shaken, and nothing shall be thrown out of any window, door, passage, or other parts of the Strata Lot or Common Property.

(2) No barbeques other than those fueled by propane, natural gas or electricity may be used. No owner shall operate his barbeque in a manner which, in the opinion of the Strata Council, interferes with another owner's enjoyment of his Strata Lot. All barbeques must be kept at a minimum distance of 24 inches away from the building exterior walls. Strata Lot owners or residents are responsible for heat damage to the building envelope.

(3) Cycling on Common Property other than the driveway is prohibited.

(4) Carpentry or similar alterations shall be limited to the hours as allotted by the City of Vancouver.

Hazards

33 (1) Fire hazards must be minimized. No item shall be brought onto or stored in a Strata Lot or the Common Property which will in any way increase or tend to increase the risk of fire or the rate of fire insurance or any other insurance policy held by the Strata Corporation, or which will invalidate any insurance policy.

(2) No material substances, especially burning material such as cigarettes or matches, shall be permitted to be discharged from any window, door, patio or other part of a Strata Lot or the Common Property.

Cleanliness

34 (1) All household refuse and recycling material shall be secured in suitable plastic bags or recycling containers. The owners will comply with the City's recycling program as it is implemented.

(2) Any waste material other than ordinary household refuse and normally collected recycling materials shall be removed by the individual or resident of the Strata Lot.

Exterior Appearance

35 (1) No signs, fences, gates, billboards, placards, advertising or notices of any kind shall be erected or displayed on the Common Property or the Strata Lot without prior written approval by the Strata Council.

(2) No awning, shade screen, smoke stack, satellite dish, radio or television antenna shall be hung from or attached to the exterior of the Strata Lot, without prior written consent of the Strata Council.

(3) No laundry, clothing, bedding, or other articles shall be hung or displayed from windows, patios, or other parts of the Strata Lot so that they are visible from the outside.

(4) Draperies or window coverings that are visible from the exterior of any Strata Lot shall be cream or white in colour.

(5) Balcony, patio and roof deck furnishings are restricted to patio furniture, barbeques and plants. For example, no laundry or other like articles shall be hung or displayed so that they are visible from the outside of the building. Balconies, patios or roof decks shall not be used for the storage of bicycles, refrigerators, freezers, storage boxes or cleaning materials.

Common Areas

36 (1) The Strata Council shall administer all common areas and any rules and regulations formulated by the Strata Council from time to time shall be binding upon all owners, residents and visitors.

(2) The common facilities are for the use of residents and their invited guests only. A resident must accompany guests when using these facilities.

Parking

37 (1) A resident shall use only the parking stall(s) obtained by way of partial assignment of Polygon Parking Limited's rights under a Parking & Bicycle Storage Locker Lease registered in the Land Title Office against title to the Common Property of the Strata Corporation. Parking stalls cannot be utilized by any person who is not a resident within the Strata Corporation.

(2) No major repairs or adjustments shall be made to motor vehicles on the Common Property.

(3) Guest parking shall be permitted only in the spaces provided. Residents and/or their guests shall not use guest parking overnight without written consent of the Strata Corporation.

(4) A maximum speed of 15km/h shall apply within the Common Property.

(5) Owners will be responsible for the cleanup of oil spills on Common Property.

(6) No parking is permitted except in a designated parking space, not shall a vehicle park in a manner, which will reduce the width of an access roadway.

(7) No vehicles exceeding 4,000 kg. G.V.W. shall be parked or brought onto the Common Property without the consent of the Strata Council, except when used in delivery to or removal from the premises.

(8) All vehicles parked or stored in the parkade must be licensed, insured and operable.

(9) Any vehicle, which does not comply with this Bylaw, may be removed at the owner's expense.

Damage to Property

38 (1) An owner or resident shall not cause damage to trees, plants, bushes, flowers or lawns and shall not place chairs, tables or other objects on lawns or grounds so as to damage them or prevent growth.

Security

39 (1) Strata Lot owners or residents are responsible for anyone they admit onto or about the Common Property, inclusive of agents, servants, licensees, or invitees.

(2) The Strata Council shall from a Security Committee to provide guidelines for the security of individual Strata Lots, and to establish resident-based voluntary crime prevention programs such as Block Watch.

Moving and Resale

40 (1) It will be the express responsibility of the owner to ensure that all moves in or out by the owner or resident conformed to the rules and regulations as established by the Strata Council from time to time.

(2) Advertising for the resale or rental of a Strata Lot shall only be permitted within the boundaries of the Strata Corporation of Directory Trees which shall be located, supplied and maintained by the Strata Council.

Changes to Strata Lots

41 (1) An owner or owners may with the prior written approval of the Strata Council, make changes to the floor finishing or their strata lot from carpet to any hard surface floor finish (e.g.: tile or hardwood flooring) and the council shall give due consideration to the type and quality of the flooring and underlay in relation to the sound transmission between strata lots.

(2) An owner or occupant of a strata lot with hard wood floor surfaces including wooden floors or tile floors must take all reasonable steps to satisfy noise complaints from residents within audible range, including without limitation:

(a) ensuring that no less than sixty percent (60%) of such hard floor surfaces, excepting only kitchens, bathrooms, laundry rooms, and entry areas, are covered with area rugs or carpet unless otherwise dictated by a medical condition;

(b) avoiding walking with hard shoes or dragging furniture or other heavy objects across such floor surfaces;

(c) chair legs should be fitted with felt pads;

(d) avoiding activities that will cause unnecessary noise such as, bouncing balls, dancing and stomping of feet; and

(e) any noise inducing equipment should be separated from the floor with adequate cushioning.

Leasing Requirements

42 An owner must:

(a) provide the Strata Corporation with a true and complete copy of every written tenancy agreement (as defined in the *Residential Tenancy Act* (British Columbia) as amended or replaced); and

(b) cause the tenant to execute a Form K - Notice of Tenant's Responsibilities as provided in the *Strata Property Act* (British Columbia), as amended or replaced, prior to his or her occupation of the strata lot and provide the Strata Corporation with a copy thereof.

"THE BENTLEY" – STRATA CORPORATION BCS 1399
COMMON AREA AND AMENITIES ROOMS RULES

These Amenities Rooms and Facilities are for the exclusive use of the Residents, Families and Guests of the Bentley – Strata Corporation BCS 1399.

1. Hours of Operation:
   Spa and Gym: Monday through Thursday and Sunday – 5:00 am to 11:00 pm
   Fridays and Saturdays – 5:00 am to 11:00 pm.

   Lounge: Monday through Thursday and Sunday – 7:00 am. to 11:00 pm.
   Fridays and Saturdays – 7:00 am to 12:00 pm.
2. Children under the age of nineteen (19) years of age, and Guests, MUST BE ACCOMPANIED BY AN ADULT OWNER OR RESIDETN OVER THE AGE OF NINETEEN (19) YEARS OF AGE AT ALL TIMES.
3. The Owners and Residents should take pride in the Amenities Rooms and Facilities: it would be appreciated if you PERSONALLY act on any violation, or REPORT any violation IMMEDIATELY. If maintenance is required, please contact the Building Manager, Frank, at 778-688-8048.
4. Smoking is NOT ALLOWED in the Common Areas and Amenities Rooms. Liquor and/or alcohol are NOT ALLOWED in the Common Areas or Amenities Rooms (except by obtaining a liquor license when renting the lounge).
5. No rollerblading, skateboarding, ball playing or horseplay, etc. within the Common Areas and Amenities Rooms is permitted. Adults must supervise the activities of children at all times. Be VERY ATTENTIVE when children are using the pool table or exercise equipment. No food and/or drinks are permitted on the pool table.
6. Pets are NOT ALLOWED in the Amenities Room.
7. The Owner/Resident is responsible for the behaviour, actions of, and any damages caused by their Guests. Guests must enter and leave in a quiet and orderly fashion. GUEST(S) USING THE RECREATION CENTRE MUST BE ACCOMPANIED BY AN ADULT STRATA OWNER OR ADULT RESIDENT.
8. After using the facility, you are responsible to ensure that all doors and windows have been closed and locked, and that all lights are turned off.
9. Organized activities may be held in The Bentley – Lounge with a minimum of fourteen (14) days advance notice and pre-payment of $500.00* damage deposit and $25.00 rental fee. Application forms and more details may be obtained from Fern Barker, Senior Property Manager at 604-689-6963. **Any owner who wishes to serve alcohol will be required to get a liquor permit and the permit must be supplied at least 24 hours in advance of the rental date.**
10. Residents/owners renting the lounge are responsible for clean up after use and replacing furniture in the original position.

* (of which $500.00 is refundable after normal usage conditions, and following inspection of the facility by an appointed Council Member or Building Manager).

"THE BENTLEY" – STRATA CORPORATION BCS 1399
JACUZZI/SPA RULES

These Amenities Rooms and Facilities are for the exclusive use of the Residents, Families and Guests of The Bentley – Strata Corporation BCS 1399.

Hours of Use of the Jacuzzi/Spa are as follows:
Monday-Sunday: 5:00 am to 11:00 pm

1. All persons using the Jacuzzi/Spa do so at their own risk. The Strata Corporation or Management is not liable for accidents or injuries however caused.
2. The resident must accompany guests at all times.
3. The facility is for the private use of residents and their guests only. Maximum 2 guests allowed.
4. No person under the age of 14 years is permitted in the Jacuzzi/Spa. Person between 14 and 18 years of age must be accompanied by an adult. An adult is a person 19 years or older.
5. All persons using the Jacuzzi/Spa must take a shower before entering.
6. Swimwear must be worn at all times when using the Jacuzzi/Spa.
7. Bathing attire must be covered up when in common areas (ie. Clothes or bathrobe).
8. Persons with long hair must tie it up, or wear a bathing cap (safety precaution).
9. No drinks (except water in a plastic bottle), food, soap or shampoo are allowed in this area.
10. Splashing, running, submerging or unnecessary noise is not permitted at any time. This is a therapeutic pool not a swimming pool.
11. After using the Jacuzzi/Spa, please dry off before leaving the area. No wet swimwear is permitted outside the Jacuzzi/Spa area.
12. Outside door must be locked when leaving the Jacuzzi/Spa area.
13. Music is not allowed in the Jacuzzi/Spa area.
14. No pets allowed in the Jacuzzi/Spa area at any time.\
15. No smoking or alcohol is permitted.
16. The facilities are for the use of the owners, occupants and their visitors and their use will be governed by the provisions in the bylaws relating to the use of Common Property and by the rules prescribed by the Council from time to time.
17. Rules etiquette and proper speech and conduct shall be observed at all times. Unnecessary noise, rowdy behaviour, defacement or misuse of common property and incivility to residents or staff is forbidden.

The Council or Management reserves the right to deny use of the facility to anyone in violation of the Jacuzzi/Spa rules.