

# **The Owners Strata Plan EPS10209**

## **Telford on the Walk**

6537 Telford Avenue  
Burnaby BC V5H 0K9

## **BYLAWS**

The following bylaws replace the Standard Bylaws to the *Strata Property Act* (British Columbia)  
(the “**Act**”), as permitted pursuant to section 120 of the Act.

Replaced and Repealed at the Annual General Meeting Held on September 30, 2025

## **Table of Contents**

1.1	Payment of strata fees.....	4
1.2	Repair and maintenance of property by owner .....	5
1.3	Use of property .....	5
1.4	Inform Strata Corporation.....	9
1.5	Obtain approval before altering a strata lot.....	10
1.6	Obtain approval before altering common property .....	10
1.7	Permit entry to strata lot .....	11
1.8	Compliance with Bylaws .....	12
1.9	Claims on Insurance Policies .....	12
1.10	Indemnity .....	12
1.11	Liability of Owner.....	13
2.1	Repair and maintenance of property by strata corporation .....	13
2.2	Fire System Equipment.....	14
3.1	Council size .....	15
3.2	Council members' terms.....	15
3.3	Removing council member .....	15
3.4	Replacing council member.....	15
3.5	Officers.....	15
3.6	Calling council meetings.....	16
3.7	Requisition of council hearing.....	16
3.8	Quorum of council .....	16
3.9	Council meetings.....	17
3.10	Voting at council meetings .....	17
3.11	Council to inform owners of minutes .....	17
3.12	Delegation of council's powers and duties .....	17
3.13	Spending restrictions .....	18
3.14	Limitation on liability of council member .....	18
3.15	Consents.....	18
4.1	Maximum fine.....	19
4.2	Continuing contravention.....	19
5.1	Person to chair meeting.....	19

5.2	Quorum .....	20
5.3	Participation by other than eligible voters.....	20
5.4	Voting .....	20
5.5	Order of business .....	20
5.6	Electronic Attendance at Meetings .....	21
6.1	Voluntary dispute resolution .....	21
7.1	Marketing Activities .....	22
8.1	Parking and Storage .....	22
8.2	Disabled Parking .....	25
8.3	Electric Vehicle Chargers.....	25
8.4	Rental Development Parking Area .....	26
9.1	Access by Consultants .....	26
9.2	Noise Control .....	26
9.3	Garbage and recycling disposal.....	27
9.4	Bicycle Storage.....	27
9.5	Move in / move out.....	28
9.6	Rentals .....	28
9.7	Advertising Sale or Rental of strata lots.....	29
9.8	No Harassment.....	29
9.9	Items Left on Common Property at Own Risk .....	29
9.10	Supervision of Children .....	29
9.11	Holiday Lights.....	29
9.12	Notices .....	30
9.13	Recreational Facilitites .....	30
9.14	Irrigation .....	30
9.15	Key Fobs.....	30
10.1	No Smoking .....	31
11.1	Surveillance and Privacy.....	32

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## **PART 1 – Duties of Owners, Tenants, Occupants and Visitors**

### **1.1 Payment of strata fees**

- 1.1 (1) An owner must pay strata fees to the strata corporation on or before the first day of the month to which the strata fees relate.
- (2) A special levy is due and payable on the date or dates as set out in the resolution authorizing the special levy.
- (3) Following the strata corporation issuing written notice to the owner for non-payment of strata fees and a reasonable opportunity for that owner to respond, if strata council determines that an owner has breached this bylaw, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum compounded annually and allocated on a monthly basis commencing the date the payment was due and continuing until the last day of the month in which it is paid.
- (4) In addition to interest, failure to pay strata fees on the due date will result in a maximum fine of \$200 for each contravention of this bylaw.
- (5) Any payments made by an owner will first be applied to the payment of outstanding fines, interest, and special levies, and secondly to the payment of outstanding strata fees.
- (6) When arrears exceed ninety (90) days, the strata corporation may register a lien in accordance with ss 112 and 116 of the *Strata Property Act*, at the owner’s sole expense, for all sums owing by the owner as set out in ss 116 and 118 of the *Strata Property Act*.
- (7) In addition to, and notwithstanding any provision of the *Strata Property Act*, the strata corporation may proceed under the proper legal forum, including but not limited to the Provincial Court (Small Claims), Civil Resolution Tribunal, Supreme Court of British Columbia, and Court of Appeal of British Columbia, without requiring authorization by a resolution passed by a ¾ vote of the Owners, to recover any and all amounts due under Bylaw 1.1 by an owner, and chargeback all administration fees, legal fees, disbursements, and applicable taxes incurred by or to which the strata corporation becomes liable for as they relate to the enforcement of this bylaw.
- (8) An owner is permitted to provide the strata corporation with a pre-authorized debit form and void cheque for automatic debit(s) from the owner’s bank account for monthly strata fees or payment of any administration fees, bank charges, fines, penalties, interest and/or legal costs.
- (9) The strata corporation may remove any rights or privileges held by an owner or tenant to access the building’s gym and other amenities where there are outstanding arrears and/or bylaw fines associated with the unit owned by the owner and/or resided by the tenant.
- (10) The property management company contracted by the strata corporation to notify and/or enforce this bylaw, is entitled to charge a \$25 administration fee against the strata lot for each written notice and/or demand it issues in respect of the owner’s breach of this bylaw.

- (11) The strata corporation may levy a user fee and/or non-sufficient fund (NSF) fee of \$45.00 for each failed cheque deposit transaction or failed automatic debit payment transaction.
- (12) The strata corporation may retain legal counsel to enforce this bylaw, and is entitled to charge any associated legal fees, disbursements, and applicable taxes incurred by or to which the strata corporation becomes liable for against the strata lot to which the arrears apply.

## 1.2 Repair and maintenance of property by owner

1.2

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of the limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws. If an owner fails, after reasonable notice provided by the strata corporation to such owner, to maintain and repair such limited common property as required, the strata corporation may undertake such maintenance or effect such repairs, as applicable, at the sole cause of the owner.
- (3) An owner must only permit licensed and qualified plumbers, electricians and other trades approved by the Strata Council to carry out electrical, plumbing or other work in a strata lot.
- (4) An owner must ensure that any maintenance or alteration in a strata lot to the building security system or the fire sprinkler system will be carried out by the company retained by the strata corporation to maintain the security and/or the fire system.
- (5) An owner must repair and maintain the fan coil located within the owner's strata lot.
- (6) An owner must repair and maintain the heat recovery ventilator (HRV) located within the owner's strata lot.
- (7) An owner must replace his or her own mailbox and unit door key(s) at his or her own expense.

## 1.3 Use of property

- 1.3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:
  - (a) Create undue noise, emit odours, create a nuisance, disturbance or offend the moral standards of the community within which the strata lot is located, or which would disrupt the owner, tenant or occupant of any of the strata lots, or any of their visitors or guests;
  - (b) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;
  - (c) is illegal, injurious to the reputation of the building, causes a hazard to any other person, is contrary to the uses permitted under applicable zoning bylaws and regulations or which is contrary to the purpose for which the strata lot, the common property or the limited common property are intended to be used as shown expressly or by necessary implication on or by the strata plan; or
  - (d) 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.

- (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.
- (3) An owner, tenant, occupant or visitor must ensure that all animals (other than cats) 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 in 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 or two cats or one dog and one cat.
- (6) An owner, tenant or occupant must not keep any pets that are, in the reasonable discretion of the council, of an exotic type, including, without limitation, snakes, reptiles, spiders or large members of the cat family.
- (7) No owner or occupant of a strata lot will permit his or her pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or on any limited common property, the owner or occupant will immediately and completely remove all of his or her pet's waste from the common property or limited common property, as the case may be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the strata corporation, any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant will pay all costs of such special cleaning. An owner, tenant or occupant will be responsible for picking up after his or her pet, and for any clean- up or damage repair resulting from such person's pet, while the pet is on any neighboring property in the vicinity of the development or on any public property.
- (8) An owner of a strata lot whose tenant, visitor or other invitee brings an animal or pet onto the common property or any limited common property will be responsible to ensure that the tenant, visitor or other invitee complies with all requirements of these bylaws as they relate to pets and will perform all of the duties and obligations with respect to that animal as set out in these bylaws as if the animal were one kept by the owner or occupant in his or her strata lot.
- (9) An owner, tenant or occupant of a strata lot is fully responsible for the behaviour of his or her pet (and any pet accompanying any visitor to such person) within the common property. If the pet of an owner, tenant or occupant of a strata lot is deemed to be a nuisance by the strata council, such person will remove such pet from the strata lot within thirty (30) days after receiving written notice from the strata council. An owner, tenant or occupant will inform their visitors of the rules concerning pets and will be responsible for clean-up or damage repair resulting from visitor's pets being brought into the common property.
- (10) No vicious dogs are permitted permanently, temporarily, or otherwise in any strata lot or on any portion of the limited common property or common property. For purposes of this bylaw, a **"vicious dog"** means any of the following:
  - (a) any dog that has killed or injured:
    - (i) any person; or

- (ii) any other animal;
- (b) any dog that aggressively harasses or pursues another person or animal;
- (c) any dog which is owned primarily or in part for the purpose of dog fighting or is trained for dog fighting; or
- (d) a Pit Bull Terrier, American Pit Bull Terrier, Pit Bull, Staffordshire Bull Terrier, American Staffordshire Terrier or any dog of mixed breeding which includes any of these breeds, or any dog which has the appearance and physical characteristics predominantly conforming to those standards for any of the above breeds, as established by the Canadian Kennel Club, the American Kennel Club or the United Kennel Club, as determined by a veterinarian licensed to practice in the Province of British Columbia.

(11) An owner of a strata lot will not:

- (a) use or permit any occupant of his or her strata lot or a visitor or invitee of the owner or occupant to use, a strata lot for commercial activity and/or any purposes other than: (i) residential purposes and other purposes ancillary to residential purposes; or (ii) any of the uses permitted under the zoning for the development.
- (b) use, or permit any occupant of his or her strata lot or a visitor or invitee of the owner or occupant to use, any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot or, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner or occupant;
- (c) obstruct or use, or permit any occupant of his or her strata lot or a visitor or invitee of the owner or occupant to obstruct or use, the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;
- (d) use, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a patio, balcony, deck, roof deck or terrace unless such barbecue, hibachi or cooking device is powered by propane or electricity (or, with respect to any strata lot which is equipped with an outdoor natural gas outlet, natural gas) and such propane, electricity or natural gas powered barbecues and other light cooking devices will not be used except in accordance with rules and regulations made by the strata corporation from time to time;
- (e) shake, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to shake, any mops or dusters of any kind, nor allow, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to allow, any refuse, including, without limitation, cigarettes or water (liquid) or any like smoking devices, out of the windows or doors or from the patio, balcony, deck, roof deck or terrace of a strata lot;
- (f) do, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to do, anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;
- (g) leave, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to leave, on the common property or any limited common property, any shopping cart or any other item designated from time to time by the council;

- (h) allow his or her strata lot to become unsanitary or a source of odour;
- (i) install, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to install, any window coverings that are visible from the exterior of his or her strata lot and which are different in size or colour from those of the original building specifications;
- (j) hang or display, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to hang or display, any laundry, washing, clothing, bedding or other articles from windows, patios, balconies, decks, roof decks, terraces or other parts of the building so that they are visible from the exterior of his or her strata lot;
- (k) use or install, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant use or install, in or about the strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the council or originally installed by the developer;
- (l) erect on or fasten to, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to erect on or fasten to, the strata lot, the common property or any limited common property any equipment, structure, feature or decoration (including, without limitation, holiday lights or satellite dishes) which penetrates the building envelope, without the prior approval of the strata corporation;
- (m) place, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to place, any signs, billboards, notices or other advertising matter of any kind on, or visible from, the exterior of a strata lot;
- (n) without the prior written approval of the council, place or install, or permit any occupant of his or her strata lot or a visitor or invitee of the owner or occupant to place or install any indoor-outdoor carpeting and tiling or outdoor fireplace on any patio, balcony, deck, roof deck or terrace, or place any items on any patio, balcony, deck, roof deck or terrace except free-standing, self-contained planter boxes, summer furniture and accessories, barbecues, hibachis or cooking devices (of a type permitted hereunder) and heaters, and, without limiting the generality of the foregoing, no hot tub or similar device will be installed on any patio, balcony, deck, roof deck or terrace without the prior written approval of the council;
- (o) install, or permit any occupant of his or her strata lot or a visitor or invitee of the owner or occupant to install, any hanging plants or baskets or other hanging items within three feet of a patio, balcony, deck, roof deck or terrace railing line;
- (p) make duplicate, or permit any occupant of his or her strata lot to make duplicate, of any keys, combinations, security cards, fobs, or other means of access to the building, the parking facility or common areas in the development without the approval from Strata Council.
- (q) feed or permit any occupant of his or her strata lot or a visitor or invitee of the owner or occupant to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from a strata lot or anywhere on or in close proximity to the common property or any limited common property, but this will not apply to a pet permitted to be kept in a strata lot pursuant to these bylaws and the rules made hereunder, which pet will be fed only in a strata lot;

- (r) cook, or permit any occupant of his or her strata lot or a visitor or invitee of the owner or occupant to cook, in the strata lot unless the entrance doors to the strata lot are closed and the kitchen extract fans are used while cooking;
- (s) use, or permit any occupant of his or her strata lot or a visitor or invitee of the owner or occupant to use, inline skates or skateboards anywhere on the common property;
- (t) install or place, or permit any occupant of his or her strata lot to install or place satellite dishes, antennae, transmitters, transponders, receivers or other telecommunication equipment on the balcony of the strata lot;
- (u) enclose (partially or fully), modify or add to the balcony of the strata lot without Strata Council approval;
- (v) use or permit any occupant of his or her strata lot to use the strata lot, the common property, any limited common property or any other common assets for the purpose of the growth or production of marijuana;
- (w) use or permit any occupant of his or her strata lot to use the strata lot, the common property and the limited common property to be used in any manner which is contrary to the rules of the strata corporation from time to time;
- (x) bring or permit any occupant of his or her strata lot to bring bicycle and e-bicycle and e-scooter into the elevator, hallway, or any indoor portion of the common property at ground level or above. Bike and e-bike and e-scooter are not allowed to be kept on the balcony or patio, but to be stored within the unit's designated storage locker or shared bicycle storage area. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.
- (y) Store or permit any occupant of his or her strata lot to store any kind of battery powered bicycle (e-bike), battery powered scooter (e-scooter) in the strata lot, unless otherwise approved by the Strata Council.
- (z) use or permit the use of all or part of a strata lot as short-term accommodation for a period of less than 90 consecutive days by anyone who, directly or indirectly, pays or gives the owner, tenant, or occupant any fee, compensation or other remuneration. Without restricting the generality of the foregoing, an owner, tenant, or occupant shall not:
  - I. rent, sublease, or licence any strata lot for remuneration or other legal consideration as vacation, travel or temporary accommodation, as referred to under the Strata Property Act and/or Strata Property Regulation (the "Short term Rental Accommodation");
  - II. advertise any part of strata lot for short Term Rental, including but not limited to posting such advertisement on Airbnb, Vacation Rentals By Owner (Vrbo), WeChat group messenger, Facebook Marketplace, Vansky.com, for any period of time (the "Short Term Rental Accommodation Advertisement");
  - III. rent, sublease, or license of any part of strata lot as motel, hotel, inn, hostel, bed and breakfast, boarding house home stay, and student housing all fall within the definition of Short Term Rental;
  - IV. enter into a license for use of all or part of strata lot on night or weekly rate;

## 1.4 Inform Strata Corporation

1.4 (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.

## 1.5 Obtain approval before altering a strata lot

1.5 (1) An owner, tenant or occupant 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, patios, decks, roof decks, terraces or other things attached to the exterior of a building;
- (d) doors, windows or skylights (including the casings, the frames and the sill of such doors, windows and skylights) on the exterior of a building, or that front on the common property;
- (e) fences, railings or similar structures that enclose a balcony, patio, deck, roof deck, terrace or yard;
- (f) common property located within the boundaries of a strata lot;
- (g) parts of the strata lot which the strata corporation must insure under section 149 of the Act;
- (h) flooring, tiling, electrical systems or plumbing within the Strata Lot.

(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, including, without limitation, the cost of insurance and/or any increases in insurance premiums as a result of the alteration.

(3) An owner must not do, or permit any occupant of his or her strata lot or any tenant, visitor or invitee of the owner or occupant to do, any act, nor alter, or permit any occupant of his or her strata lot or any tenant, visitor or invitee of the owner or occupant to alter, his or her strata lot, in any manner, which in the opinion of the council will alter the exterior appearance of the building.

(4) An owner, tenant or occupant must apply underlayment with specification of no less than STC 73 and IIC 73 when installing any type of hard surface flooring in the strata lot.

(5) An owner, tenant or occupant must complete and sign the indemnity agreement in order to obtain for written approval from Strata council. The Strata Council may request for record of any necessary city permit, mechanical drawing and/or invoice description of the completed alteration work.

## 1.6 Obtain approval before altering common property

1.6 (1) An owner, tenant or occupant 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 and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage relating to the alteration.

## 1.7 Permit entry to strata lot

1.7 (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,
  - i. 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, or
  - ii. to ensure compliance with the Act and these bylaws.
- (c) without notice to carry out the duties, obligations, and purposes set out at 1.7 (b), where an owner and/or tenant was provided with prior written notice of entry to the strata lot, but the strata corporation was not able to obtain the owner and/or tenant's prior consent, despite its reasonable and best efforts.

(2) The notice referred to in subsection 1.7(1)(b) must include the date and approximate time of entry, and the reason for entry.

(3) Without limiting the generality of subsection 1.7(1), an owner, tenant or resident of any strata lot must allow persons authorized by the strata corporation to enter any such strata lot, at a reasonable time on 48 hours' written notice, in order to access and use any patio, balcony, deck, roof deck, terrace and other area on the exterior of the building which is accessible from such strata lot in order to clean, maintain, repair or replace portions of the exterior of the building (including, without limitation, windows and the façade of the building) and to plant, water, prune, maintain, replace, remove and otherwise care for landscaping or other vegetation located on any common property or limited common property, and for staging, using and transporting equipment, tools and materials required in connection therewith. The notice referred to in this subsection (3) must include the date and approximate time of entry, and the reason for entry. Without limiting the generality of the foregoing, it is anticipated that such access and use may be required up to several times per year with respect to any of the strata lots referred to above, and, accordingly, a person or persons authorized by the strata corporation may exercise the rights granted pursuant to this section 1.7(3) from time to time as required by the strata corporation, acting reasonably.

(4) Without limiting the generality of section 1.7, an owner, tenant, or occupant shall permit the Fire Contractor to access a strata lot on the date and time set out in the Annual Fire Notice for the purpose of performing the Annual Fire Inspection.

- i. An owner, tenant, or occupant who does not provide access to a strata lot on first attempt for Fire inspection and/or deficiency repair, shall be responsible for any costs, fees, charges, disbursements and/or taxes related to the second and any subsequent attempts to complete the inspection.

- ii. An owner, tenant, or occupant who does not provide access to a strata lot on the third attempt shall be responsible for a bylaw fine of \$200.
- iii. In addition to 1.7 (4)(b), after failing to provide unit access on the third attempt, the Strata Corporation and/or its contractor(s) are granted authority to access the strata lot to complete inspection and/or repair in order to comply with the Fire Code requirement. The owner, tenant, or occupant shall be responsible for chargeback in related to the locksmith expense, inspection/repair expense, and any related municipal charge or fines.

## **1.8 Compliance with Bylaws**

- 1.8 An owner, tenant, occupant or visitor must comply strictly with these bylaws and with any rules adopted by the strata corporation applicable to such owner from time to time.

## **1.9 Claims on Insurance Policies**

- 1.9 An owner, tenant, occupant or visitor must not do, or omit to do, whether deliberately or accidentally, any act which would result in a claim being made on the insurance policy of the strata corporation.

## **1.10 Indemnity**

1.10

- (1) If an owner is responsible for any loss or damage to a strata lot, common property, limited common property or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy.
- (2) Without limiting the generality of the word “responsible”, an owner is responsible for the owner’s own acts or omissions, as well as those of any of the tenants, occupants, visitors, agents, contractors or employees of the strata lot or the owner.
- (3) Without limited the generality of the word “responsible”, an owner must indemnify and save harmless the strata corporation from any and all costs, expenses, and liabilities related to repairing, replacing, or remediating any part of common property, limited common property, or to any strata lot damaged caused by a peril that originated in that owner’s strata lot, to the extent such costs, expenses, and liabilities are not covered and/or reimbursed from the proceeds by operation of any insurance policy.
- (4) For the purposes of these bylaws, any insurance deductible paid or payable by the strata corporation will be considered an expense not covered by the insurance proceeds received by the strata corporation and will be charged to the owner.
- (5) In addition to any loss, damage, or expense that an owner must indemnify and/or save the strata corporation harmless from, an owner must reimburse the strata corporation for any and all administration fees, legal fees, disbursements, expert and contractor service and investigation costs, fees, reports and applicable taxes incurred by or to which the strata corporation becomes liable for as they relate to its maintenance, repair, remediation and/or replacement of the property referred to under this bylaw.
- (6) In addition to any loss, damage, or expense that an owner must indemnify and/or save the strata corporation harmless from, an owner must reimburse the strata corporation for any and all administration fees, legal fees, disbursements, expert and contractor service and investigation costs,

fees, reports and applicable taxes incurred by or to which the strata corporation becomes liable for as they relate to the enforcement of this bylaw.

## **1.11 Liability of Owner**

1.11

- 1) An owner will be strictly liable to the strata corporation and to other owners and occupants for any damage to common property, limited common property, common assets or to any strata lot caused by any of the following items located in the owner's strata lot:
  - (a) dishwasher;
  - (b) refrigerator with ice/water dispensing capabilities;
  - (c) washing machine;
  - (d) heat and cooling system (fan coil system and thermostat control);
  - (e) toilets, toilet wax seal, sinks, bathtubs and, where located wholly within the strata lot and accessible to the owner, plumbing pipes, fixtures and hoses;
  - (f) exhaust fan and heat recovery ventilator (HRV);
  - (g) anything introduced into the strata lot by the owner, tenant, occupant or visitor;
  - (h) any alterations or additions to the strata lot, the limited common property or the common property made by the owner or by prior owner(s) of the strata lot;
  - (i) any pets residing in or visiting the owner's strata lot;
  - (j) any person residing in or visiting the owner's strata lot; and
  - (k) barbecues.
- 2) An owner is responsible to reimburse the Strata Corporation and/or another owner for any loss or damage or investigation to the common property, limited common property, common assets or to any strata lot, where the source of such loss or damage or problem is the owner, the owner's tenant(s), occupant(s), visitor(s) or pets and the loss or damage is not covered by the Strata Corporation's insurance policy.

## **PART 2 – Powers and Duties of Strata Corporation**

### **2.1 Repair and maintenance of property by strata corporation**

2.1 The strata corporation must repair and maintain all of the following:

- (1) common assets of the strata corporation;
- (2) common property that has not been designated as limited common property;
- (3) limited common property, but the duty to repair and maintain it is restricted to:
  - (a) repair and maintenance that in the ordinary course of events occurs less often than once a year; and

(b) the following, no matter how often the repair or maintenance ordinarily occurs:

- (i) the structure of a building;
- (ii) the exterior of a building;
- (iii) chimneys, stairs, balconies, patios, decks, roof decks, terraces and other things attached to the exterior of a building;
- (iv) doors, windows and skylights (including the casings, the frames and the sill of such doors, windows and skylights) on the exterior of a building or that front on the common property;
- (v) fences, railings and similar structures that enclose balconies, patios, decks, roof decks, terraces and yards; and
- (vi) landscaping, including, without limitation, grassed areas, planted areas, walkways, shrubs and trees (except that an owner of a strata lot will be responsible for routine tidying of, and removing of any plant debris which accumulates within, the limited common property appurtenant to such owner's strata lot);

(4) 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:

- (a) the structure of a building;
- (b) the exterior of a building;
- (c) chimneys, stairs, balconies, patios, decks, roof decks, terraces and other things attached to the exterior of a building;
- (d) doors, windows and skylights (including the casings, the frames and the sill of such doors, windows and skylights) on the exterior of a building or that front on the common property; and
- (e) fences, railings and similar structures that enclose balconies, patios, decks, roof decks, terraces and yards.

## **2.2 Fire System Equipment**

2.2 An owner must provide access, upon reasonable notice, for the strata corporation and its contractors to enter the owner's strata lot for the purpose of repairing and maintaining the fire system equipment located within the owner's strata lot from time to time, as reasonably required by the strata corporation.

## **PART 3 – Council**

### **3.1 Council size**

3.1 (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.

### **3.2 Council members' terms**

3.2 (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 re-election.

### **3.3 Removing council member**

3.3 (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.

(3) No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under the Act and/or if their strata fees are in arrears.

### **3.4 Replacing council member**

3.4 (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 20 % 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.

### **3.5 Officers**

3.5 (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 and a vice president, and may elect 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.

## **3.6 Calling council meetings**

- 3.6 (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.

## **3.7 Requisition of council hearing**

- 3.7 (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.

## **3.8 Quorum of council**

- 3.8 (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,

- © 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.

## **3.9 Council meetings**

3.9 (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 not attend council meetings as observers unless council, in its sole discretion, agrees to permit owners to attend.

(4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:

- (a) bylaw contravention hearings;
- (b) rental restriction bylaw exemption hearings;
- © any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

## **3.10 Voting at council meetings**

3.10 (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.

## **3.11 Council to inform owners of minutes**

3.11 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.

## **3.12 Delegation of council's powers and duties**

3.12 (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).

(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
- © whether a person should be denied access to a recreational facility.

### **3.13 Spending restrictions**

3.13 (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.

### **3.14 Limitation on liability of council member**

3.14 (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.

### **3.15 Consents**

3.15 (1) Any consent, approval or permission given under these bylaws by the council will be revocable at any time upon reasonable notice.

(2) 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  $\frac{3}{4}$  vote.

## **PART 4 – Enforcement of Bylaws and Rules**

### **4.1 Maximum fine**

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

- (a) \$200 for each contravention of a bylaw (or, if a different amount is specified in a particular bylaw herein, such different amount); and
- (b) \$50 for each contravention of a rule.
- (c) \$1,000 for the contravention of bylaw 1.3.11(z).per calendar day or night for any continuing contravention of bylaw 1.3.11(z), in accordance withs7.1 of the Strata Property Regulation.

(2) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule or regulation which may be established from time to time by the council pursuant to the Act or these bylaws, will become part of the assessment of the owner responsible and will 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.

(3) The property management company contracted by the strata corporation to notify and/or enforce this bylaw, is entitled to charge \$25 administration fee against the strata lot for each written notice and/or demand it issues in respect of the owner's breach of this bylaw.

(4) In addition to fine(s) issued by the strata corporation against an owner, tenant, or occupant under this bylaw, the Strata Property Act and/or Strata Property Regulation, the owner must reimburse the strata corporation for any and all administration fees, legal fees, disbursements, and applicable taxes incurred by or to which the strata corporation becomes liable for as they relate to the enforcement of this bylaw.

### **4.2 Continuing contravention**

4.2.1 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, then the strata corporation may impose fines as follows:

- (a) for breach of bylaw 1.3.11(z), on daily basis; and
- (b) for the breach of any other bylaw or rule, every 7 days.

## **PART 5 – Annual and Special General Meetings**

### **5.1 Person to chair meeting**

5.1 (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.

## 5.2 Quorum

5.2 Notwithstanding section 48(3) of the Act, if, within fifteen (15) minutes from the time appointed for an annual general meeting or a special general meeting, a quorum is not present, the eligible voters present in person or by proxy constitute a quorum.

## 5.3 Participation by other than eligible voters

5.3 (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.

## 5.4 Voting

5.4 (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.

(8) An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring an unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.

## 5.5 Order of business

5.5 The order of business at annual and special general meetings is as follows:

(1) certify proxies and corporate representatives and issue voting cards;

(2) determine that there is a quorum;

- (3) elect a person to chair the meeting, if necessary;
- (4) present to the meeting proof of notice of meeting or waiver of notice;
- (5) approve the agenda;
- (6) approve minutes from the last annual or special general meeting;
- (7) deal with unfinished business;
- (8) 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;
- (9) ratify any new rules made by the strata corporation;
- (10) report on insurance coverage, if the meeting is an annual general meeting;
- (11) approve the budget for the coming year, if the meeting is an annual general meeting;
- (12) deal with new business, including any matters about which notice has been given;
- (13) elect a council, if the meeting is an annual general meeting;
- (14) terminate the meeting.

## **5.6 Electronic Attendance at Meetings**

- 5.6 Attendance by persons at an annual or special general meeting may be by telephone or other electronic method if such method permits all persons participating in the meeting to communicate with each other during the meeting.
- 5.7 An eligible voter may vote at an annual or special general meeting by a method permitted under section 5.6, so long as the requirements of section 5.4 are complied with.

## **PART 6 – Voluntary Dispute Resolution**

### **6.1 Voluntary dispute resolution**

- 6.1 (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.

## PART 7 - Marketing Activities by Developer

### 7.1 Marketing Activities

7.1 Notwithstanding anything else contained herein, during the time the developer is the owner or lessee of any strata lot, it will have the right to:

- (a) maintain any strata lot or strata lots, whether owned or leased by it, as display suites and/or presentation centres and to carry on within such strata lots and within any area of the common property of the development any marketing, sales and leasing functions in respect of the development and/or any Future Developments (as defined below);
- (b) make alterations or modifications to, and carry out construction work within or about, any strata lot or strata lots owned or leased by the developer or any common property or limited common property appurtenant thereto from time to time (including, without limitation, constructing and installing improvements therein) without the consent or approval of the strata corporation;
- (c) erect and maintain signage in and around any unsold strata lots and on the common property of the development for the duration of the marketing, sales and leasing program;
- (d) maintain display areas, landscaping and parking areas;
- (e) use any visitor or public parking, if any, any parking intended to be assigned to any unsold strata lots or any other available parking for marketing, sales and leasing purposes and for any other reason related to the development and/or any Future Developments; and
- (f) have access to any and all parts of the common property and common facilities for the purpose of showing strata lots, the common property and the common facilities to prospective purchasers, tenants and their representatives,

in each case as may be reasonably determined by the developer in order to enable or assist it in marketing, selling or leasing any strata lot within the development and/or any Future Developments.

**“Future Developments”** means any real estate developments to be developed in the future by (i) the developer of the development, (ii) a limited partnership of which any partner is a partner of, or is affiliated with any partner of, Telford Avenue Project Limited Partnership or (iii) any other entity or entities which is/are affiliated with or related to Telford Avenue Project Limited Partnership or Telford Avenue Project Nominee Inc. or any of their respective partners or owners.

## PART 8 – Parking

### 8.1 Parking and Storage

8.1 (1) An owner of a strata lot may be entitled to the exclusive use of zero, one or more than one parking stalls, zero, one or more than one bicycle storage lockers and zero, one or more than one general storage lockers located in the underground parking facility within the

development, pursuant to a partial assignment of the parking and storage lease (the “**Parking and Storage Lease**”) between Telford Avenue Project Limited Partnership (the “**Partnership**”) and Intracorp Parking Co. Ltd., as amended and assigned from time to time, a copy of which lease is attached to the disclosure statement for the development.

Pursuant to the Parking and Storage Lease, upon the registration of the strata plan for the development, the strata corporation will automatically assume all of the covenants and obligations of the Partnership, as landlord, under the Parking and Storage Lease with respect to those parking stalls and storage lockers within the development which are subject to the Parking and Storage Lease. Attached as Schedule B hereto is a copy of a plan which generally shows the location of the leased premises (including, without limitation, all parking stalls, storage lockers and other storage areas) under the Parking and Storage Lease, provided that the Parking and Storage Lease may be amended from time to time by the parties thereto to include an updated plan which shows the location of the leased premises thereunder.

(2) An owner, tenant or occupant of a strata lot will not:

- (a) use any parking stall in the underground parking facility except the parking stalls, if any, which have been specifically assigned to the strata lot or, when specifically agreed with another strata lot owner, the parking stall assigned to the strata lot of that other owner;
- (b) use any storage locker in the underground parking facility except the storage lockers, if any, which have been specifically assigned to the strata lot or, when specifically agreed with another strata lot owner, the storage locker assigned to the strata lot of that other owner; or
- (c) rent or lease the parking stall or storage locker, if any, assigned to the strata lot or otherwise permit that parking stall or storage locker to be regularly used by anyone that is not an owner, tenant or occupant of the development.
- (d) use his or her parking stall for storage or any purpose other than motorized vehicle parking. All vehicles parked in the parking stalls must be insured. Strata Corporation may obtain and file records of valid vehicle license and insurance.
- (e) use his or her designated parking stall is used solely for their vehicle, or a vehicle to which they have provided consent to park in that space.
- (f) Park his or her vehicle to obstruct or block the ingress and egress pathways at any time.
- (g) Park his or her vehicle in the visitor parking. Residential vehicle found parking in the visitor parking will result in immediate towing without warning.

(3) An owner, tenant or occupant of a strata lot will not carry out, or permit any visitor or invitee of the owner or occupant to carry out, any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, including the underground parking facility, except in the case of emergency. An owner, tenant or occupant of a strata lot must promptly and at its own expense clean up any oil or other substance which spills or leaks onto the common property or limited common

property, howsoever and whensoever such spill or leak occurs, from his or her vehicle, whether as a result of any activity prohibited by these bylaws or otherwise.

- (4) An owner, tenant or occupant of a strata lot will not park or keep any vehicle on the common property of the development or permit any guest to park or keep any vehicle on the common property, except that:
  - (a) an owner, tenant or occupant of a strata lot or the guest of such person may park within the parking stall(s), if any, assigned to such strata lot pursuant to a partial assignment of the Parking and Storage Lease; and
  - (b) guests of the owners, tenants or occupants of the strata lots will be entitled to use the visitor parking stalls located, by following the parking rules and complying to any registration system or permit, within the development.
- (5) An owner, tenant or occupant of a strata lot will not store any recreational vehicle, trailer, boat trailer or boat anywhere on the common property or permit any guest to do so. Notwithstanding the foregoing, an owner, tenant or occupant of a strata lot may store a recreational vehicle, trailer, boat trailer or boat within the parking stall assigned to such strata lot pursuant to a partial assignment of the Parking and Storage Lease, provided that such recreational vehicle, trailer, boat trailer or boat fits within such parking stall without creating a danger or hazard to other users of the underground parking facility, and provided that the owner, tenant or occupant has obtained adequate insurance in respect thereof. The strata corporation may remove or cause to be removed from the common property any vehicle, recreational vehicle, trailer, boat trailer or boat that is deemed by the strata corporation to create a danger or a hazard to other users of the underground parking facility or is not adequately insured.
- (6) Except as otherwise permitted by these bylaws, an owner, tenant or occupant of a strata lot will not store any personal items or property anywhere on the common property of the development (including within a parking stall, if any, assigned to the strata lot). Notwithstanding the foregoing, an owner, tenant or occupant may store personal property within a storage locker, if any, which such person has the right to use pursuant to the Parking and Storage Lease, subject to the terms of any registered covenants which encumber the common property.
- (7) Customer service staff, warranty service staff and workers conducting maintenance or repairs on the development are permitted to use the visitor parking stalls located in the development. The strata corporation may, from time to time, make rules and regulations concerning the visitor parking stalls, including, without limitation, rules and regulations with respect to the duration of time that guests may park in such stalls, and the owners, tenants and occupants of strata lots will cause their guests to comply with such rules and regulations.
- (8) Each owner of a strata lot with the right to use a parking stall pursuant to the Parking and Storage Lease will pay a monthly user fee to the strata corporation (on account of costs and expenses incurred by the strata corporation in operating and maintaining the parking facility) as such reasonable amount may be determined by the strata council on a reasonable basis from time to time, for each parking stall that such owner has the right to use pursuant to the Parking and Storage Lease. For greater certainty, the foregoing user fee is payable in addition to the monthly strata fee payable to the strata corporation.
- (9) After an owner, tenant, or occupant enters the main parking gate, he or she shall stop and wait for the main parking gate to fully close before driving their vehicle further into the P1 underground parking. An owner, tenant, or occupant who is in contravention of 8.1 (9) shall be responsible for a bylaw fine of \$200 for each contravention.

- (10) After an owner, tenant, or occupant exists the main parking gate, he or she shall stop and wait for the main parking gate to fully close before further exiting the building's main parking area. An owner, tenant, or occupant who is in contravention of 8.1 (10) shall be responsible for a bylaw fine of \$200 for each contravention.
- (11) Rear Driving Courtyard is located at the rear of the building and is served as Fire Emergency area and a temporary drop-off zone with designated one MODO (car share) space, one 15 minutes parking stall, and loading area. No parking is permitted outside of the designated areas.
- (12) Violation of the parking bylaws and rules will result in immediate vehicle towing without warning. Vehicle's owner will be responsible for all towing cost.

## 8.2 Disabled Parking

- 8.2 Certain parking stalls (the “**Disabled Stalls**”) located in the underground parking facility within the development are designed and constructed to accommodate vehicles driven by physically disabled persons. The strata corporation will be responsible for facilitating the distribution and use of the Disabled Stalls by the owners and occupants of the strata lots as follows:
  - (1) only physically disabled owners or occupants of the strata lots will be permitted to use the Disabled Stalls;
  - (2) upon presentation to the strata corporation of sufficient proof of an owner's or occupant's physical disability, such owner or occupant may apply to the strata corporation for a licence to use a Disabled Stall; and
  - (3) subject to availability of any Disabled Stalls, such licence may be granted by the strata corporation in its sole discretion and may be subject to any additional terms and conditions and valid for such period of time as determined by the strata corporation in its sole discretion.

## 8.3 Electric Vehicle Chargers

- 8.3 (1) An owner of strata lot who wishes to install an electric vehicle charger for a parking stall assigned to such owner under the Parking and Storage Lease must apply to the strata corporation for approval and satisfy any requirements of the strata corporation before installing such charger. Without limiting the foregoing, the strata corporation may require the following requirements to be satisfied before approving the installation an electric vehicle charger:
  - (a) the electric vehicle charger must be compatible with the development's electric vehicle charging network and must be Open Charge Point Protocol (OCPP) compliant, as determined by the operator (the “**EV Network Operator**”) of the development's electric vehicle charging network;
  - (b) the electric vehicle charger must be capable of load-sharing with any existing electric vehicle chargers on the same circuit, as determined by the EV Network Operator; and
  - (c) the electric vehicle charger must be registered with the EV Network Operator at the time it is installed.
- (2) The installation of any electric vehicle charger must be carried out a qualified electrician approved in advance by the strata corporation.
- (3) The owner will be responsible for purchasing, installing, maintaining and repairing the electric vehicle charger at the owner's sole cost and expense.

- (4) An owner, tenant or occupant of a strata lot will have the exclusive right to use an electrical outlet or electric vehicle charger, if any, which is appurtenant to a parking stall assigned to such owner under the Parking and Storage Lease.
- (5) An owner, tenant or occupant of a strata lot will not, and will not permit any visitor or invitee of the owner, tenant or occupant to, use any electrical outlet or electric vehicle charger in the parking facility except for (1) an electrical outlet or electric vehicle charger, if any, which is appurtenant to a parking stall which has been assigned to such owner under the Parking and Storage Lease, or (2) an electrical outlet or electric vehicle charger, if any, which is made available by the strata corporation for common use.
- (6) An owner of strata lot who has installed an electric vehicle charger for a parking stall assigned to such owner under the Parking and Storage Lease is required to pay any and all charges applicable to such electric vehicle charger to the strata corporation or, if determined by the strata corporation, to the operator of the charging network selected by the strata corporation. To facilitate such payment, the strata corporation may require each such owner to create an individual account with the network operator when the electric vehicle charger is installed and before such electric vehicle charger can be used.
- (7) Any visitor to the Development who uses an electric vehicle charger provided by the strata corporation for common use is required to pay any and all charges applicable to such electric vehicle charger to the strata corporation or, if determined by the strata corporation, to the operator of the charging network selected by the strata corporation.

## **8.4 Rental Development Parking Area**

- 8.4 Owners, tenants and occupants of the strata lots and guests and visitors of such persons will not at any time access or use the portion of the parking facility in the development designated for exclusive use of the rental-housing building that forms part of the complex that includes the development.

## **PART 9 – Miscellaneous**

### **9.1 Access by Consultants**

- 9.1 The owners will permit the developer's building consultants and the consultants or representatives of any warranty provider in connection with the construction of the development, to have access to the development from time to time during construction thereof and after completion of construction, for the purpose of inspecting and monitoring the building envelope and other components of the buildings comprising the development.

### **9.2 Noise Control**

- 9.2 An owner, tenant or occupant must not use, or permit any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to use, a strata lot, limited common property or common property in a way or for any purpose that causes unreasonable or undue noise and will take all reasonable steps to satisfy noise complaints from neighbours. Without limiting the generality of this bylaw:
  - (1) an owner, tenant, or occupant of a strata lot will avoid, and will cause any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to avoid, any activity that involves undue traffic or noise and the use or operation of noisy equipment or machinery in or around the strata lot between the hours of 10:30 p.m. and 7:00 a.m. or any activity that encourages loitering by persons in or about the strata lot or the common property; and

(2) an owner, tenant, or occupant of a strata lot will not, and will cause any occupant of his or her strata lot or any visitor or invitee of the owner or occupant to not, wear hard-heeled shoes or other footwear within a Strata Lot which causes noise which is audible from other strata lots within the development.

## 9.3 Garbage and recycling disposal

### 9.3

- 1) An owner, tenant or occupant of a strata lot will remove ordinary household refuse, garbage and recycling from his or her strata lot and deposit it in the containers provided by the strata corporation for that purpose; all garbage will be bagged and tied before so depositing and the owner, tenant or occupant will remove any materials other than ordinary household refuse, garbage and recycling from the strata plan property at his or her expense. Any unauthorized and/or illegal disposal, such as but not limited to tires, paint, furniture, drywall, auto parts, wood, biohazard materials, biomedical waste, electronics, etc., found in the garbage bin, recycle bin, or the organic bin will be subject to bylaw fine and chargeback of any related fees and fines for the unauthorized disposal.
- 2) An owner, tenant or occupant will sort recyclables and deposit it in the correct containers provided by the Strata Corporation for that purpose.
- 3) Cardboard boxes must be flattened before being placed in any of the cardboard recycling bin. Any non-cardboard items, including but not limited to Styrofoam, bags, organics, batteries, drywall, tires, garbage waste, etc., are prohibited to be disposed into the cardboard bin.
- 4) An owner, tenant or occupant of a strata lot shall be responsible to reimburse the Strata Corporation for the cleaning cost of any spill or any sort of container or bag leak on the common property.
- 5) Garbage and recycling and organic is not permitted to be left on the floor in the garbage room or any common property including in the event of disposal bins placed on the ground level on disposal pickup date. Residents must dispose all garbage and recycling into the designated disposal bin.
- 5) No plastic bag is permitted to be disposed into the organic bin.
- 6) An owner, tenant or occupant contravening any part of 9.3 shall be subject to a \$200 fine and shall be responsible to reimburse the Strata Corporation for the disposal cost and cleaning cost related to the unauthorized disposal.

## 9.4 Bicycle Storage

### 9.4

- 1) Bicycles will not be kept on stoops, patios, balconies, decks, roof decks or terraces or anywhere else on any common property or limited common property, other than within a storage locker located in the underground parking facility within the development assigned to an owner, if any, designated visitor bicycle storage rooms located in the underground parking facility, if any, or attached to any bicycle racks installed by the developer or the strata corporation or such other locations, if any, as may be permitted by the strata council from time to time. Bicycles may be brought into the bicycle repair room on a temporary basis while work is being carried out thereon, but bicycles may not be stored in the bicycle repair room. Any No bicycle storage is permitted in the bicycle repair room.

(2) An owner, tenant or occupant of a strata lot will not store or keep any battery powered bicycles and scooters, in any storage lockers or areas, that will increase the risk of fire.

## 9.5 Move in / move out

- 1) The Strata Corporation may regulate the times and manner in which any person moves into or out of strata lots and may require that such moves be coordinated with the concierge and/or property manager of the building at least 5 business days in advance of such moves, or such lesser, as the Council may, in its sole discretion, permit.
- 2) An owner, tenant or occupant must pay a move in fee of \$300.00, at least 48 business hours prior to any move along with \$300 damage deposit (refundable upon post- inspection) and any expenses incurred by the strata corporation attributed to the owner, tenant or occupant.
- 3) All moves must take place between 8:30 am and 5:30 pm between Sunday to Saturday. All moves must be completed within 3 continuous hours from start to finish. Additional time required will be at \$30.00 per hour, depending on designated moving elevator availability. Moving request without confirmed elevator reservation will be subject to short notice (rush) booking fee of \$200, regardless of move in or move out.
- 4) An owner, tenant or occupant using the elevator during a move must ensure that the elevator service key is used to control the elevator and the doors are not jammed open in any manner.
- 5) An owner, tenant or occupant must ensure that lobby or side doors are not left open, ajar or unattended and the furniture is not left piled in the lobby area.
- 6) An owner, tenant or occupant must ensure that all common areas are left damage free, clean and all hallways and lobby areas are vacuumed immediately upon completion of the move.
- 7) The concierge is granted delegated authority under this provision to apply additional reasonable conditions to the moving in or moving out rules which apply to the owner, tenant or occupant, if required so long as it is consistent with the purpose of the Strata Rules.
- 8) The Strata Council may change the elevator booking hours and availability in the event of elevator malfunction and/or technical difficulties.

## 9.6 Rentals

### 9.6

- 1) Before a tenant may move into any strata lot, the owner will deliver or cause to be delivered to the strata corporation a "Form K – Notice of Tenant's Responsibility" in the form set out in the Act, signed by the tenant and owner.
- 2) An owner will advise the council in writing of the time and date, that any tenant intends to move in or out of the strata lot, prior to the elevator booking date and will make arrangements with the property management to coordinate any such move in accordance with section 9.5.

## **9.7 Advertising Sale or Rental of strata lots**

9.7 An owner of a strata lot will not display or post or permit any agent to display or post “for sale” signs or “for rent” signs or other signage for the purpose of selling, renting or otherwise marketing a strata lot in any of the following places: (i) within the owner’s strata lot such that the signage is visible from the exterior of the strata lot, or (ii) anywhere on the common property (including limited common property), except for in a location on the common property approved by the strata council.

## **9.8 No Harassment**

9.8

(1) Every owner, tenant or occupant of a strata lot is prohibited from violating the entitlement of each owner, tenant and occupant of a strata lot and every council member, employee, contractor and agent of the strata corporation to use and enjoy the common property and carry out their duties to the strata corporation free from harassment or abuse of any kind, (whether in person, over the telephone, or in writing by any form) which includes, but is not limited to the right to be free from:

- (a) verbal abuse, threats or yelling of any kind;
- (b) physical abuse which includes, but is not limited to, unwelcome physical pursuit, unwelcome touching or threats of unwelcome touching;
- (c) inappropriate surveillance and staring; or
- (d) unwelcome remarks, jokes, slurs, or taunting about a person’s character, race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender or age.

(2) Upon being notified by another owner, tenant or occupant verbally or in writing (a “Notifying Person”), no owner, tenant or occupant may deliver any emails, notices, or any written communications of any kind to the strata lot of any Notifying Person, except for communication that is from the strata corporation or that is authorized to be delivered to a Notifying Person under the Act, the Strata Property Regulation or these bylaws.

## **9.9 Items Left on Common Property at Own Risk**

9.9 Any owner, tenant or occupant that leaves any item anywhere on or in the common property or on any limited common property does so at his own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone that is an insured under that policy.

## **9.10 Supervision of Children**

9.10 Any owner, tenant or occupant that is responsible for a child will properly supervise the child’s activities on the common property.

## **9.11 Holiday Lights**

9.11 An owner, tenant or occupant of a strata lot must not erect, install or display lights such as Christmas lights or lights for other holidays or any other decorative lights of a similar nature in or about a strata

lot prior to December 2 of a given year and must remove such lights on or before January 15 of the following year.

## **9.12 Notices**

9.12 An owner, tenant or occupant may post notices in a location designated by the strata council for the posting of notices. The strata council may remove any notice that it deems, in its sole discretion, to be inappropriate or that has been posted for a period of longer than one week.

## **9.13 Recreational Facilities**

9.13

- 1) The Strata Corporation may regulate the times and manner in which the owner may require to reserve the recreational facilities with the concierge and/or property management at least 5 business days or such lesser, as the Council may, in its sole discretion, permit.
- 2) The Strata Council may establish rules, user fees and damage deposit for the use of the indoor and outdoor recreational facilities from time to time.
- 3) An owner, tenant or occupant of a strata lot must accompany his or her guest(s) for the use of the recreational facilities. An owner, tenant or occupant of a strata lot will be fully responsible for the behavior and the action of the attendees or invitees. The Strata Corporation reserves the right to chargeback the repair cost and/or the cleaning cost to the owner, tenant and occupant of a strata lot who is found responsible for the damage and/or cleaning after the use of recreational facilities.
- 4) The strata corporation may, for a reasonable length of time, deny an owner, tenant, occupant or visitor the use of a recreational facility that is common property or a common asset if the owner, tenant, occupant or visitor has contravened a bylaw or rule relating to the recreational facility.

## **9.14 Irrigation**

9.14 The strata corporation will operate, maintain and repair the irrigation systems for the landscaped portions of the common property and limited common property in a good and proper state of repair.

## **9.15 Key Fobs and Security**

9.15

- (1) The strata council may charge a fee, determined by the strata council in its reasonable discretion, for providing an additional key fob ("FOB") to a strata lot owner who requests same.
- (2) The Strata Corporation only authorizes the use of FOBs that are purchased from and issued by the Strata Corporation.
- (3) No owner, tenant, or occupant shall clone or duplicate a FOB provided to a strata lot owner by the Strata Corporation.
- (4) FOBs that are different in shape/size/format and/or cloned or duplicated and/or not issued by the Strata Corporation will be deactivated from the access control system upon Strata Council

approval.

- (5) The Strata Corporation is entitled to carry out fob audit survey to ensure safety and security of the Strata Corporation. Unreported and suspicious fobs shall be deactivated from the access control system upon Strata Council approval. Strata Corporation may assess a reactivation fee of \$30 to reactivate a deactivated fob credential in the access control system.
- (6) If a key fob is being used by someone who is not registered to be using that key fob, the strata council will immediately deactivate the fob for security purposes.
- (7) An owner, tenant or occupant must not leave common property entrances, doors, gates or exits ajar or unlocked that are accessible to the public. The entrances, doors, gates or exits must be attended by the resident until the entrances, doors, gates or exits are closed and securely locked.
- (8) An owner, tenant or occupant must use own fob(s) to enter into the building complex, and must not tailgate nor follow another resident into the building complex through common property entrances, doors, and gates for building security purposes.
- (8) For the purposes of maintaining building security and safety, the Strata Council has the right to request fob credential verification from unit resident and to restrict the purchase and distribution of access fobs. The Strata Council reserves the right to replace locks and remote and fob access systems as the situation warrants. The Strata Council may establish rule of reasonable limit on the number of fob possession of a strata lot.
- (9) For the purposes of maintaining building security and safety, the Strata Council has the right to restrict the purchase and distribution of access fobs and to replace locks and remote and
- (10) The Strata Corporation may allow the unit residents to provide their unit key and/or key fob to the concierge for maintenance service arranged by the Strata Corporation. Unit owner must provide written request for the purpose of the key drop off and must sign the release of liability key drop form. The Strata Corporation and the Strata Agent and the concierge team shall have no liability with respect thereto. In the event of an emergency emanating from a strata lot whose occupants or owner cannot be contacted, access into strata lot for the protection and mitigation of common property or strata lot damage, the strata corporation may arrange locksmith to gain entry by force at the strata lot owner's expense. An owner, tenant, or occupant who is in contravention of this bylaw shall be responsible for a bylaw fine of \$200 for each contravention.

## **PART 10 – No Smoking**

### **10 No Smoking**

10.1

- (1) No smoking or vaping is allowed:
  - (a) within a strata lot;
  - (b) on the interior common property, including, without limitation, hallways, corridors, elevators, the parking facility, electrical and mechanical rooms, stairs, stairwells, amenity rooms and storage areas;
  - (c) on patios, balconies, decks, roof decks or terraces; or
  - (d) within 8 metres (26 feet) of any door, window or air intake.
- (2) For the purposes of this bylaw 10.1,

- (a) “**smoke**” or “**smoking**” includes inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe, hookah pipe or other lighted smoking equipment that burns tobacco, other weed substances (including, for clarity, cannabis) or any other combustible substance, except when the combusting or vaporizing material contains no tobacco or nicotine and the purpose of inhalation is solely olfactory, such as, for example, candles or smoke from incense; and
- (b) “**vape**” or “**vaping**” includes inhaling, exhaling, vapourizing or carrying or using an activated e cigarette.

(3) All persons, including, without limitation, owners, tenants and occupants of the strata lots and guests and visitors of such persons, must comply with this bylaw 10.1. Owners, tenants and occupants of the strata lots must ensure that this bylaw is not violated by their guests or visitors or anyone else they let into the development.

(4) The council may make reasonable accommodation for one or more individuals that have an addiction to nicotine that is a physical or mental disability. Whether or not reasonable accommodation is required is in the reasonable discretion of the council. In making the accommodation, the council will consider how to accommodate the disability without exposing others to second-hand smoke.

## **PART 11 – Surveillance and Privacy**

### **11 Surveillance and Privacy**

11.1

1. The strata corporation’s Surveillance and Privacy Bylaw shall be consistent with BC’s *Personal Information and Property Act* (PIPA) and the OIPC’s Privacy Guidelines for Strata Corporations and Strata Agents.
2. The strata corporation is permitted to collect, from time to time, personal information and/or personally identifiable information of owners, tenants, and occupants (the “**Personal Information**”), including:
  - i. legal name, residential civic address at Telford on the Walk, residential civic address if the owner(s) do not reside at Telford on the Walk, telephone number(s), and email(s);
  - ii. video images and surveillance footage collected by the building’s surveillance system installed or to be installed by the strata corporation to capture activities which take place on common area(s);
  - iii. licence plate number(s) of vehicles travelling through or parked on common property or limited common property;
  - iv. information and data recorded and collected during the course of using or accessing the building’s access control system, including but not limited to an owner(s), tenant(s), occupant(s), and visitor(s) use of a key fob;
3. The strata corporation, its property management company, and/or its agents and authorized representatives are permitted to use recording, sound measurement, and acoustic capturing devices on common property, limited common property and/or within a strata lot with the consent of the owner of that strata lot, for the purpose of investigating noise complaints;
4. The Personal Information shall be stored in a secure location, and shall only be accessible by

the strata corporation's property management company, strata concierge, a current strata council member, law enforcement, and an authorized agent of the strata corporation for the following purposes (the "**Collection Purposes**"):

- (i) exercising the ordinary and reasonable duties and activities of strata governance;
- (ii) investigating complaint(s) made by other owner(s), tenant(s), resident(s);
- (iii) during the course of collecting or attempting to collect outstanding strata fees, fines, chargeback amounts, recoverable administration fees, legal fees and disbursements;
- (iv) to protect the safety and security of the common property and common assets of the strata corporation;
- (v) to protect the safety and security of the owner(s), tenant(s), occupant(s) and visitor(s) of and to the building;

5. The strata corporation shall use best efforts to obtain written consent from the owner(s), tenant(s), occupant(s), and visitor(s) of and to the building when collecting, storing, and accessing the Personal Information. When written consent is not available, the owner(s), tenant(s), occupant(s), and visitor(s) of and to the building agree that implied consent is provided to the strata corporation to collect, store, and access the Personal Information for the Collection Purposes.

~ END ~