

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan BCS 405 [the registration number of the strata plan] certify that the information contained in this certificate with respect to Strata Lot 228 [strata lot number as shown on strata plan] is correct as of the date of this certificate. [Attach a separate sheet if the space on this form is insufficient].

- (a) Monthly strata fees payable by the owner of the strata lot described above \$233.14
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$0.00
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
- No
 Yes [attach copy of all agreements]
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved \$0.00
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year Not known
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$378,004.30
(\$170,730.95 CRF; \$54,529.43 decks; \$9,352.17 Depreciation Report; \$1,489.21 painting; \$141,902.54 roof.)
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
- No
 Yes [attach copy of all amendments]
- (h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
- No
 Yes [attach copy of all resolutions]
- (h.1) Are there any winding-up resolutions that have been passed?
- No
 Yes [attach copy of all resolutions]
- (i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
- No
 Yes [attach copy of all notices]

(j) Is the strata corporation party to any court proceeding or arbitration, or tribunal proceeding and/or are there any judgments or orders against the strata corporation?

- No
- Yes *[attach details]*

(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

- No
- Yes *[attach copies of all notices or work orders]*

(l) Number of strata lots in the strata plan that are rented 13.

(m) Are there any parking stall(s) allocated to the strata lot?

- No** *Parking is in garage*
- Yes

(i) *if no, complete the following by checking the correct box*

- No parking stall is available
- No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) *If yes, complete the following by checking the correct box(es) and indicating The parking stall(s) to which the checked box(es) apply.*

- Parking stall(s) number(s) _____ is/are part of the strata lot
- Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot _____ *[strata lot number(s) if known, for each parking stall that is a separate strata lot or part of a separate strata lot]*
- Parking stall(s) number(s) _____ is/are limited common property
- Parking stall(s) number(s) _____ is/are common property

(iii) *For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.*

- Parking stall(s) number(s) _____ is/are allocated with strata council approval*
- Parking stall(s) number(s) _____ is are allocated with strata council approval and rented at \$ _____ per month
- Parking stall(s) number(s) _____ may have been allocated by owner developer assignment.

Details:

N/A

[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise and may therefore be subject to change in the future.**

(n) Are there any storage locker(s) allocated the strata lot?

- No**
 Yes

(i) *if no, complete the following by checking the correct box*

- No storage locker is available**
 No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) *If yes, complete the following by checking the correct box(es) and indicating The storage locker(s) to which the checked box(es) apply.*

- Storage locker(s) number(s) _____ is/are part of the strata lot
 Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ *[strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]*
 Storage locker(s) number(s) _____ is/are limited common property
 Storage locker(s) number(s) _____ is/are common property

(iii) *For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.*

- Storage locker(s) number(s) _____ is/are allocated with strata council Approval*
 Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
 Storage locker(s) number(s) _____ may have been allocated by owner developer assignment

Details:

No storage lockers

[provide background on the allocation of storage lockers referred to in whichever of the 3 proceeding boxes have been selected and attach any applicable documents in the possession of the strata corporation]

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

Required Attachments: in addition to attachments mentioned above, section 59(4) of the *Strata Property Act* requires that copies of the following must be attached to this information Certificate:


- The rules of the strata corporation; *No separate Rules*
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94 *REALTOR HAS*

Date: April 13, 2017

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by Strata Corporation
Cindy Cross

MAR 12 2013

Strata Plan BCS 405
Mountains Edge

Dear Council,

We would like to install a back deck in our unit, #37, that would conform to the Bylaws for Mountains Edge. The garden has not been able to keep any grass growing and has become a mud pit. A back deck would tie in with all the neighbors' decks and be a more functional space.

Thank you,

Sierra and Kyle Deverill
#37 2000 Panorama drive
604-418-2908

March 18, 2013

Sierra and Kyle Deverill
#37 – 2000 Panorama Drive
Port Moody, British Columbia
V3H 5J5

Dear Sierra and Kyle:

Your request for permission to install a deck at the rear area of the strata lot, your project is approved.

Be sure to adhere to the specifications that are attached and which is the standard set for the community. Please complete and return the enclosed Indemnity Agreement promptly upon completion of the deck.

Thank you.

Yours truly
PROFILE PROPERTIES LTD.

Cindy Cross, Strata Manager
On behalf of the Strata Council – B.C.S. 405

CC:rv

Enclosures