

ALTERATION AND INDEMNIFICATION AGREEMENT FOR STRATA PROPERTY (BRITISH COLUMBIA)

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF STRATA UNIT OWNER]

[address]
("Owner")

- and -

[NAME OF STRATA CORPORATION]

[address]
("Corporation")

WHEREAS, Owner is the owner of strata unit number _____ (the "Unit") in _____ [insert name of strata complex] (the "Complex"), located at _____ [insert street address], _____ [city], British Columbia and

WHEREAS, the Corporation is charged by the strata instruments for the Complex with responsibility for maintaining the common property of the Complex and enforcing the provisions of the strata instruments; and

WHEREAS, the strata instruments require the approval of the Corporation prior to Owner making any alterations to the Unit which may affect the common property of the Complex; and

WHEREAS, Owner wishes to make alterations to the Unit affecting the common property of the Complex and has approval therefor; and

WHEREAS, the Corporation will not approve such alterations in the absence of an indemnification against damages and assumption of responsibility by Owner; and

WHEREAS, in order to induce the Corporation to grant such approval, Owner is willing to indemnify the Corporation and assume responsibility for any damages incurred during such alterations.

NOW THEREFORE, the parties hereto agree as follows:

1. Installation, alteration or removal of _____ [list alterations to be made] must be in accordance with any and all guide specifications and exhibits approved by the Corporation.
2. Owner, and Owner's heirs, successors and assigns, shall indemnify and hold harmless the Corporation and any unit owner in the Complex from and against any loss or damage which may occur as a result of any such improvements and/or alterations, including, but not limited to the following:

THIS IS A 2-PAGE AGREEMENT.