

Aug-12-2015 11:22:25.001

CA4600258

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*.



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

GIBRALTAR MANAGEMENT LTD.

250-380-3815

UNIT 201 - 2840 NANAIMO STREET

VICTORIA

BC V8T 4W9

Document Fees: \$25.48

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 STRATA PLAN VIS 40

Related Plan Number: VIS40

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 ¾ vote in accordance with section 128 of the *Strata Property Act* at the Special General meeting held on Wednesday, August 5, 2015:

RESOLUTION #5 – Bylaw Amendment – Repair and Maintenance of Property

RESOLVED as a THREE-QUARTER (3/4) VOTE of the Owners, Strata Plan VIS 40 that the Strata Corporation amend bylaw 4. Use of Property (1) p. which currently reads as follows:

3. Repair and Maintenance of Property by Owner

(1) An owner must repair and maintain the owner's strata lot except for repair and maintenance that is the responsibility of the strata corporation under these bylaws. The owner's obligations includes the regular cleaning of the surface of the patio or balcony and the cleaning of windows accessible from the patio or balcony. Owners must also keep all accessible drains clear of debris to prevent flooding.

The bylaw is to be amended to read as follows:

(1) An owner must repair and maintain the owner's strata lot except for repair and maintenance that is the responsibility of the strata corporation under these bylaws. The owner's obligations included the regular cleaning of the surface of the patio or balcony, glass, railings and the cleaning of windows accessible from the patio or balcony. Owners must also keep all accessible drains clear of debris to prevent flooding.



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.

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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*.



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

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VICTORIA

BC V8T 4W9

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Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

NO PID NMBR STRATA PLAN VIS 40

Related Plan Number: VIS40

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 Wednesday, August 5, 2015:

RESOLUTION #6 – Bylaw Amendment – Use of Property

RESOLVED as a THREE-QUARTER (3/4) VOTE of the Owners, Strata Plan VIS 40 that the following bylaw be added to 4. Use of Property

- (1) An owner, tenant, occupant or visitor must not use a strata lot, common property or common assets contrary to any of the following bylaws:
- w. An owner, tenant or occupant shall not affix anything to the balcony railings or glass, with the exception of, to a maximum of four planters designed for hanging from balcony railings of which shall not exceed ten pounds [4.54Kg] each including growing media.



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.