

Jun-06-2012 13:44:24.001

CA2584188

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

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- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application, and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
 - Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.
- Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Mary Catherine
Murrell BV3EZYDigitally signed by Mary Catherine
Murrell BV3EZY
DN: c=CA, cn=Mary Catherine Murrell
BV3EZY, o=Lawyer, ou=Verify ID at
www.juniorl.com/LKUP.cfm?
id=BV3EZY
Date: 2012.06.06 13:29:10 -07'00'

1. CONTACT: (Name, address, phone number)

GILBRALTAR MANAGEMENT LTD.

250-380-3215

UNIT 201 - 2840 NANAIMO STREET

VICTORIA

BC V8T 4W9

Document Fees: \$23.90

Deduct LTSA Fees? Yes

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:

Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

NO PID NMBR COMMON PROPERTY STRATA PLAN 40Related Plan Number: **VIS40**

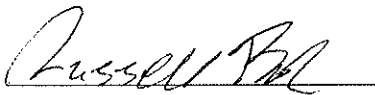
VICTORIA, B.C.

Date: May 29, 2012

Registrar
LAND TITLE OFFICE
Victoria, B.C. V8W 9J3

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

Form I – Amendment to Bylaws



Signature
Russell Bush – Property Manager
Gibraltar Management Ltd.

GIBRALTAR MANAGEMENT LTD.
Unit 201-2840 Nanaimo Street
Victoria, BC V8T 4W9
Phone: (250) 380-3815 Fax: (250) 380-3819

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan 40 certify that the following amendment to the bylaws of the strata corporation were approved by a resolution passed by a $\frac{3}{4}$ vote in accordance with section 128 of the *Strata Property Act* at the Special General meeting held on Monday, May 28, 2012:

RESOLUTION #2 – BYLAW AMENDMENT RENTALS

RESOLVED, as a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan VIS 40, that the following bylaw be amended:

Amend Bylaw 8.a that states:

8. Obtain Approval Before Leasing or Renting a Strata Lot

Pursuant to Section 141 of the Strata Property Act, and subject to any exemptions under the said Act, the rental of residential strata lots is prohibited.

- a. Exceptions to the "zero" lease/rental limit may be made at the discretion of the Strata Corporation in proven cases of hardship and shall be for a term of no longer than one year. An extension of one year may be requested and granted if the strata lot owner can continue to prove hardship. After the granted lease or rental period has terminated the strata lot must be either left vacant, sold, or occupied by the registered owner.


Amend Bylaw 8.a to read as follows:

8. Obtain Approval Before Leasing or Renting a Strata Lot

Pursuant to Section 141 of the Strata Property Act, and subject to any exemptions under the said Act, the rental of residential strata lots is prohibited.

- a. Exceptions to the "zero" lease/rental limit may be made at the discretion of the Strata Corporation in proven cases of hardship and shall be for a term of no longer than one year. Extensions of one year may be requested and granted if the strata lot owner can continue to prove hardship, up to a maximum of five years total. After the granted lease or rental period has terminated the strata lot must be either left vacant, sold, or occupied by the registered owner.


Signature of Council Member


Signature of Second Council Member

- * Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

Strata Property Act
FORM I
AMENDMENT TO BYLAWS
(Section 128)

The Owners, Strata Plan 40 certify that the following amendment to the bylaws of the strata corporation were approved by a resolution passed by a $\frac{3}{4}$ vote in accordance with section 128 of the *Strata Property Act* at the Special General meeting held on Monday, May 28, 2012:

RESOLUTION #3 – BYLAW AMENDMENT ALTERATIONS

RESOLVED, as a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan VIS 40, that the following bylaw be amended:

Amend Bylaw 9 (5) that states:

9. Alterations to a Strata Lot or Common Property

(5) Owners, tenants and occupants shall not in any case enclose any balcony or patio.

Amend Bylaw 9 (5) to read as follows:

9. Alterations to a Strata Lot or Common Property

(5) (a) Owners, tenants and occupants shall not enclose a balcony or patio that is open as of the date of the passing of this bylaw; and

(b) shall ensure that any balcony or patio enclosure in existence as of the date of the passing of this bylaw meets or exceeds applicable British Columbia Building Code requirements for such enclosures, and shall provide proof of such conformance to the strata council.

(5.1) Should the Strata Corporation be required to repair an enclosed balcony and the nature of such repairs require the enclosure to be removed then the Owner, tenant, or occupant shall:

(a) shall pay any additional costs arising from the removal of the balcony enclosure; and

(b) shall reapply to the strata council for permission to have the enclosure re-installed, at the cost of the homeowner, and the strata council shall not unreasonably refuse such a request but will as a condition of such approval require the owner, tenant, or occupant to obtain the requisite building permits and re-install the enclosures to code.


Signature of Council Member


Signature of Second Council Member

- * Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.