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Strata Property Act Filing

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1. Contact

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AWM Alliance Real Estate Group Ltd.
958 W 8th Ave - Suite 401
Vancouver BC V5Z 1E5
604-685-3227

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type	LTO Document Reference
Form-I Amendment to Bylaws	

3. Description of Land

PID/Plan Number	Legal Description
EPS2247	**THE OWNERS, STRATA PLAN EPS2247**

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

Alan Ives Chim GBW49K

Digitally signed by Alan Ives Chim GBW49K
Date: 2022-07-15 16:25:07 -07:00

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Strata Property Act

FORM I

AMENDMENT TO BY-LAWS

(Section 128)

The Owners, Strata Plan EPS 2247 certify that the following or attached amendments to the by-laws of the Strata Corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting on March 21, 2022.

Please see the attached

Signature of Council Member

DONALD CROMPTON

Name

Signature of Council Member

DAVID STRATTON

Name

3/4 VOTE RESOLUTION #5 – BYLAW AMENDMENT – MOVE IN/OUT DURATION

PREAMBLE: The Strata pays an additional cost for the organization and oversight of moves. This amendment ensures we are able to recover those costs in the event more time is required than has been allowed for in the fixed fee.

WHEREAS pursuant to s. 128 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a strata corporation may amend its bylaws;

AND WHEREAS section 119(2) of the Act states that the bylaws of a strata corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, common property and common assets;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan EPS 2247 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended by amending Bylaw 37 (1) of the Strata Corporation with the addition of the **bolded** portion as follows:

> ***37*** *(1) The strata corporation may impose a move-in and a move-out fee for the use of the elevator and other strata corporation facilities in the amount of $300.00 for each move-in and each move-out* ***for a maximum duration of four hours. For each additional hour, a fee of $80.00 will be payable by the unit Owner.***

It was ***MOVED, SECONDED*** and ***CARRIED*** *with* ***19 IN FAVOUR*** *and* ***1 OPPOSED*** to amend the Bylaws of the Strata Corporation as tabulated above.

3/4 VOTE RESOLUTION #6 – BYLAW AMENDMENT – ELECTRONIC GENERAL MEETINGS

PREAMBLE: The following Bylaw Amendment will allow for the Strata Corporation to hold General meetings by way of electronic conference should this be desired. There is no requirement for the meetings to be held solely by way of electronic conference, however, regulations imposed in light of COVID-19 have created the need to facilitate meetings electronically.

WHEREAS pursuant to s. 128 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a strata corporation may amend its bylaws;

AND WHEREAS section 119(2) of the Act states that the bylaws of a strata corporation may provide for the control, management, maintenance, use and enjoyment of its strata lots, common property and common assets;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan EPS 2247 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended to include Bylaw 38 as follows:

Electronic General Meetings

38 *(1) An annual or special general meeting may be held by the strata corporation using electronic means, so long as all participants in the meeting can communicate with each other.*

(2) If an annual or special general meeting of the strata corporation is held via electronic means, persons who participate in the meeting by electronic means are deemed to be present in person for the purposes of the meeting.

(3) Despite any other bylaw, in the event that an eligible voter attends an annual or special general meeting of the strata corporation by electronic means, the strata corporation has no obligation to make provision for a secret ballot for that particular voter or issue them a voting card.

It was ***MOVED, SECONDED*** and ***CARRIED UNANIMOUSLY*** to amend the Bylaws of the Strata Corporation as tabulated above.