

**THE OWNERS, STRATA PLAN NO. \_\_\_\_\_**

**BYLAWS**

**1.0 COMMERCIAL AND RESIDENTIAL SECTIONS**

1.1 The owners of all the non-residential strata lots shall form a separate section (the "Commercial Section") within the strata corporation consisting of all the non-residential strata lots in the strata plan.

1.2 The owners of all residential strata lots shall form a separate section (the "Residential Section") within the strata corporation consisting of all the residential strata lots in the strata plan.

**2.0 DUTIES OF OWNERS**

2.1 An owner shall:

- (a) permit the strata corporation and its agents, at all reasonable times on notice, except in case of emergency, when no notice is required, to enter his strata lot for the purpose of inspecting the same and maintaining, repairing or renewing pipes, wires, cables and ducts for the time being existing in the strata lot and capable of being used in connection with the enjoyment of any other strata lot or common property, or for the purpose of maintaining, repairing or renewing common property, common facilities or other assets of the strata corporation, or for the purpose of ensuring that the bylaws and rules and regulations of the strata corporation and the separate sections are being observed and performed;
- (b) promptly carry out all work that may be ordered by any competent public or local authority in respect of his strata lot and pay all rates, taxes, charges and assessments that are payable in respect of his strata lot;
- (c) repair and maintain his strata lot, including windows and doors, and areas allocated to his exclusive use, and keep them in a state of good repair, reasonable wear and tear and damage by fire, storm, tempest or act of God excepted;
- (d) use and enjoy the common property, common facilities or other assets of the strata corporation in a manner that will not unreasonably interfere with their use and enjoyment by other owners, their families or visitors;
- (e) not use his strata lot, or permit the same to be used, in a manner or for a purpose that will cause a nuisance or hazard to any occupier of a strata lot, whether an owner or not, or his family;
- (f) notify the strata corporation promptly on any change of ownership or of any mortgage or other dealing in connection with his strata lot;
- (g) comply strictly with these bylaws, and all other bylaws of the strata corporation, and with rules and regulations adopted by the strata corporation or either of the separate sections applicable to such owner from time to time; and
- (h) receive the written permission of the strata council before undertaking alterations to the exterior or structure of any strata lot, but permission shall not be unreasonably withheld.

**3.0 DUTIES OF STRATA CORPORATION**

3.1 The strata corporation shall:

- (a) control, manage and administer the common property (excluding limited common property appurtenant to either separate section and common property, as described in section \_\_\_\_, to be

controlled, managed and administered by either separate section), common facilities or other assets of the strata corporation for the benefit of all owners;

- (b) keep in a state of good and serviceable repair and properly maintain the fixtures and fittings, including any apparatus and equipment used in connection with the common property (excluding limited common property appurtenant to either separate section and common property to be controlled, managed and administered by either separate section, as described below), common facilities or other assets of the strata corporation;
- (c) subject to section \_\_\_\_, maintain all external common areas, including lawns, gardens and parking areas including the exterior of the building but excluding windows, doors, balconies and patios included in a strata lot or in limited common property appurtenant to a strata lot;
- (d) maintain and repair, including renewal where reasonably necessary, pipes, wires, cables, chutes and ducts for the time being existing in the parcel and capable of being used in connection with the enjoyment of: (i) common property, excluding limited common property appurtenant to either separate section and common property to be controlled, managed and administered by either separate section, as described below; or (ii) more than one strata lot where such strata lots are not within the same separate section;
- (e) on the written request of an owner or mortgagee of a strata lot, produce to him or a person authorized in writing by him the insurance policies effected by the strata corporation and the receipts for the last premiums;
- (f) collect and receive all contributions toward the common expenses levied by the strata corporation paid by the owners and deposit the same with a chartered bank or trust company or credit union or financial institution established by the government;
- (g) pay all sums of money properly required to be paid on account of all services, supplies and assessments pertaining to, or for the benefit of, the strata corporation;
- (h) maintain the common property (excluding limited common property appurtenant to either separate section and common property to be controlled, managed and administered by either separate section, as described below) in a healthful and attractive condition; and
- (i) where an owner's interest is subject to a registered mortgage which entitles the mortgagee to receive notices of all meetings, minutes, financial statements and documents of a similar nature of the strata corporation, upon the request of the mortgagee, deliver such notices to the mortgagee at such address as the mortgagee shall specify in writing.

#### **4.0 DUTIES OF SEPARATE SECTIONS OF THE STRATA CORPORATION**

4.1 Each separate section of the strata corporation shall:

- (a) control, manage and administer the limited common property appurtenant to the separate section, common property (as described in section \_\_\_\_ ) to be controlled, managed and administered by the separate section, facilities common to the separate section, and other assets of the separate section of the strata corporation for the benefit of all members of the separate section;
- (b) keep in a state of good and serviceable repair and properly maintain the fixtures and fittings, including the elevators, and other apparatus and equipment used in connection with the limited common property appurtenant to the separate section, common property (as described in section \_\_\_\_ ) to be controlled, managed and administered by that separate section, facilities common to the separate section, or other assets of the separate section;
- (c) maintain all areas common to the separate section, both internal and external, including storage areas, public halls, underground parking areas and appurtenant common areas and lobby areas;

- (d) maintain and repair (including renewal where reasonably necessary) pipes, wires, cables, chutes and ducts for the time being existing in the parcel and capable of being used in connection with the enjoyment of:
  - (i) common property to be controlled, managed and administered by the separate section as described in section \_\_\_\_;
  - (ii) more than one strata lot where such strata lots are within the separate section; or
  - (iii) the limited common property appurtenant to the separate section;
- (e) collect and receive all contributions towards the expenses common to the separate section paid by the owners and deposit the same with a chartered bank or trust company or credit union or financial institution established by the government;
- (f) pay all sums of money properly required to be paid on account of all services, supplies and assessments pertaining to, or for the benefit of, the separate section; and
- (g) maintain the limited common property appurtenant to the separate section and common property controlled, managed and administered by the separate section in a healthful and attractive condition.

**THIS IS A 15-PAGE DOCUMENT.**