

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.

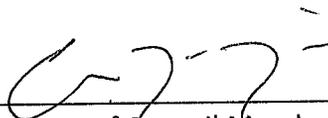
**Garry Gracey
H6WP19**

Digitally signed by
Garry Gracey H6WP19
Date: 2025-03-14
12:18:39 -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 25, 2025.**

Amendments attached.



Signature of Council Member Carlos Baca



Signature of Council Member Ryan



Signature of Property Agent, Taylor Jones

RESOLUTION 'F'- BYLAW ADDITION 52- COMMON PROPERTY CHANGES

BYLAW 52: ALTERATIONS TO COMMON PROPERTY FOR AESTHETIC PURPOSES

1. Purpose

This bylaw governs alterations to common property for aesthetic purposes, including but not limited to hardscaping, softscaping, and electrical fixture installations, as determined and approved by the strata council.

2. Council Authority

- a) The strata council has the authority to initiate, approve, and oversee changes to common property for aesthetic enhancements.
- b) The council shall consider the overall aesthetic safety, and financial implications of any proposed alterations.
- c) Council decisions regarding common property alterations must be recorded in meeting minutes and communicated to owners.

3. Permitted Aesthetic Changes

The following alterations to common property may be considered and approved by the strata council:

- i) Hardscaping, including but not limited to pavers, stones, concrete, and retaining walls.
- ii) Softscaping, including but not limited to grass, turf, mulch, and gravel.
- iii) Installation or modification of electrical fixtures such as lighting, decorative elements, and other non-essential electrical enhancements.

4. Funding and Maintenance

- a) Costs for approved alterations shall be allocated from the strata corporation's budget or contingency reserve fund, as determined by council and subject to applicable financial approval processes.
- b) Maintenance and upkeep of altered common property shall be the responsibility of the strata corporation, unless otherwise specified by the council.

RESOLUTION 'G'- BYLAW AMENDMENT 44.4- REALTOR LOCK BOXES

44.4- REALTOR LOCKBOXES

Purpose

This bylaw is established to ensure that realtor lockboxes are placed in an organized and secure manner, preventing unauthorized use of common property. By designating a specific area for lockboxes, the Strata Council aims to maintain the aesthetic integrity of the property while providing realtors with a functional and accessible solution for property access.

1. Placement of Lockboxes

- 1.1 Realtor lockboxes may only be placed on common property in a location specifically designated by the Strata Council.
- 1.2 Lockboxes placed outside of the designated area will be deemed unauthorized and subject to removal without notice.

2. Lockbox Requirements

- 2.1 All lockboxes must be clearly labeled on the exterior with the name and contact information of the responsible realtor.
- 2.2 Only lockboxes approved by the Real Estate Board will be permitted.
- 2.3 Builder or contractor lockboxes are strictly prohibited.

3. Removal of Lockboxes

- 3.1 Lockboxes must be removed immediately upon the completion of the transaction, including but not limited to:
 1. The sale of the unit, upon closing.
 2. The termination or expiration of the listing agreement.
- 3.2 Failure to remove a lockbox in a timely manner may result in its removal by the Strata Council at the responsible realtor's expense.