

# **COUNTRYSIDE VILLAGE STRATA PLAN BCS 3635**

## **BYLAWS COMMUNITY RULES & BUILDING SCHEME**

**September 1, 2010**

**LAST AMENDED: March 15, 2016**

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**CA4529904 – July 13, 2015**

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**For legal purposes, a true copy of the bylaws is available at the Land Titles Office.**

**Please retain these bylaws for your records as there is a charge for additional copies**

**STRATA CORPORATION BCS 3635**

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## Introduction

Countryside Village Manufactured Home Park (hereafter Countryside Village) is located at 3295 Sunnyside Road, in the Village of Anmore. It is a 92-lot bare land strata development, accepted for registration on November 18, 2009 as Strata Plan BCS3635, as a result of a conversion of an existing rental manufactured home park to individual bare land strata lots. Countryside Village is comprised of 91 manufactured home sites (or strata lots) and one strata lot on which a log home is situated. In the latter part of 2009, the Owner/Developer of Countryside Village offered to sell the Strata Lots to the existing manufactured home owners, whose homes occupied the Strata Lots.

With the creation of the Strata Corporation, the Bylaws of the Strata Corporation comprised of the Bylaws as adopted (and amended) and are included with this Information Package, together with the Schedule of Standard Bylaws contained in the *Strata Property Act*. The Community Rules are intended to supplement the Bylaws, and are also included with this Information Package. The Building Scheme intends to address the scale, character, siting, exterior finishing and landscape treatment of homes to be constructed or located within Countryside Village. Both the Building Scheme and the Strata Bylaws (S39) restricts the volume of sewage effluent discharged by a Strata Lot.

The Community Rules, Bylaws and Building Scheme apply to all owners of the Strata Lots, as well as the tenants/residents who continue to reside on Strata Lots owned by the Owner/Developer.

## **SCHEDULE “A”**

### **BYLAWS OF THE OWNERS, STRATA PLAN BCS3635**

#### **COUNTRYSIDE VILLAGE**

- S1.** Unless otherwise stated, all terms herein have the meanings prescribed in the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”). For the purposes of these bylaws, “residents” means collectively, owners, tenants and occupants and “a resident” means collectively, an owner, a tenant and an occupant.
- S2.** The bylaws set out below and, except as they are expressly amended hereby, the Schedule of Standard Bylaws to the Act (the “Standard Bylaws”) apply to the strata corporation.
- S3.** All residents and visitors must comply strictly with the bylaws and rules of the strata corporation adopted from time to time.
- S4.** All residents must comply strictly with all charges registered on title to their strata lot and to the common property.
- S5.** A resident or visitor must not keep any pets on a strata lot or common property or on land that is a common asset except in accordance with these bylaws.
- S6.** A resident pet owner must ensure that a pet is kept quiet, controlled and clean. Any excrement on common property or on land that is a common asset must be immediately cleaned up and disposed of by the pet owner.
- S7.** A strata lot owner will be responsible and liable for all actions by a pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.
- S8.** A resident or visitor must not feed birds, rodents or other wild animals from any strata lot, limited common property, common property or land that is a common asset.
- S9.** Notwithstanding anything to the contrary contained herein, if the strata corporation reasonably determines that a resident’s pet is a continuing nuisance, the strata corporation may, by written notice, require the resident to permanently remove the pet from the strata lot and upon receipt of such notice, the resident shall within 14 days permanently remove the pet from the strata lot.
- S10.** A resident must not permit any construction debris, materials or packaging to be deposited in the strata corporation disposal containers.
- S11.** An owner engaged in the construction or renovation of any building or other structure on a strata lot where all or any part of such activity is carried on out doors shall only do so during the hours permitted for such activity under the bylaws of the Village of Anmore.
- S12.** An owner performing or contracting with others to perform construction or renovations will be responsible, financially or otherwise, for ensuring that any and all required permits and licenses are obtained.

- S13.** The owner of a strata lot must repair and maintain, to the standards set by the strata corporation, the owner's strata lot including, without limitation:
- (a) the structure of all buildings, manufactured and modular homes and other structures;
  - (b) the exterior of all buildings, manufactured and modular homes and other structures;
  - (c) chimneys, stairs, balconies, decks, patios, awnings and other things attached to the exterior of buildings, manufactured and modular homes and other structures;
  - (d) doors, windows and skylights;
  - (e) fences, railings and other structures that enclose balconies, decks, patios and yards.
- S14.** Section 23 of the Standard Bylaws is hereby amended such that the strata corporation may fine an owner or tenant the maximum amount permitted under the Act's Strata Property Regulation, B.C. Reg. 43/2000, which amount as of February 19, 2009, is:
- (a) \$200.00 for each contravention of a bylaw, and
  - (b) \$50.00 for each contravention of a rule.
- S15.** The strata council must, if it determines in its discretion that a resident is in contravention of any bylaws or rules of the strata corporation, levy fines and the fines so levied shall be immediately added to the strata fees for the strata lot and shall be due and payable together with the strata fees for the strata lot in the next month following such contravention.
- S16.** If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.
- S17.** The strata corporation may proceed under the Small Claims Act, without further authorization by the owners, to recover from an owner or other person, by an action in debt in Small Claims Court, money owing to the strata corporation, including money owing as administration fees, bank charges, fines, penalties, interest or the costs, including legal costs, of remedying a contravention of the bylaws or rules and to recover money which the strata corporation is required to expend as a result of the owner's act, omission, negligence or carelessness or by that of an owner's visitors, occupants, guests, employees, agents, tenants or a member of the owner's family.
- S18.** An owner must provide parking spaces for at least two vehicles (sedans) on the strata lot.
- S19.** A resident must not park a vehicle on the common property of the strata corporation including, without limitation, areas of the common property designated as a visitor parking area.
- S20.** A visitor to a strata lot must only park in a parking space on the strata lot or in an area of the common property designated as a visitor parking area.

- S21.** A resident or visitor to a strata lot must not permit a vehicle to be parked or left unattended in a manner that interferes with access roads or in no parking zones.
- S22.** In addition to any fine that may be levied by the strata corporation in respect thereof, any resident's or visitor's vehicle parked in violation of bylaws S20 or S22 will be subject to removal by a towing company authorized by council, and all costs associated with such removal will be charged to the owner of the strata lot.
- S23.** A resident or visitor operating a vehicle on the access roads or other common property of the strata corporation must activate the vehicle's headlights and not exceed 15 km/hour.
- S24.** A resident must not park or store any vehicle that drips oil or gasoline. A resident must remove any dripped oil, gasoline or other automotive residue.
- S25.** A resident must not allow a strata lot to become unsanitary or untidy. There shall not be stored, kept, nor permitted to be kept or stored on any strata lot, any junk, wrecked or partially wrecked automobiles, salvage materials, goods intended for commercial use or sale, waste or refuse.
- S26.** A resident must ensure that ordinary household refuse and garbage is securely wrapped and placed in the containers provided for that purpose, recyclable materials is kept in designated areas and material other than recyclable or ordinary household refuse and garbage is removed appropriately. Garbage containers shall be from view from any roadway or from any other strata lot except on the day designated for garbage collection.
- S27.** No wires or lines of any kind including cloths lines shall be strung on any strata lot above ground level or attached to the exterior of any dwelling house, manufactured or modular home, structure or other improvement on the strata lot.
- S28.** Except for satellite dish antennae or cellular telephone booster antennae, no exterior radio, CB, TV antenna, or other antenna of any type shall be permitted on any strata lot. One satellite antenna per strata lot shall be permitted provided it is no larger than 75 cm (2.5 feet) in diameter and further provided it shall be located at the rear of the strata lot and not visible from the access road fronting the strata lot. Flagpoles shall not extend above the roof line of the principal structure on the strata lot.
- S29.** No signs, billboards, notices of advertising of any kind shall be placed on any Strata Lot except for a single home based business sign with a size not to exceed 0.1 square metres or a real estate "for sale" sign with a size not to exceed 0.4 square metres.
- S30.** No kennels or other enclosures for animals shall be constructed, maintained or located on any strata lot.
- S31.** A strata lot shall not be used for the repair of motor vehicles or boats.
- S32.** An owner shall not permit the accumulation of debris, waste or excess construction materials, any overfilling or spillage from any refuse bins or burning, dumping or burying of construction materials or debris during the construction period on any strata lot.
- S33.** No landscaping, trees, shrubbery, lawn, fencing, vegetation, dwelling house, manufactured or modular home, structure or other improvement on a strata lot shall be

permitted to fall into a state of disrepair such that the same is detrimental to the aesthetic appearance of the strata lot as determined by the strata corporation.

- S34.** An owner shall not commence or continue construction or renovations on a strata lot unless it provides and maintains adequate sanitary facilities for the workers engaged in such work.
- S35.** Residents are responsible for the conduct of visitors including ensuring that noise is kept at a level, in the sole determination of the strata council, which will not disturb the rights of quiet enjoyment of others.
- S36.** Residents are responsible for the conduct of children residing in their strata lot, including ensuring that noise is kept at a level, in the sole determination of the strata council, which will not disturb the quiet enjoyment of others.
- S37.** Residents are responsible to assume liability for and properly supervise activities of children including, but not exhaustively, bicycling, skateboarding and road hockey.
- S38.** A resident shall carry and maintain in respect of a strata lot third party liability insurance in an amount of not less than \$2,000,000.00 insuring against damage to property and personal injury and death and under which the strata corporation is named as an additional insured. The resident shall, at the request of the strata corporation from time to time, provide the strata corporation with proof of such insurance in such form as the strata corporation may reasonably require.
- S39.** A resident shall not discharge or permit to be discharged from a strata lot, on a daily basis, a volume of sewage effluent that is more than the strata lot's proportionate share (as determined by the strata lots unit entitlement) of the total daily intake capacity of the sewer collection and treatment system into which the strata lot's sewage effluent is discharged.
- S40.** A resident shall not deposit or dispose of lawn clippings, leaves or other garden debris on a strata lot except in a composter of a type approved by the strata corporation or, in any event, on the common property of the strata corporation.
- S41.** Strata fees that are not paid when due will be subject to an interest charge at the rate of 10% per annum, compounded annually and calculated from the due date until the date they are paid.
- S42.** Section 3(4) of the Standard Bylaws shall not apply and instead, the following shall apply:
- A resident must not keep a pet on a strata lot other than one or more of the following:
- (a) a reasonable number of fish or other small aquarium animals;
  - (b) a reasonable number of small caged mammals;
  - (c) up to 2 small, indoor caged birds;
  - (d) a total combination of two dogs and/or cats.
- S43.** The leasing or rental of a Strata Lot is prohibited.

**S44. Vacant Strata Lots Maintenance**

All vacant Strata Lots require to be maintained by the Owner(s) at all the times. As determined by the Strata Council, the owner(s) of vacant lot(s) shall be responsible for all associated costs to bring the standard condition and a \$100 fine per event will be added to that Strata Lot account. *(Mod CA4120300 2014-Dec-04)*

**S45. Water Usage**

All undeveloped lots at Countryside Village will have to pay a \$50/per month water usage fee payable to The Owners of Strata Plan BCS3635 to cover water usage for the period construction begin until the time a water meter is installed on the property. *(Mod CA4120300 2014-Dec-04)*

**S46. New Construction**

- (a) Trucks and large equipment will be allowed only on odd and even calendar dates corresponding to the lots odd and even address number. This bylaw will only apply to houses being built on the same street at the same time. *(Mod CA4120300 2014-Dec-04)*
- (b) All trades must keep the roadways within the park open for emergency vehicles and surrounding residents at all times. *(Mod CA4120300 2014-Dec-04)*
- (c) Road Blockages – Two days notice to be given. No large trucks on roadways on garbage pickup day. *(Mod CA4529904 2015-Jul-13)*
- (d) Developers to notify Strata Council two days prior to Fortis Gas coming onto Strata Common property for connections or disconnections. *(Mod CA4529904 2015-Jul-13)*
- (e) Lots are to be completely enclosed with a 6ft. steel fencing from the time of mobile home removal until lock up and exterior landscaping is clean up and safe. Only green colored construction plumb square fencing is to be used. *(Mod CA5044645 2016-Mar-15)*
- (f) During home construction all dirt and debris must be cleaned off roadways daily and check for nails on roadway each day before leaving. *(Mod CA4529904 2015-Jul-13)*
- (g) No metal cleat machinery on roadways. *(Mod CA4529904 2015-Jul-13)*
- (h) Damages done to street lighting, curbing and or roadways by the equipment or workers used for your build must be repaired promptly. If not repaired as a priority the Strata Council on behalf of the Strata Corporation will have repairs made and charges will be applied to responsible strata lot Owner. *(Mod CA4529904 2015-Jul-13)*
- (i) Work hours are Monday through Friday 7am to 7pm April through to October and 7am to 5:30pm November through to March, Saturday 9am to 4pm. No work on Sundays or Statutory Holidays. *(Mod CA4529904 2015-Jul-13)*
- (j) All Common Property plumbing work require to be approved by Strata Council. *(Mod CA5044645 2016-Mar-15)*
- (k) Maximum size excavator to be used on Common Property or private lots is a – 25-ton excavator. *(Mod CA5044645 2016-Mar-15)*
- (l) Common Property – trenching the roadway is to be saw cut, then grind a 3" wide step to half the depth of the existing asphalt on each side of the trench. The dug out materials are to be transported off site and new road mulch to be installed, brought



to grade, tamped to 2000psi and topped with 3" compounded asphalt. The trench cut lines are to be liquid filled. *(Mod CA5044645 2016-Mar-15)*

- (m) All common property paving work require to be approved by Strata Council.  
*(Mod CA5044645 2016-Mar-15)*
- (n) No pup trailers are allowed in the Strata Properties, pups to be parked on Sunnyside Rd. Dump Truck – maximum size 10 – yard dump box only may enter the Strata Property. *(Mod CA5044645 2016-Mar-15)*
- (o) All common property electrical work require to be approved by Strata Council.  
*(Mod CA5044645 2016-Mar-15)*
- (p) Owners who replace the existing street light may do so with soffit lighting that have diverters/visors installed to ensure the lighting is not directed at neighbouring properties. Other lighting options must be submitted in writing to Council for consideration and approval. *(Mod CA5364514 2016-Jul-22)*

#### **S47. Shutting off Water and Electrical Supply to Community**

- (a) The priority of owners requesting a community the water shut off will be to restore the water supply to community. *(Mod CA4120300 2014-Dec-04)*
- (b) Water Shut Off will be scheduled each week on Tuesdays, Wednesday or Thursday between 10AM and 2PM. A calendar will be set up as follow (1<sup>st</sup> week of the month Tuesday, 2<sup>nd</sup> week Wednesday and 3<sup>rd</sup> week Thursday) this schedule will follow through the year. *(Mod CA4120300 2014-Dec-04)*
- (c) No Strata Lot may turn off common area water without the express written permission of the Strata Corporation. *(Mod CA4120300 2014-Dec-04)*
- (d) All New Construction must comply with the Building Scheme Exhibit "A".  
*(Mod CA4120300 2014-Dec-04)*
- (e) Water shut off fees; 1 planned 2 hour shut off is free, \$200 charge each hour thereafter. *(Mod CA4529904 2015-Jul-13)*

#### **S48. Quorum**

- (a) If at the time appointed for a general meeting, a quorum of 1/3 of eligible owners in person or by proxy are not present, the meeting shall stand adjourned for a period of fifteen (15) minutes whereupon the adjourned meeting shall be reconvened at the same place and the persons present or by proxy and eligible to vote, shall constitute a quorum. *(Mod CA4120300 2014-Dec-04)*
- (b) This bylaw does not apply to a meeting demanded pursuant to section 43 of the Act and failure to obtain a quorum for a meeting demanded pursuant to section 43 of the Act, terminated and does not adjourn that meeting.  
*(Mod CA4120300 2014-Dec-04)*

#### **S49. Homes – Exterior Landscaping**

Any home sold wherein the new Owner will reside in the home, the exterior Landscape must be upgraded to comply with the Strata's Building Scheme Standards.

*(Mod CA5364514 2016-Jul-22)*

**S51. New Lot Purchase Contribution**

Upon purchase of a lot other than from the original Developer known as “Countryside Village Ventures Ltd.” the new Owner must contribute \$5,500.00 to BCS 3635 IRRF fund upon conveyance of the lot.  
*(Mod CA5364514 2016-Jul-22)*

# **Schedule of Standard Bylaws**

## **Division 1 – Duties of Owners, Tenants, Occupants and Visitors**

### ***Payment of strata fees***

- 1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

### ***Repair and maintenance of property by owner***

- 2 (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.  
  
(2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

### ***Use of property***

- 3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
  - (a) causes a nuisance or hazard to another person,
  - (b) causes unreasonable noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.  
(2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.  
  
(3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.  
  
(4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals;
- (b) a reasonable number of small caged mammals;
- (c) up to 2 caged birds;
- (d) one dog or one cat.

### ***Inform strata corporation***

- 4** (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

### ***Obtain approval before altering a strata lot***

- 5** (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
- (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a strata lot;
  - (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) This section does not apply to a strata lot in a bare land strata plan.

### ***Obtain approval before altering common property***

- 6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

### ***Permit entry to strata lot***

- 7 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

## **Division 2 – Powers and Duties of Strata Corporation**

### ***Repair and maintenance of property by strata corporation***

- 8 The strata corporation must repair and maintain all of the following:
- (a) common assets of the strata corporation;
  - (b) common property that has not been designated as limited common property;
  - (c) limited common property, but the duty to repair and maintain it is restricted to
    - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
    - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
      - (A) the structure of a building;

(B) the exterior of a building;

(C) chimneys, stairs, balconies and other things attached to the exterior of a building;

(D) doors, windows and skylights on the exterior of a building or that front on the common property;

(E) fences, railings and similar structures that enclose patios, balconies and yards;

(d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to

(i) the structure of a building,

(ii) the exterior of a building,

(iii) chimneys, stairs, balconies and other things attached to the exterior of a building,

(iv) doors, windows and skylights on the exterior of a building or that front on the common property, and

(v) fences, railings and similar structures that enclose patios, balconies and yards.

### **Division 3 – Council**

#### ***Council size***

**9** (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.

(2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

#### ***Council members' terms***

**10** (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.

(2) A person whose term as council member is ending is eligible for reelection.

(3) to (5) [Repealed 1999-21-51.]

### ***Removing council member***

- 11** (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

### ***Replacing council member***

- 12** (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

### ***Officers***

- 13** (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act, or
  - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

### ***Calling council meetings***

- 14** (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
- (a) all council members consent in advance of the meeting, or
  - (b) the meeting is required to deal with an emergency situation, and all council members either
    - (i) consent in advance of the meeting, or
    - (ii) are unavailable to provide consent after reasonable attempts to contact them.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

### ***Repealed***

- 15** [Repealed 2009-17-35.]

### ***Quorum of council***

- 16** (1) A quorum of the council is
- (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

### ***Council meetings***

- 17** (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.



(2) If a council meeting is held by electronic means, council members are deemed to be present in person.

(3) Owners may attend council meetings as observers.

(4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:

(a) bylaw contravention hearings under section 135 of the Act;

(b) rental restriction bylaw exemption hearings under section 144 of the Act;

(c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

### ***Voting at council meetings***

**18** (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.

(2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

(3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

### ***Council to inform owners of minutes***

**19** The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

### ***Delegation of council's powers and duties***

**20** (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.

(2) The council may delegate its spending powers or duties, but only by a resolution that

(a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or

(b) delegates the general authority to make expenditures in accordance with subsection (3).

- (3) A delegation of a general authority to make expenditures must
- (a) set a maximum amount that may be spent, and
  - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
- (a) whether a person has contravened a bylaw or rule,
  - (b) whether a person should be fined, and the amount of the fine, or
  - (c) whether a person should be denied access to a recreational facility.

### ***Spending restrictions***

- 21** (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

### ***Limitation on liability of council member***

- 22** (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

## **Division 4 — Enforcement of Bylaws and Rules**

### ***Maximum fine***

- 23** The strata corporation may fine an owner or tenant a maximum of
- (a) \$50 for each contravention of a bylaw, and

(b) \$10 for each contravention of a rule.

### ***Continuing contravention***

- 24** If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

## **Division 5 – Annual and Special General Meetings**

### ***Person to chair meeting***

- 25** (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

### ***Participation by other than eligible voters***

- 26** (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

### ***Voting***

- 27** (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.

(4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

(5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.

(6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.

(7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

### ***Order of business***

**28** The order of business at annual and special general meetings is as follows:

- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;

- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

## **Division 6 – Voluntary Dispute Resolution**

### ***Voluntary dispute resolution***

- 29** (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
  - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

## **Division 7 – Marketing Activities by Owner Developer**

### ***Display lot***

- 30** (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.

# COMMUNITY RULES

## **RULE CHANGES:** Under the *Strata Property Act*:

- 125**
- (1) The strata corporation may make rules governing the use, safety and condition of the common property and common assets.
  - (2) A rule is not enforceable to the same extent that a bylaw is not enforceable under section 121(1)
  - (3) All rules, including those posted on signs, must be set out in a written document that is capable of being photocopied.
  - (4) The strata corporation must inform owners and tenants of any new rules as soon as feasible.
  - (5) If a rule conflicts with a bylaw of the strata corporation, the bylaw prevails.
  - (6) A rule ceases to have effect at the first annual general meeting held after it is made, unless the rule is ratified by a resolution passed by a majority vote
    - (a) at that annual general meeting, or
    - (b) at a special general meeting held before that annual general meeting.
  - (7) Once a rule has been ratified under subsection (6), it is effective until it is repealed or altered, without the need for further ratification.

## Definitions

In this document, the following terms are used, the intent and meaning of which shall be interpreted as follows:

**“Community”** means the manufactured home and compact housing community located at 3295 Sunnyside Road, Anmore, B.C. and legally described as Strata Plan BCS3635;

Mail: #250 – 221 Ioco Road, PO Box 18128  
Port Moody, BC V3H 0A2

**“Common Property”** means the lands and buildings shown on the Strata Plan that is not part of a Strata Lot, which consist of a storage building; two sewage collection and treatment systems and sewage disposal fields; a domestic water system; buildings and facilities associated with the sewage, domestic water and electrical distribution systems; the storm drainage system; internal roads, bridge, ponds, and waterways; and green space of the Community;

**“Management” or “Manager”** means the person or persons appointed from time to time by the Strata Council to manage and attend to the day to day operation, management and administration of the Strata Corporation and the community;

**“Resident”** means an owner, tenant or other occupant residing on a Strata Lot;

**“Strata Lot”** means a strata lot within Strata Plan BCS3635;

**“Strata Corporation”** means the strata corporation, The Owners, Strata Plan BCS3635, established by the deposit of strata plan BCS3635 in the New Westminster Land Title Office on November 18, 2009;

**“Strata Council”** means the strata council of the Strata Corporation as it is constituted from time to time.

# COMMUNITY RULES

## Additions and Alterations to Strata Lot and Home

1. Any structures or additions to the Home must be such a distance from any lot line, home or structure in accordance with the RCH-1 zoning bylaws of the Village of Anmore.

## Maintenance of Home and Strata Lot

### GENERAL MAINTENANCE

1. Residents must protect and ensure all underground facilities (water and sewer lines) are free of any possible damage between the Community service and the Home. Heat tape and insulation on water lines and water meter to prevent freezing is the sole responsibility of the Resident.

### GARBAGE/RECYCLING

2. Garbage is collected weekly – at approximately 8:30 a.m. on Monday mornings, unless Monday is a holiday, in which case it is collected Tuesday morning. Cans or bags of garbage must be stored inside the home or shed or out of sight in an “animal proof” container or location during the week and prior to collection. Garbage must be placed in well tied plastic bags when placed for collection at curbside. Garbage must be placed at curbside no earlier than 4 hours prior to collection and the container removed within 12 hours of collection. There is a 30-pound weight limit per garbage bag.
3. Recycling is mandatory in Anmore. Recycling Bins for cardboard, newspapers, mixed paper, plastic containers and tins are provided by the community and are located here in Countryside Village.

## Activities in the Community

1. A resident shall not set any open fires in the Community.
2. Speed Limit within the Community is 15 kph and pedestrians, bicycles, motorized or non-motorized wheelchairs or scooters have the right-of-way.

## Motor Vehicles & RVs

1. Vehicles over 1 ton capacity are not permitted within the Community except for temporary moving, delivery, or recreational purposes.

2. Visitor parking areas are for visitors only. If a resident wishes to use visitor parking for a short period of time, permission must first be obtained from the Strata Corporation or Management.
3. RVs (recreational vehicles) are defined as travel trailers, 5<sup>th</sup> wheels, motor homes, campers, utility trailers, camperized vans and boats.
4. RVs are not to be parked in any other location but the driveway on a resident's property, nor can RVs encroach on neighbouring properties or common property, and should not be overhanging onto the street or the neighbour's access.
5. No RVs are permitted to be parked in the visitor parking areas.

### **Moving a Manufactured or Modular Home Out of the Community**

1. Resident must provide proof of liability insurance to the Strata Corporation for the transport company used to move a manufactured or modular home out of the Community.

### **Miscellaneous**

1. All complaints and suggestions must be made in writing, addressed to the Strata Council.

*“Thank you for making Countryside Village a great place to call home.”*



**BUILDING SCHEME**  
**STRATA PLAN BCS3635**  
**COUNTRYSIDE VILLAGE**

*Please refer to the attached **Schedule “D”** and **Exhibit “A”**.*

**Building Scheme Schedule of Restriction**

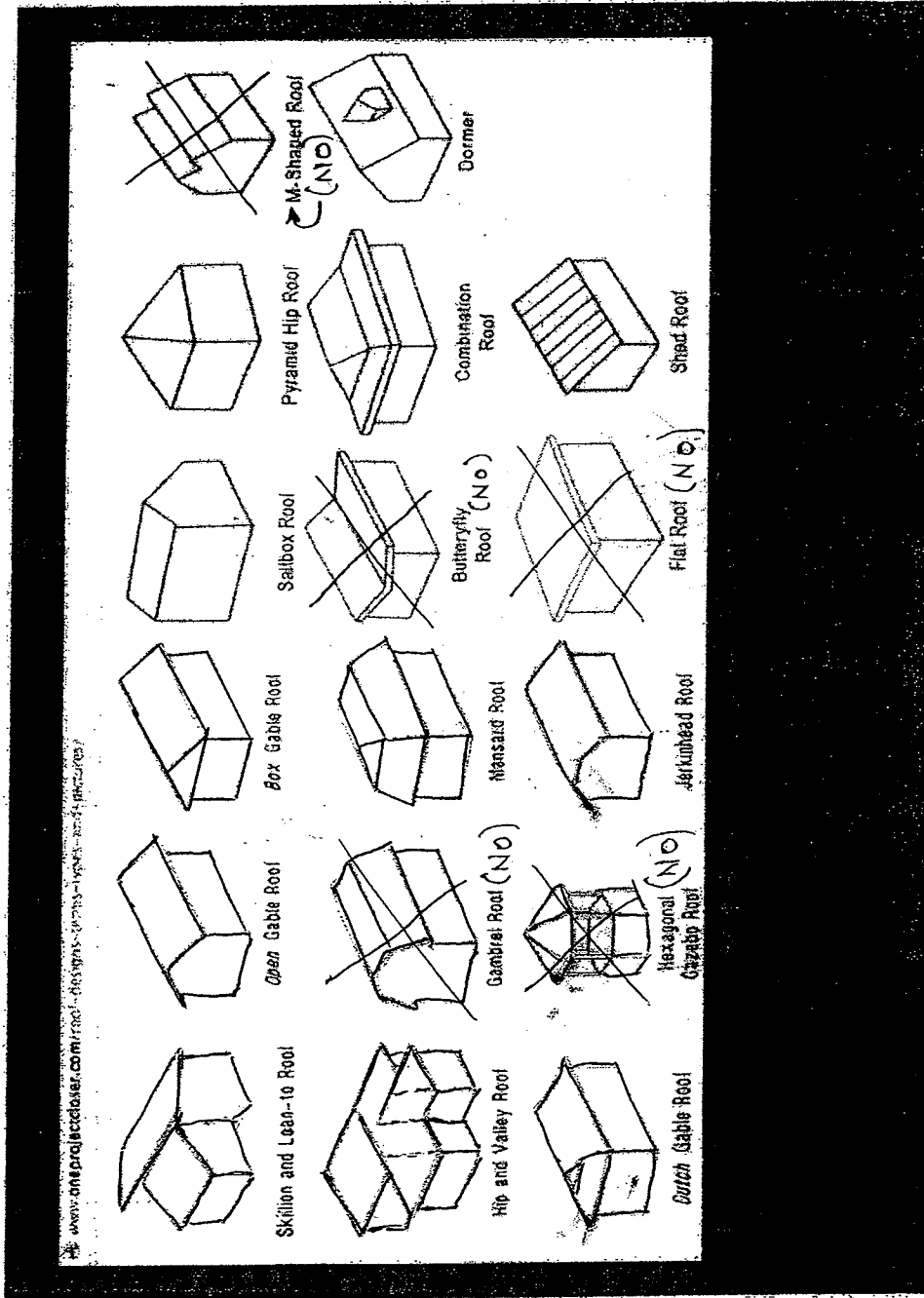
**1. Design Restriction:**

- (h) Electrical Design: The following electrical restrictions apply to new home construction and renovations. Such electrical load shall not exceed seventy (70) amps unless the Owner provides an alternate source of electricity satisfactory to the Council.

BE IT RESOLVED by a ¾ vote of the Owners of Strata Plan BCS 3635, Countryside Village, at the Special General Meeting held November 26<sup>th</sup>, 2014 to amend the Exhibit "A" Building Scheme Design Restriction by deleting Section 1(d) Roof and insert Schedule "D" Accepted Roof Design and Pitch.

END OF RESOLUTION

# Accepted Roof Designs



SCHEDULE "D"

EXHIBIT "A"

## Anmore Countryside Village

### Building Scheme Schedule of Restrictions

#### 1. Design Restrictions

The Developer, Tristar Communities Ltd., Vanac Development Corp. and Countryside Village Ventures Ltd. (collectively, the "Developer") has established the following design restrictions (the "Design Restrictions") that will apply to the owner of a Strata Lot intending to replace an existing manufactured home or to otherwise redevelop or landscape the Strata Lot:

##### (a) Exterior

No materials for exterior walls shall be used or incorporated in the exterior façade of a home other than fire retardant wood siding, cedar shingles and shakes, architectural concrete, natural or cultured stone, cement siding or shingles or vinyl siding, provided the vinyl siding is of high quality, demonstrating grain with a rich earth tone colour scheme. See Attachment I "Sample Colour Palette-Rich Earth Tones".

##### (b) Foundations and Skirting

No manufactured or modular home shall be permitted on a Strata Lot other than a manufactured or modular home mounted on a permanent concrete foundation or mounted on supports together with pre-cast concrete skirting around the entire perimeter of the base of the home having an exposed height, in the case of a level home site, not to exceed 30 cm. (12 inches) or, in the case of a sloping home site, 45 cm (18 inches), stepped (see Figure 1).

##### (c) Exterior Colours

No predominant building exterior and roof colours shall be permitted other than rich earth tone colours, examples of which are set out in Attachment 1 "Sample Colour Palette-Rich Earth Tones".

##### (d) Roofs

~~No roofs shall be permitted other than roofs having a pitch of 5:12 or greater and having an overhang of not less than 30 cm (12 inches) (see Figure 2). No roofing material shall be used~~

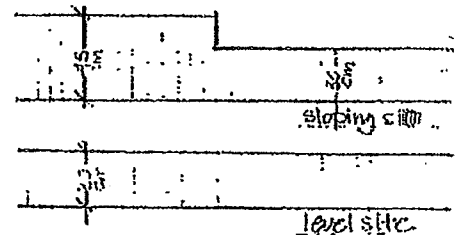
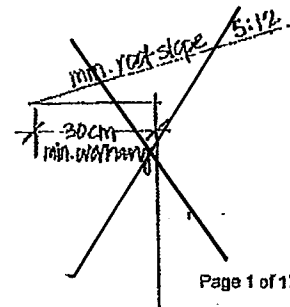


Figure 1: Skirting-Sloping and Level Sites



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~~Figure 2 Roof Pitch and Overhang~~

other than architectural asphalt and fibreglass shingles, concrete or slate roof tiles, pre-finished painted or anodized metal roofing or fire-retardant cedar shingles. No Flashing and associated metal work shall be used other than flashing and associated metal work painted so as to blend with the exterior house colour.

(e) Decks, Patios and Awnings

No Decks, patios and awnings shall be permitted other than decks, patios and awnings integrated with the overall home colour and material choice scheme. No decks or patios above grade shall be permitted other than decks or patios where the open space between the underside of the deck or patio and the grade at the perimeter thereof is screened and coloured with either cladding that matches the exterior façade of the home or light latticework.

(f) Landscaping

No Strata Lot shall be landscaped except in accordance with these design restrictions. No landscaping planting shall be permitted other than planting incorporating plants having a variety of heights, from groundcover to shrubs to trees. No landscaping groundcover shall be permitted immediately adjacent to a home unless it is separated from the exterior façade of the home by a permeable border (for example, river rock) having a minimum width, in the case of a home with roof eave troughs, of 30 cm. (12 inches) plus the width of the roof overhang or, in the case of a home without roof eave troughs, 15 cm. (6 inches) plus the width of the overhang. No landscaping of the front yard of a home (the area between the street facing façade of the home and the property line at the road shall be permitted other than landscaping where at least 20% of the front yard area is planted with ground cover, shrubs and trees having a mature height greater than 15 cm. (6 inches) including, at least, either one deciduous tree having a trunk DBH (diameter at breast height) of at least 5 cm. (2 inches) or one coniferous tree having a height of at least 2.5 m. (8 feet), and the balance of the front yard area is planted with ground cover having a mature height of less than 15 cm. (6 inches). See Attachment 2 "Sample Plant List".

No landscaping planting shall be permitted other than planting utilizing plants chosen to reflect the specific conditions (topography, soils, light and moisture) native to the Village of Anmore, including local native and compatible plant material but excluding fruit and berry plants that may attract bears. See Attachment 2 "Sample Plant List".

No trees shall be planted on a Strata Lot other than trees having a maximum mature height of less than 9 metres (30 feet). No shrub or tree that interferes with the operation, maintenance and repair of any above or below ground utility service shall be planted on a Strata Lot. No shrub or tree having a shallow root system likely to break through or disrupt any hard surface area shall be planted on a Strata Lot.

No fencing shall be permitted on a Strata Lot other than fencing constructed of wood, metal, black ornamental wire work and green or black chain link. No fencing shall be permitted along the front of a Strata Lot between the front plane of the home and the roadway. No hedging shall be permitted between the front plane of a home and the road other than hedging having a height of not greater than 60 cm (2 feet). No hedging that encroaches over the boundary of a Strata Lot shall be permitted. No fencing or hedging of the side or rear yard of a Strata Lot shall be permitted other than fencing or hedging having a height of not greater than 1.2 m. (4 feet) within 2.0 m. (6.5 feet) of the front plane of the home and in any other case, a height of not greater than 1.83 m (6.0 feet) (see Figure 5).

Where the landscaping of a Strata Lot is disturbed in the course of the construction or installation of new home, the finished landscaping or the repair/restoration thereof shall not remain incomplete for more than 6 months after completion of construction or installation of the home.

No light bollard shall be installed or permitted other than light bollards approved by the Strata Corporation (hereinafter defined).

No Strata Lot driveway shall be constructed other than a driveway having a minimum of 2 inch compacted asphalt surface or having a crushed gravel base and a surface of interlocking pavers or some other solid but permeable form driveway surfacing material. No Strata Lot driveway having an area of less than 30.8 square meters (331.2 square feet) shall be constructed on a Strata Lot.

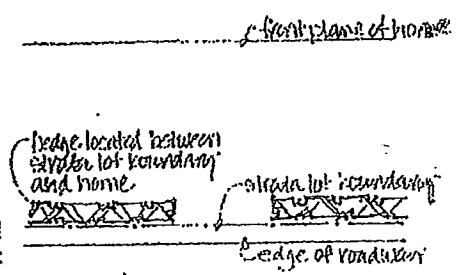


Figure 4 Hedge Location Front Yard Plan View

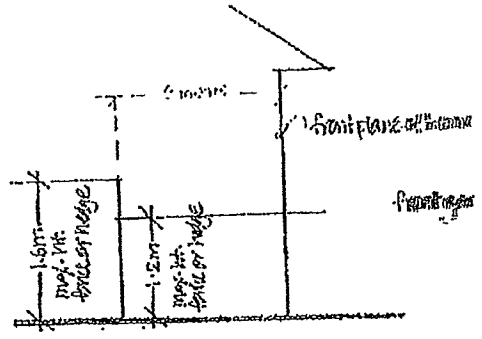


Figure 5 Side Yard Fencing and Hedging

No home shall be permitted on a Strata Lot that does not have its address prominently displayed so that it is visible from the road. No address display shall be permitted on a Strata Lot other than an address display placed prominently on the front of the home at or some other place between the home and the road and incorporating numbers and lettering having a height of not less than 10 cm. (4 inches) and not greater than 15 cm. (6 inches).

(g) Storage Sheds

No storage or garden sheds shall be permitted on a Strata Lot other than a single storage or garden shed having a maximum interior height of 2.45 m. (8 feet) and a maximum floor area of 10 square meters (108 square feet) unless the Village of Anmore agrees, in writing, otherwise. No storage or garden sheds shall be permitted on a Strata Lot other than a single storage or garden shed located in the rear yard of the Strata Lot painted a colour that complements the colour and design of the home.

2. Strata Corporation Approval

- 2.1. In this Building Scheme, the term "Strata Corporation" means the strata corporation established under section 2 of the *Strata Property Act (B.C.)* upon the deposit of the bare land strata plan in the New Westminster Land Title Office whereby the Strata Lots that are the subject of this Building Scheme are created and of which the owners of the Strata Lots are members.
- 2.2. No dwelling house, manufactured or modular home, structure, drainage, landscaping or other improvement shall be constructed, installed, altered or replaced or erected on any Strata Lot unless and until plans and specifications for any such dwelling house, manufactured or modular home, structure, drainage, landscaping or other improvement have been submitted to the Strata Corporation for written approval in accordance with the Design Restrictions and such written approval has been received by way of written acknowledgement by the Strata Corporation. The Strata Corporation, having regard for and with a view to ensuring adherence to the Design Restrictions, shall have the right and power to approve or reject or require amendment to plans and specifications presented to the

Strata Corporation with respect to a Strata Lot for approval.

- 2.3. No plans and specifications will be considered by the Strata Corporation other than plans completed and prepared by a draftsman or other qualified professional designer. No plans and specifications will be considered by the Strata Corporation other than plans and specifications that include fully dimensional drawings including elevations, a site plan, drainage plan, floor plan details, exterior finish details describing materials and colour scheme, a landscape plan and a schedule showing the water conservation features, fixtures and appliances to be incorporated in the final design. No landscape plans will be considered unless they cover the entire Strata Lot and show show drainage, walls, fences, hedges, shrubs, trees, lighting and other landscape improvements.
  - 2.4. No changes may be made to plans and specifications approved by the Strata Corporation without the prior written approval of the Strata Corporation.
  - 2.5. No owner of a Strata Lot shall apply to the Village of Anmore for a building permit until the Strata Corporation has received and has approved in writing the plans and specifications that are the subject of the building permit application. No owner of a Strata Lot shall apply to the Village of Anmore for a building permit unless such application includes a copy of the Strata Corporation's written approval of the plans and specifications that are the subject of the application.
  - 2.6. No owner of a Strata Lot shall prevent the Strata Corporation from inspecting a dwelling house, manufactured or modular home, structure, landscaping or other improvement from time to time during the course of construction for the purpose determining compliance with this Building Scheme.
- 3. Restrictions**
- 3.1. Without in any way limiting the requirement for the written approval of the plans and specifications for a dwelling house, manufactured or modular home, structure, landscaping or other improvement on any

Strata Lot, the following restrictions shall apply to each Strata Lot:

- (a) there shall not be erected or located on any Strata Lot any dwelling house, manufactured or modular home, building or other structure other than a single family home and ancillary buildings as permitted by the bylaws of the Village of Anmore;
- (b) there shall not be erected or located on any Strata Lot any dwelling house, manufactured or modular home, building or other structure that does not conform to Design Restrictions set out above, the British Columbia Building Code and the Bylaws and Regulations of the Village of Anmore;
- (c) no dwelling house or manufactured or modular home shall be constructed or located on any Strata Lot unless a driveway providing parking space for a minimum of two (2) automobiles is constructed in compliance with the Design Restrictions from the adjacent internal roadway of the Development;
- (d) there shall not be erected or located on any Strata Lot any dwelling house, manufactured or modular home, building or other structure unless any building or other structure in addition to the dwelling house or manufactured or modular home is constructed of the materials and has a colour scheme compatible with the construction and finish of the dwelling house or manufactured or modular home;
- (e) no dwelling house or manufactured or modular home on any Strata Lot shall be occupied by any person unless and until that dwelling house or manufactured or modular home, including the exterior thereof, is substantially completed as determined by the Strata Corporation in its discretion;
- (f) there shall not be stored, kept, nor permitted to be kept or stored on any Strata Lot, any junk, wrecked or partially wrecked automobiles, salvage materials, goods intended for commercial use or sale, waste or refuse;
- (g) no wires or lines of any kind except umbrella clothes lines in the rear yard shall be strung on any Strata Lot above ground level or attached to the exterior of any



dwelling house, manufactured or modular home, structure or other improvement on the Strata Lot;

- (h) except for satellite dish antennae or cellular telephone booster antennae, no exterior radio, CB, TV antenna, or other antenna of any type shall be permitted on any Strata Lot. One satellite antenna per Strata Lot shall be permitted provided it is no larger than 75 cm (2.5 feet) in diameter and further provided it shall be located at the rear of the Strata Lot and not visible from the roadway fronting the Strata Lot. Flag poles shall not extend above the roof line of the home;
- (i) no signs, billboards, notices of advertising of any kind shall be placed on any Strata Lot except for a single home based business sign with a size not to exceed 0.1 square metres or a single real estate "for sale" sign with a size not to exceed 0.4 square metres;
- (j) no kennels or other enclosures for animals are permitted to be constructed, maintained or located on any Strata Lot;
- (k) no garbage containers other than garbage containers approved and prescribed by the Strata Corporation from time to time shall be used and no garbage containers shall be placed on any Strata Lot unless screened from view from any roadway or from any other Strata Lot except on the day designated for garbage collection;
- (l) there shall not be permitted during the construction period on any Strata Lot the accumulation of debris, waste or excess construction materials, any overfilling or spillage from any refuse bins or burning, dumping or burying of construction materials or debris;
- (m) no builder shall be permitted to continue construction on a Strata Lot unless it provides and maintains adequate sanitary facilities for its construction workers;
- (n) no landscaping, trees, shrubbery, lawn, fencing, vegetation, dwelling house, manufactured or modular home, structure or other improvement on a Strata Lot shall be permitted to fall into a state of disrepair such that the same is detrimental to the aesthetic appearance of the Strata Lot; and

- (o) no Strata Lot shall be permitted to discharge, on a daily basis, more than the Strata Lot's proportionate share (as determined by the Strata Lots Unit Entitlement) of the daily intake capacity of the sewer collection and treatment system into which the Strata Lot's sewage effluent is discharged.

#### 4. General

- 4.1. The restrictions herein contained shall not be deemed to be exclusive either of the requirements of the Bylaws of the Village of Anmore, the obligations or liabilities imposed by statute or law or equity on the owners or occupiers of a Strata Lot or by the Bylaws and Rules of the strata corporation of which the Strata Lot is a part, all of which shall be duly observed and complied with.
- 4.2. Nothing herein shall be interpreted or construed as imposing any duty or liability on the Strata Corporation with respect to whether plans and specifications as approved by the Strata Corporation meet applicable building code, municipal or other regulatory requirements.
- 4.3. Damages shall not be an adequate remedy in the event of default or non-compliance pursuant to this Building Scheme and the Strata Corporation approved building plans and specifications with respect to a Strata Lot. Accordingly, the Strata Corporation or its nominee may, upon any such default or non-compliance, restrain the furtherance of any such default or non-compliance by way of application to the Court of competent jurisdiction for an injunction prohibiting the continuance of any such default or non-compliance and requiring the alteration of any dwelling house, manufactured or modular home, structure or other improvement on a Strata Lot to comply with this Building Scheme and the Strata Corporation approved building plans and specifications. The owner of a Strata Lot shall be responsible for any and all costs necessary to remedy any default or non-compliance in relation to this Building Scheme including, without limitation, legal fees and disbursements incurred by the Strata Corporation or its nominee in enforcing the provisions hereof.

- 4.4. The Strata Corporation shall be entitled to determine its own process for carrying out its duties and obligations hereunder, to appoint a nominee or nominees from time to time to administer and enforce this Building Scheme and to grant or withhold the approvals on the part of the Strata Corporation herein contemplated, in which circumstances the Strata Corporation will have no obligation with respect to same. Where there is any doubt or dispute as to whether plans and specifications submitted to the Strata Corporation for approval comply with this Building Scheme or whether a Strata Lot owner is otherwise in compliance with this Building Scheme, the issue in doubt or dispute will be referred to a professional development, planning or design consultant chosen by the Strata Corporation and the determination of such consultant shall be final and binding. Where a nominee is or nominees are appointed pursuant to this section 4.4, the Strata Lot owner in respect of which this Building Scheme is being administered or enforced or who has submitted a request for approval shall be responsible for and shall bear all costs incurred by and charged to the Strata Corporation by the nominee or nominees in relation to such administration or enforcement or request for approval.
- 4.5. Metric measurements shall govern. Imperial measurements are provided in brackets for convenience only
- 4.6. Sketches are provided for illustrative purposes only.