

1. Contact

Document Fees: \$32.51

**The Owners, All Strata Plans
C/O Davin Management
#1-10180-153rd Street
Surrey BC V3R 0B5
604-594-5643**

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

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

BCS2783

THE OWNERS, STRATA PLAN BCS2783

Electronic Signature

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

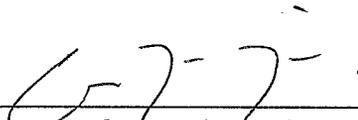
**Stephen Frederick
Graf LIZPE3**

**Digitally signed by
Stephen Frederick Graf
LIZPE3
Date: 2024-04-03
11:56:55 -07:00**

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

The Owners, Strata Plan **BCS2783** certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an Annual General Meeting held on ***February 27, 2024.**

Amendments attached.



Signature of Council Member



Signature of Council Member



Signature of Property Agent, Taylor Jones

**Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the Land Titles office.*

RESOLUTION 'B'- BYLAW AMENDMENT

WHEREAS:

- A. The strata corporation wishes to encourage owners to repair items causing damage to other strata lots;
- B. S.119(2) of the *Strata Property Act* permits the strata corporation to pass bylaws pertaining to the administration of the strata corporation;
- C. S.128 of the Strata Property Act allows a strata corporation to amend its bylaws by way of a $\frac{3}{4}$ vote;

THEREFORE BE IT RESOLVED BY WAY OF A $\frac{3}{4}$ VOTE OF THE OWNERS THAT:

1. The following bylaw be enacted as Bylaw 51:

51. Damage and Loss

- (1) Where the strata corporation determines the source of damage (whether caused by water or otherwise) originated from a portion of a strata lot that is in need of repair, it shall notify the owner, in writing, and the owner of that strata lot shall within 48 hours of being notified of the same must carry out repairs to their strata lot in order to mitigate further damage and must provide the strata corporation with a copy of an invoice or other document confirming the same were done.
- (2) In the event that the owner fails to repair the damage to subsection (1), the strata corporation may complete the repairs, and the owner of that strata lot shall pay the cost of the repairs to the strata corporation.