

BY-LAWS OF CONDOMINIUM CORPORATION NO. _____

Interpretation

- 1(1) In these by-laws,
- (a) "Act" means the *Condominium Property Act* of Alberta;
 - (b) "annual general meeting" means an annual general meeting of the corporation;
 - (c) "general meeting" means a general meeting of the corporation.
- 1(2) Expressions defined in section 1 of the Act have the same meaning in these by-laws.
- 1(3) The rights and obligations given or imposed on the corporation or the owners under these by-laws are in addition to any rights or obligations given or imposed on the corporation or the owners under the Act.
- 1(4) If there is any conflict between these by-laws and the Act, the Act prevails.

Duties of the Owner

- 2 An owner
- (a) shall permit the corporation and its agents, at all reasonable times on notice (except in case of emergency when no notice is required), to enter in or on the owner's unit for the purpose of
 - (i) inspecting the unit,
 - (ii) maintaining, repairing or replacing pipes, wires, cables and ducts existing in or on the unit and used or capable of being used in connection with the enjoyment of any other unit or common property,
 - (iii) maintaining, repairing or replacing common property, or
 - (iv) ensuring that the bylaws are being observed,
 - (b) shall forthwith
 - (i) carry out all work that may be required pursuant to these bylaws or as required by a municipal authority or other public authority in respect of the owner's unit, other than any work for the benefit of the building or parcel generally, and
 - (ii) pay all rates, taxes, charges and assessments that may be payable in respect of the owner's unit,
 - (c) shall maintain the owner's unit in a state of good repair,
 - (d) shall notify the corporation forthwith of
 - (i) any change in the ownership of the unit, or
 - (ii) any mortgage registered against the unit,
- and
- (e) shall not make structural, mechanical or electrical alterations to the owner's unit or to the common property without the prior written consent of the board, which must not be unreasonably withheld.

Powers of the Corporation

- 3 The corporation may
- (a) acquire personal property to be used
 - (i) for the maintenance, repair or replacement of the real or personal property of the corporation or the common property, or
 - (ii) by owners in connection with their enjoyment of the real and personal property of the corporation or the common property,
 - (b) borrow money required by it in the performance of its duties or the exercise of its powers,
 - (c) secure the repayment of money borrowed by it and interest on that money by negotiable instrument, a mortgage of unpaid contributions (whether levied or not), or a mortgage of any property owned by it or by any combination of those means,
 - (d) grant a lease to an owner under section 50 of the Act,
 - (e) charge interest under section 40 of the Act on any contribution owing to it by an owner, and
 - (f) make an agreement with an owner or tenant of a unit for the provision of amenities or services by it to the unit or to the owner or tenant of the unit.

Election of the Board

- 4(1) The board shall consist of not less than 3 and not more than 7 individuals.
- 4(2) Notwithstanding subsection (1), if there are not more than 2 owners, the board may consist of one or more individuals not to exceed 7 in number.
- 4(3) An individual shall not be a member of the board unless that individual is 18 years of age or older.

Eligibility to Sit on the Board

- 5(1) A person does not need to be an owner in order to be elected to the board.
- 5(2) Notwithstanding subsection (1),
- (a) if a unit has more than one owner, only one owner in respect of that unit may sit on the board at one time, and
 - (b) an owner who has not paid to the corporation the contributions due and owing in respect of the owner's unit is not eligible for election to the board.

Voting

- 6 At an election of members of the board each person entitled to vote may vote for the same number of nominees as there are vacancies to be filled on the board.

Term of Office

7(1) Subject to subsection (2), a member of the board is to be elected at an annual general meeting for a term expiring at the conclusion of the annual general meeting convened in the 2nd year following the year in which the member was elected to the board.

7(2) At the first general meeting convened under section 29 of the Act,

(a) not more than 50% of the members of the board shall be elected for a term expiring at the conclusion of the annual general meeting convened in the year following the year in which they were elected, and

(b) the balance of the members shall be elected for a term expiring at the conclusion of the annual general meeting convened in the 2nd year following the year in which they were elected.

7(3) Each member of the board shall remain in office until

(a) the office becomes vacant under section 9 of these bylaws,

(b) the member resigns,

(c) the member is removed under section 8 of these bylaws, or

(d) the member's term of office expires,

whichever comes first.

THIS IS A 9-PAGE DOCUMENT.