

**Strata Property Act**  
**Form B**  
**INFORMATION CERTIFICATE**  
(SECTION 59)

The Owners, Strata Plan BCS 2084 [*the registration number of the strata plan*]

Certify that the information contained in this certificate with respect to Strata Lot #2  
[strata lot number as shown on this strata plan] is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above  
**\$256.31**
- b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the Strata Property Act  
**None**
- c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, common assets.  
**No**
- d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has been approved  
**Nil**
- e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year  
**Not known at time of application**
- f) Amount in the contingency reserve fund minus any expenditure, which have already been approved but approved but not yet taken from the fund.  
**\$13,452.92 (May 31, 2009)**
- g) Are there any amendments to the bylaws that are not yet filed in the land title office.  
 no    yes [*attach copy of all amendments*]
- h) Are there any resolutions passed by a  $\frac{3}{4}$  vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?  
 no    yes [*attach copy of all resolutions*]



- i) Has notice been given for any resolutions, requiring a  $\frac{3}{4}$  vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?  
 no  yes
- j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the strata corporation?  
 no  yes [attach details]
- k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?  
 no  yes


Number of strata lots in the strata plan that are rented -----2

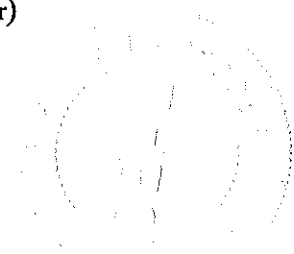
August 20, 2009

\_\_\_\_\_  
Signature of Council Member

\_\_\_\_\_  
Signature of Second Council (not required if council consists of only one member)

**OR**

  
\_\_\_\_\_  
Signature of Strata Manager, if authorized by Strata Corporation  
**Martin Dubnov, Strata Manager**





**Southview Property Management Inc.**  
**Balance Sheet**  
For the 3 Months Ending May 31, 2009  
2084 - Strata Corp. BCS2084

June 22, 2009 11:42 AM  
Page 1

	YTD Actual
<b>ASSETS:</b>	
Bank - Operating Funds	4,102.83
Bank - Contingency Reserve Funds	13,452.92
Accounts Receivable	(283.48)
Prepaid Insurance	2,628.75
	19,901.02
<b>TOTAL ASSETS</b>	<b>19,901.02</b>
 <b>LIABILITIES</b>	
Accounts Payable	800.00
	800.00
 <b>EQUITY</b>	
<b>Contingency Reserve Fund</b>	
Balance at Beginning of Year	12,480.67
Current Year	945.00
Interest Income	27.25
	13,452.92
 <b>Surplus(Deficit)</b>	
Balance at Beginning of Year	4,490.74
Current Period	1,157.36
	5,648.10
 <b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>19,901.02</b>

**Southview Property Management Inc.**  
**Income Statement**  
For the 3 Months Ending May 31, 2009  
2084 - Strata Corp. BCS2084

June 22, 2009 11:41 AM  
Page 1

Budget Comparison to Original Budget

	C U R R E N T M O N T H			Y E A R T O D A T E		
	Actual	Budget	Variance \$	Actual	Budget	Variance \$
<b>INCOME</b>						
Maintenance Income	3,920.66	3,940.41	(19.75)	11,761.98	11,821.31	(59.33)
Interest Income	4.12	10.00	(5.88)	12.92	30.00	(17.08)
<b>TOTAL INCOME</b>	<b>3,924.78</b>	<b>3,950.41</b>	<b>(25.63)</b>	<b>11,774.90</b>	<b>11,851.31</b>	<b>(76.41)</b>
<b>EXPENSES</b>						
<b>General</b>						
Electricity	200.00	200.00	0.00	654.36	600.00	(54.36)
Gas	202.65	258.33	55.68	863.33	775.03	(88.30)
Insurance	525.75	529.16	3.41	1,577.25	1,587.56	10.31
Management Fees	458.33	458.33	0.00	1,374.99	1,375.03	.04
Sundry	21.13	62.50	41.37	118.18	187.50	69.32
<b>Building</b>						
Cleaning	194.25	200.00	5.75	582.75	600.00	17.25
Leased Equipment	208.32	210.41	2.09	624.96	631.31	6.35
Repair & Maintenance	0.00	333.33	333.33	12.32	1,000.03	987.71
Fire Protection	96.94	200.00	103.06	318.31	600.00	281.69
Window Cleaning	0.00	60.00	60.00	0.00	180.00	180.00
Garbage/Recycling	814.60	375.00	(439.60)	1,643.28	1,125.00	(518.28)
Water & Sewer	(107.19)	375.00	482.19	642.81	1,125.00	482.19
<b>Grounds</b>						
Landscaping/Irrigation	420.00	373.33	(46.67)	1,260.00	1,120.03	(139.97)
	3,034.78	3,635.39	600.61	9,672.54	10,906.49	1,233.95
Contingency Reserve Expense	315.00	315.00	0.00	945.00	945.00	0.00
<b>TOTAL EXPENSES</b>	<b>3,349.78</b>	<b>3,950.39</b>	<b>600.61</b>	<b>10,617.54</b>	<b>11,851.49</b>	<b>1,233.95</b>
Surplus (Deficit) Current Period	575.00	.02	574.98	1,157.36	(.18)	1,157.54

October 31, 2006

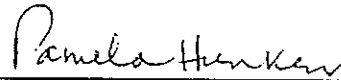
REGISTRAR  
LAND TITLE OFFICE  
88 - 6<sup>th</sup> Street  
New Westminster, B.C.  
V3L 5B3

Please receive herewith the following document(s) for filing:

Form Y

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(Signature) Pamela Hunken

Lang Michener  
(Firm Name)

1500-1055 West Georgia Street  
Vancouver, BC  
V6E 4N7  
(Address)

604-689-9111  
(Telephone)

*Strata Property Act*  
Form Y  
**OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS**  
*(Section 245 (d); Regulations section 14.6 (2))*

Re: Strata Plan BCS 2084, being a strata plan of

PID 026-268-019

Lot N, Block 31, District Lot 302, Group 1, New  
Westminster District Plan BCP 17253

The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

1. **Payment of Strata Fees.** Bylaw 1 of the Schedule of Standard Bylaws is amended as follows:

- (a) Bylaw 1 is renumbered as Bylaw 1(1); and
- (b) Bylaw 1(2) is inserted following Bylaw 1(1) as follows:

“(2) If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment at the Prime Rate as hereinafter defined plus 5 percentage points per annum, compounded annually, and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it is paid.”

For the Purposes of this Bylaw, “Prime Rate” means that annual rate of interest (commonly called the prime rate) charged by Royal Bank of Canada at its main branch, Vancouver, British Columbia from time to time and designated by it as the prime rate (or if Royal Bank of Canada shall cease to quote such rate, such rate as is quoted by any other Canadian Chartered Bank designated by the Landlord, or if all Canadian Chartered Banks cease to quote such rate, the last quoted rate by Royal Bank of Canada or if applicable, the designated Canadian Chartered Bank), and if such rate shall be changed during any day the rate payable hereunder shall be the rate applicable at the commencement of such day, the intention being that the interest rate applicable and payable hereunder shall fluctuate from time to time as and when the prime rate fluctuates.

2. **Use of Property.** Bylaw 3(3) of the Schedule of Standard Bylaws is amended by adding after the word “animals” in the first line thereof, the words “(other than cats)”.

3. **Use of Property.** Bylaw 3(4)(d) of the Schedule of Standard Bylaws is deleted and replaced with the following:



“(d) dogs or cats, provided that the total number of dogs and cats does not exceed two.”

4. **Use of Property.** The following is added to the Schedule of Standard Bylaws as Bylaw 3 (5):

“3(5) An owner shall not:

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

(b) make undue noise in or about any strata lot or common property; and

(c) 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 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 without first obtaining the written consent of the strata council.

(d) construct, install or erect a satellite dish, antenna or other similar device or equipment on any patio, deck, building exterior or other portion of the common property or limited common property of the strata plan without obtaining the prior written consent of the strata council.”

5. **Permit Entry to Strata Lot.** Bylaws 7(1) and (2) of the Schedule of Standard Bylaws are deleted and replaced with the following:

“(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 prevent property damage to the common property or another strata lot or those portions of a strata lot that are the responsibility of the strata corporation under these bylaws; and

(b) at a reasonable time, on a minimum of 24 hours written notice:

(i) to inspect, maintain or repair common property or common assets;  
or

(ii) to ensure the Act and these bylaws are being complied with.

(2) The notice referred to in Bylaw 7(1)(b) must include the date, the approximate time of entry and the reason for the entry.

(3) If the authorization cannot be obtained then the person authorized by the strata corporation to enter the strata lot may do so by using reasonable force on the locking devices, and the replacement of the locking device and any resulting damage to the door and door frame will be at the expense of the strata lot owner.”

6. **Council Member in Default.** Bylaw 10 of the Schedule of Standard Bylaws is amended by inserting the following as Bylaw 10(3):

“(3) No person may be elected to council or continue to be on council if the strata corporation is entitled to register a lien under the Act against a strata lot in which that person has an interest.”

7. **Maximum Fine.** Bylaw 23 of the Schedule of Standard Bylaws is deleted and replaced with the following:

“23(1) The strata corporation may fine an owner or tenant a maximum of:

- (a) \$200 for each contravention of a bylaw; and
- (b) \$50 for each contravention of a rule.

(2) The strata corporation may impose a fine on an owner or tenant for a continuing contravention of a bylaw or rule every 7 days.

(3) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, expenses, interest charges and any other expenses incurred by wither the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule which may be established from time to time by the council pursuant to the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.”

8. **Voting.** Bylaw 27 of the Schedule of Standard Bylaws is amended by inserting the following as Bylaw 27(8):

“(8) An owner may not exercise the owner’s vote in respect of the owner’s strata lot if the strata corporation is entitled to register a lien under the Act against that owner’s strata lot, except on matters requiring a unanimous vote.”

9. **Display Lot.** Bylaw 30 of the Schedule of Standard Bylaws is deleted and replaced with the following:

**“Promotion**

30 During the time the Developer of the strata corporation is the owner or lessee of any strata lot, it shall have the right to:

- (a) maintain any strata lot or strata lots, whether owned or leased by it, as display suites and/or sales centres and to carry on any marketing and sales functions within such

strata lots and within any area of the common property of the development;

- (b) erect and maintain signage on the common property of the development; and
- (c) have access to any and all parts of the common property for the purpose of showing strata lots and the common property to prospective purchasers and their representatives,

in each case as may be reasonably determined by the owner-developer in order to enable or assist it in marketing or selling the strata lots within the Development. The Developer shall act reasonably in exercising its rights under this section 30”.

10. **Miscellaneous Additions.** The following bylaws are inserted into the Schedule of Standard Bylaws following Bylaw 30:

“31. **SMALL CLAIMS ACTIONS**

Notwithstanding any provision of the Act, the strata corporation may proceed under the *Small Claims Act* (British Columbia) against an owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a ¾ vote of the strata corporation.

32. **PLANTERS/LANDSCAPED AREAS**

Owners of the strata lots which do not have enclosed balconies will not place planters, landscaping or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the strata council, such planters, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and color, or unless such planters, items or equipment were installed as part of the original development. Such owners of strata lots will comply in all respects with any restrictive covenants registered against such limited common property. Any such planters, landscaping items or equipment (including, without limitation, landscaped areas and/or planters designated as limited common property and installed as part of the original development) will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the owner of the strata lot entitled to the use of the limited common property on which they are placed. No strata lot owner within a landscaped area and/or planter designated as limited common property will change, alter or amend the plantings within such landscaped areas and/or planters without the written consent of the strata council.

33. LEASING REQUIREMENTS

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.”

Date: October 30, 2006.

QUEBEC STREET TOWNHOMES CORPORATION



By: James A. Johnston, President

*authorized signatory.*