

STRATA PROPERTY ACT
FORM B
INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan BCS 2401 certify that the information contained in this certificate with respect to Strata Lot 114 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above \$ 327.18

(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) \$ d

(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]

NOTE: This information is provided to the best of our knowledge, however neither the Strata Corporation nor Bayside Property Services Ltd., will accept any liability for any errors or omissions in this regard.

(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 \$ d
The payment is to be made by _____, 20__.

(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 \$ d

This estimate is based on the information available at this point in time. We believe it is a reasonable projection but neither Bayside Property Services Ltd. nor the Strata Corporation will accept any responsibility for the accuracy of these figures as they are subject to a variety of factors which the strata corporation has no control over.

(2)

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund

April 30, 2018
\$264,914.59

- (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] **bylaws**

- (h) Are there any resolutions passed by a 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 passed?
no yes [attach copy of all resolutions]

- (i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% 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] **June 26, 2018**

- (j) Is the strata corporation party to any court proceeding, 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 work orders]

- (l) Number of strata lots in the strata plan that are rented: 14

(3)

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

no 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) GARAGE 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: _____

{Provide background on the allocation of the 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.**

(4)

(n) Are there any storage lockers(s) allocated to 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 parts of a 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: _____

{Provide background on the allocation of the storage lockers 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 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.**

(5)

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;
- The current budget for 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.

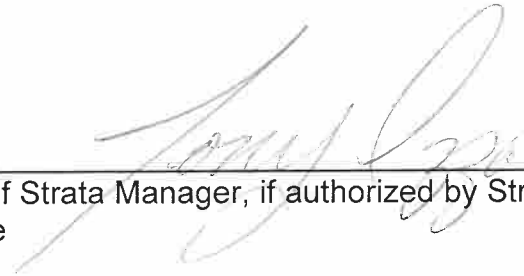
Date: June 8, 2018

Signature of Council Member

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

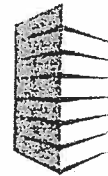
OR

AS PER



Signature of Strata Manager, if authorized by Strata Corporation
Tara Hooge

RECEIPTS		APPROVED BUDGET 2017-18
101	Owners' Contributions	467,210.00
103	Interest Income	500.00
TOTAL RECEIPTS		467,710.00
DISBURSEMENTS		
310	Electricity	7,000.00
320	Management Fees	35,500.00
322	Statutory Review of Books	210.00
330	Insurance	66,000.00
340	Janitorial Maintenance	3,500.00
360	Audit	2,800.00
370	Legal	2,000.00
380	Appraisal	1,100.00
395	Sundry	6,000.00
396	Council Year End	1,000.00
405	Water & Sewer	33,000.00
415	Scavenging	30,000.00
425	Equipment/Supplies	3,600.00
435	Repairs/Maintenance	60,000.00
436	Gutter Cleaning/Repairs	13,000.00
437	Window Cleaning	9,500.00
438	Snow Removal	5,000.00
439	Dryer Vent Cleaning	3,000.00
445	Landscaping	54,000.00
465	Sprinkler/Fire Monitoring (Telus)	3,500.00
466	Annual Insuite Fire Inspection	8,000.00
467	Hydrants	1,000.00
710	Contingency Reserve	119,000.00
TOTAL DISBURSEMENTS		467,710.00



BAYSIDE
PROPERTY SERVICES LTD.

November 8, 2017

PLEASE BRING THIS NOTICE TO THE MEETING!

AGENDA

NOTICE OF ANNUAL GENERAL MEETING
STRATA CORPORATION BCS 2401

NOTICE: The Annual General Meeting of The Owners, Strata Plan BCS 2401, "Manhattan Skye", 19551 66th Avenue, Surrey, BC, will be held Monday November 27th, 2017 at 6:30 PM in the Amenity Building.

Registration to commence at 6:15 PM.

PURPOSE OF MEETING:

1. Resolution #1 by $\frac{3}{4}$ vote (Smoking Bylaw); Failed
2. Resolution #2 by $\frac{3}{4}$ vote (Short Term Rentals Bylaw); Passed
3. To discuss / vote on the 2017/2018 Proposed Operating Budget (Note: An approximate 25% increase in strata fees is proposed, largely for a significant increased contribution to the Contingency Reserve Fund.); Passed
4. To elect a Strata Council for the upcoming year.

RESOLUTION #1 BY $\frac{3}{4}$ VOTE

BE IT RESOLVED THAT The Owners, Strata Plan BCS 2401, hereby approve the addition of the following Bylaw, which would be Bylaw 45. Smoking:

45. Smoking

45.1 Smoking and vaping are prohibited:

- (a) On any common property or limited common property, where doing so may result in smoke or vapor entering any other strata unit or the clubhouse via window, door or garage.
- (b) On any common property or limited common property, where doing so may expose other individuals to second hand smoke or vapor.

45.2 For the purposes of this bylaw, "common property or limited common property" includes, but is not limited to, the clubhouse, electrical and mechanical rooms, the common grounds, decks and patios.

- 45.3 For the purposes of this bylaw, "smoking" includes, but is not limited to, the smoking of tobacco products, cannabis products, crack cocaine, any other weed substances or any other substances prohibited under the Controlled Drugs and Substances Act, S.C. 1996, c. 18.
- 45.4 For the purposes of this bylaw, "vaping" includes but is not limited to the vaping of any substances using an electronic cigarette.

RESOLUTION #2 BY ¾ VOTE — Approved

BE IT RESOLVED THAT The Owners, Strata Plan BCS 2401, hereby approve the addition of the following Bylaw, which would be Bylaw 46. Short Term Rentals:

46. Short Term Rentals

- 46.1 A strata lot, or portion thereof, must not be used for commercial short-term accommodation purposes, such as a bed-and-breakfast, hotel, motel, vacation rental, temporary housing, corporate housing or home exchange. Marketing services that offer short-term rentals include, but are not limited to, Airbnb, VRBO and Homeaway.

VOTING

Depending on the Bylaws of the Strata Corporation, in order to vote an Owner may have to be paid up in all arrears of strata fees, fines or other charges (including chargebacks) owing to the Strata Corporation. If you are uncertain of the status of your account, please call our Accounting Department at 604-432-7774 between 9:00 AM and 4:00 PM. Owners may be represented by proxies – a blank proxy is provided for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.

QUORUM

No business shall be transacted at any general meeting unless a quorum is present at the time when the meeting proceeds to business. A quorum requires that eligible voters holding 1/3 of the strata corporation's votes be present in person or by proxy.

If within ½ hour from the time appointed for an Annual or Special General Meeting, a quorum is not present, the meeting stands adjourned for a further ½ hour on the same day and at the same place. If within a further ½ hour from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.

PROXY

An instrument appointing a proxy shall be in writing under the hand of the appointer or his/her attorney, and may be either in general or for a particular meeting. A proxy need not be an Owner.

June 7, 2018

PLEASE BRING THIS NOTICE TO THE MEETING!

AGENDA

**NOTICE OF SPECIAL GENERAL MEETING
STRATA CORPORATION BCS 2401**

NOTICE: **A Special General Meeting of The Owners, Strata Plan BCS 2401, "Manhattan Skye", 19551 66th Avenue, Surrey, BC, will be held Tuesday, June 26, 2018 at 6:30 PM in the Amenity Building.**

Registration to commence at 6:15 PM.

PURPOSE OF MEETING:

1. Resolution #1 by $\frac{3}{4}$ vote.

RESOLUTION #1 BY $\frac{3}{4}$ VOTE

BE IT RESOLVED THAT The Owners, Strata Plan BCS 2401, hereby approve to spend up to a maximum of \$30,000.00 to address various backyard common property improvements at units #78 to #84. The improvements will consist of the following work: assisting the neighboring property at 6733 196th Street, Surrey BC to remove the trees, removing tree roots at units #78 to #84, remove and dispose of the existing fence and replace it with new fencing, address the drainage improvements and complete the remaining landscaping work that is required. Funding for this work will be provided from the Contingency Reserve Fund which had a balance of \$264,914.59 as at April 30, 2018.

VOTING

Depending on the Bylaws of the Strata Corporation, in order to vote an Owner may have to be paid up in all arrears of strata fees, fines or other charges (including chargebacks) owing to the Strata Corporation. If you are uncertain of the status of your account, please call our Accounting Department at 604-432-7774 between 9:00 AM and 4:00 PM. Owners may be represented by proxies – a blank proxy is provided for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.

QUORUM

No business shall be transacted at any general meeting unless a quorum is present at the time when the meeting proceeds to business. A quorum requires that eligible voters holding 1/3 of the strata corporation's votes be present in person or by proxy.

If within ½ hour from the time appointed for an Annual or Special General Meeting, a quorum is not present, the meeting stands adjourned for a further ½ hour on the same day and at the same place. If within a further ½ hour from the time of the adjournment, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.

PROXY

An instrument appointing a proxy shall be in writing under the hand of the appointer or his/her attorney, and may be either in general or for a particular meeting. A proxy need not be an Owner.

VOTING PROCEDURES

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. Despite anything in Bylaws 32.1 to 32.7 (inclusive), an election of Council or removal of a Council member must be held by secret ballot, if the secret ballot is requested by an eligible voter.

ORDER OF BUSINESS

- 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 dated June 6, 2018;
- e) Approve the Agenda;
- f) Approve Minutes from the last Annual General Meeting held November 27, 2017;
- g) Discuss/vote on Resolution #1 By $\frac{3}{4}$ Vote;
- h) Terminate the meeting.

PROXY

I (We) _____ being the registered
Owner(s) of Unit # _____, _____ "Manhattan Skye", Strata Plan
BCS 2401, hereby appoint _____ to be
my / our authorized Proxy Representative at the Special General Meeting of The Owners,
Strata Plan BCS 2401, to be held Tuesday, June 26, 2018 at 6:30 PM in the Amenity
Building, 19551 66th Avenue, Surrey, BC.

Discretionary authority is conferred on the proxy with respect to such proposals or
matters which may properly come before the meeting and at any adjournment thereof.

SIGNED THIS _____ day of _____ 2018.

Owner(s)

****PLEASE NOTE****

The Strata Corporation will need to retain a copy of this form for their records. Please bring a photocopy to the meeting if you wish to retain a copy for your records.