

Exhibit F  
Form J - Rental Disclosure Statement  
**Strata Property Act**

**FORM J**  
**RENTAL DISCLOSURE STATEMENT**  
(Section 139)

Re: **Strata Plan BCS \_\_\_\_\_ of the lands currently described as City of North Vancouver, Parcel Identifier: 028-068-670, Lot A, Block 45, District Lot 552, Group 1, New Westminster District, Plan BCP42811**

This rental Disclosure Statement is the first Rental Disclosure Statement filed in relation to the above-noted Strata Plan.

1. The development described above includes 129 residential strata lots.
2. The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period Expires [month, day, year]
NIL	N/A

\* Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

3. In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out all residential strata lots, as described below, until the date set out opposite each strata lot's description.

Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period Expires [month, day, year]
Strata Lots 1 – 129	December 31, 2110

\* Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

4. There is a bylaw of the strata corporation that restricts the rental of strata lots:

Bylaw 44(4) An owner may not rent or agree to rent his or her strata lot to a tenant for an initial term which is less than six months in length.

Dated this 21st day of September, 2010.

**QUALEX-LANDMARK COMMUNITIES INC.**

Per:

  
Authorized Signatory

**Annual Budget**

Period = Apr 2015

Book = Accrual

**11/2014 - 10/2015****REVENUE**

Prior Years Surplus	25,000.00
Recovery - Hot Water	20,000.00
Owners' Contributions	372,438.00

**TOTAL REVENUE****417,438.00****OPERATING EXPENSES****ADMIN EXPENSES**

Statutory Review of Trust Accounts	420.00
Additional Services	500.00
Bank Charges	310.00
Miscellaneous	600.00
Insurance Deductibles / Claims	10,000.00
Insurance Premium	48,914.00
Keys / Fobs /Remotes	1,500.00
Legal Fees	1,000.00
Management Fees	33,434.00
Postage/Copies/Office Exp.	3,000.00

**TOTAL ADMIN EXPENSES****99,678.00****UTILITY EXPENSES**

Electricity	40,000.00
Gas	32,000.00

**TOTAL UTILITY EXPENSES****72,000.00****CONTRACT & BUILDINGS EXPENSES**

Alarm Monitoring	2,200.00
Conceirge	71,800.00
Elevator & License	9,000.00
Emergency Generator	500.00
Enterphone-Leasing	27,000.00
Fire Protection	5,600.00
Garage Door	2,000.00
Garbage Collection	11,000.00
Landscaping	12,000.00
Mechanical	8,100.00
Pest Control	1,200.00

**TOTAL CONTRACT & BLDG EXPENSES****150,400.00****REPAIRS & MTCE EXPENSES**

Repairs & Maintenance	30,000.00
Gutter Cleaning	3,700.00
Irrigation	800.00
Snow Removal	1,000.00
Supplies	4,500.00
Window Cleaning	4,000.00

**TOTAL REPAIRS & MTCE EXPENSES****44,000.00****RECREATION FACILITIES**

Cablevision	1,760.00
Fitness Equipment Lease	7,600.00
Exercise Equipment	2,000.00

**TOTAL RECREATION FACILITIES****11,360.00****CRF & OTHER BUDGETED RESERVES**

Contingency Reserve Fund	40,000.00
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**TOTAL CRF & BUDGETED RESERVES****40,000.00****TOTAL EXPENSES / RESERVES****417,438.00**

# **RULES**

## **BCS 4175**

### **District Crossing**

**Adopted: November 12, 2011**

**Amended: February 15, 2012 (Parking Rules)**

### **1. Amendments to the Rules**

Council (not including any committees of the Strata Corporation) may amend the Rules at any time. Owners of the Strata Corporation will have a role in deciding the terms of the Rules through your right to vote on ratifying the Strata Corporation's Rules at every Annual General Meeting of the Strata Corporation.

### **2. Severability**

If any single part of the Strata Corporation's Rules is found to be legally ineffective it shall not affect the validity of the rest.

### **3. Notice**

If this Manual requires the Strata Corporation or the Council to give you notice, notice will be sent to you at the *mailing or emailing address* provided in your Owner Information Form. If *either* of your addresses change you must notify Property Management Company via the Strata Manager in writing.

## **Parking area**

1. All residents must wait for the parkade gates to close completely when exiting/entering the parking areas. Residents should not follow other vehicles through the parkade gate(s) (i.e. tailgating); only one vehicle should enter/exit the gate at a time for security reasons.
2. Only vehicles with current registration and insurance in force shall be allowed in the parking areas, unless a copy of a valid "unlicensed vehicle policy" with a minimum of one hundred thousand dollars (\$100,000) "basic third party legal liability" coverage is prominently displayed in the vehicle. A copy of the policy must be provided to the Property Manager.
3. Owners/tenants or occupants are responsible for the cost of repairing damage to their assigned parking stall as a result of leakage of gas, oil or other negligent act. No cardboard allowed on garage floor to catch oil spill, it is a fire hazard.
4. No repairs or oil changes to vehicles or other mechanical equipment are permitted anywhere on the common property.
5. The parking area is not to be used for recreational purposes (i.e. skateboarding, rollerblading, etc.).
6. Parking spaces are for motorized vehicles only. Storage of any other item is not permitted. Items stored are subject to removal without notice.

7. The strata corporation may have a vehicle in violation of any of the bylaws or rules towed and impounded at the vehicle owner's risk and expense.
8. Owners/Tenants are not permitted to park in the designated visitor parking stalls; these are for visitors only.
9. The two (2) court-yard visitor parking stalls are available for residential visitor parking, subject to a one (1) hour time limit.

## **Common area**

1. All common area traffic ways (including, but not limited to: hallways, stairwells, equipment areas and unassigned lockers) must remain clear at all times (i.e. no mats, shoes, trash, statues, etc.). Storage of any item for more than 10 minutes is not permitted and is subject to removal without notice.
2. None of the common areas, including the gym facilities, may be used by tenants or owners for commercial or business ventures.
3. Outside of doors must remain same throughout building, provided, however, that astragal or other security devices may be used, if they do not unreasonably restrict airflow or substantially change the outside appearance of the door.
4. Smoking, drinking or use of any illegal drugs is not permitted in any of the common areas. Anyone found to be using illegal drugs will be reported to the Vancouver police.
5. Anyone noticing any suspicious people inside the building(s) should notify the Strata Manager or any member of the Strata Council or contact Police - 911.
6. Loud noise is not permitted in any of the common areas.
7. Moves must be arranged through the Strata Manager seven (7) days prior to the move together with payment of the moving fee. The moving fees and time frames are as follows:

\$100 from Monday to Friday from 9:00 a.m. – 4:00 p.m.

\$175 on Saturday from 12:00 noon – 4:00 p.m.

Current residents bringing in or having large items delivered, must also reserve the elevator with the Strata Manager so that the elevator can be locked off and padding installed to prevent damage to the elevator. There is no charge for this service. Anyone moving large furniture without having blocked off the elevator is subject to a fine.

In the event that a renter is moving in, a completed Form K must be delivered to Baywest prior to the tenant moving in.

If the Owner or renter needs to reschedule the move, the Strata Manager must be notified no later than 24 hours before the scheduled move-in.

8. Any damage that occurs to any walls, floors or other common area must be reported to the Strata Manager.
9. Bulletin boards are to be used for posting individual notices. Notices are to display unit number of issuer and date of placement.
10. The Strata Council must approve signs, arrows or real estate notices and their placement. No other signage is allowed.

## **Pets**

1. An Owner or occupant of a strata lot that keeps a dog, cat or other non-caged animal in his or her strata lot, either permanently or temporarily, will register that pet with the Strata Council by providing to the Strata Council a written notice, signed by the Owner setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the Owner of the pet and the license number of the pet (when the pet is required to be licensed), and will only keep a pet in his or her strata lot in compliance with the Bylaws.
2. An Owner, tenant, occupant, employee 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.
3. No Owner or occupant of a strata lot will permit his or her pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or limited common property, the owner or occupant will immediately and completely remove all of his or her pet's waste from the common property or limited common property, as the case may be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the Strata Corporation, any special cleaning is required as a result of the pet urinating or defecating, the Owner or occupant will pay all costs of such special cleaning.
4. An Owner of a strata lot whose guest, employee or invitee brings an animal or pet onto the common property or any limited common property will be responsible to ensure that the guest or invitee complies with all requirements of these Bylaws as they relate to pets and will perform all of the duties and obligations with respect to that animal as set out in these Bylaws as if the animal were one kept by the Owner or occupant in his or her strata lot.
5. The Strata Corporation may require removal by an Owner or occupier of any strata lot of any pet or other animal kept by the Owner or occupier in a strata lot if such pet or animal, in the opinion of the Strata Council, constitutes a nuisance to any Owner or occupier of a strata lot, or causes danger or damage to any Owner or occupier of a strata lot or to any property of the Strata Corporation or an Owner or occupier of a strata lot.
6. Pets are not permitted in the amenity room and the gym.

## **Patio and Balconies**

1. The only items permitted on the balconies and patios are bona fide patio furniture, plants and propane or gas barbeques (no laundry, no appliances, etc). Balconies or patios are not be used for storage. Outdoor storage units must be approved by Strata Council.
2. Nothing (such as, but not limited to, plant containers) should be attached in such a way that causes damage to the building envelope.
3. Nothing should ever be thrown over or caused to drop off a balcony (including but not limited to: spitting, cigarette butts, shaking mops, wash water etc.)

## **Storage Facilities**

1. Do not store flammables or explosives including, but not limited to, pressurized containers, propane tanks, petroleum products, oily rags and paint thinner. Food storage is also not permitted in the storage lockers.

## **Garbage and Recycling:**

1. Paper, cardboard, glass, tin cans and recyclable plastics should be placed **IN** their respective recycle bins.
2. Garbage is to be bagged, tied and placed **IN** the garbage bin; garbage must be placed in the bin. No dumping of illegal waste (furniture, tires, batteries, construction debris, mattress, etc.) is allowed. (For large quantities of garbage or illegal waste please dispose of at the North Vancouver transfer station (30 Riverside Drive, North Vancouver). More information can be found at [www.wastech.ca](http://www.wastech.ca))

## **Amenity Room Rules**

1. Anyone wishing to use the amenity room must book the room with the Strata Manager during normal business hours and at least 7 days in advance.
2. Anyone wishing to use the amenity room will also be required to leave a refundable deposit of \$300, which will be returned to the person who booked the room, subject to inspection by the concierge, caretaker or Council member for cleanliness and/or damage.
3. The person(s) renting the amenity room shall arrange an inspection with the concierge, caretaker or Council member prior to the event and at the time of inspection the renting person(s) must sign the "Application for Use of the Amenity Room" form.

4. The person booking the amenity room must be present for the rental and be 19 years of age or older.
5. The party renting the amenity room is responsible for cleaning it to the standard at which it was accepted and will be liable for all costs of cleaning and all repairs resulting from any damage that occurred during the time of the booking.
6. The amenity room can be booked from 10 am-10:00 pm (Sunday-Thursday) and 10 am – 11 pm (Friday and Saturday)
7. The party renting the amenity room is responsible for ensuring the room is secured (patio doors, gym access door & main door) prior to departure.
8. Animals are not permitted in the amenity room.
9. Smoking or alcohol is not permitted in the amenity room or the patio outside.
10. Repeated complaints about noise levels may result in a forfeiture of your damage deposit.

## **Gym Rules**

1. Appropriate footwear required. No open toed shoes or sandals permitted.
2. Please bring our own towel to wipe down equipment after use
3. Children under 16 must be accompanied by an adult and children under 12 are not permitted to be in the gym.
4. Return all weight plates, mats and dumbbells to their proper location.
5. Please respect a 20 minute maximum on cardio equipment if others are waiting.
6. Please use a gym towel on gym benches and equipment.
7. Please ensure the patio and main access doors are locked when leaving the gym.
8. The gym facilities may not be used by tenants or owners for commercial or business ventures.
9. Animals are not permitted in the gym.
10. The gym can only be used during the following hours and days:
  - Monday to Thursday – 6:00 a.m. to 10:00 p.m.
  - Friday - 6:00 a.m. to 11:00 p.m.
  - Saturday – 8:00 a.m. to 11:00 p.m.



Sunday – 8:00 a.m. to 10:00 p.m.

## **General**

1. All strata lots must retain the original blinds or a suitable replacement in a neutral colour, in order to maintain the consistent appearance of the building exterior.
2. Windows must not be covered by any material (i.e. tinfoil, flags, posters, sheets, cardboard, etc) other than recognized blinds or draperies.
3. In the interest of building safety, please ensure that you celebrate the winter holiday with an artificial Christmas tree only. Live trees are not permitted in the building as they represent a fire hazard.

**COUNCIL MEETING MINUTES**

Tuesday, April 16, 2013

**DISTRICT CROSSING – BCS 4175****LOCATION:**

6:30 p.m. – 1679 Lloyd Ave.  
Amenity Room, 2nd Floor  
North Vancouver, BC

**STRATA COUNCIL  
2012/2013**

**PRESIDENT**

Elsa Nohlen

**VICE-PRESIDENT**

David Dickinson

**TREASURER**

Jane Dennison

**BUILDING MAINTENANCE**

Tadashi Kubota

**BYLAWS/RULES**

Greg Parfitt

**SECURITY/ FIRE SAFETY/  
PRIVACY OFFICER**

Franz Schmitt

**STRATA MANAGER**

Laszlo Antal  
Direct Phone: (604) 501-8773  
E-Mail lantal@baywest.ca  
Fax: (604) 592-3646

**ACCOUNTING**

Direct: 1.877.592.3647  
E-Mail: PAC@baywest.ca

**BAYWEST MANAGEMENT  
301 – 1195 West Broadway  
Vancouver, B.C. V6H 3X5**

Phone: (604) 257-0325

**ATTENDANCE:**

Elsa Nohlen  
David Dickinson  
Jane Dennison

**REGRETS:**

Franz Schmitt  
Greg Parfitt  
Tadashi Kubota

Laszlo Antal, Baywest Management Corporation  
Aura Chiriac, Baywest Management Corporation

**(1) CALL TO ORDER**

The meeting was called to order by the Council President, Elsa Nohlen at 6:30 p.m. and quorum was established.

**(2) ADOPTION OF PREVIOUS MINUTES**

Following review of the Minutes of the Council Meeting held March 14, 2013 and there being no errors or omissions noted it was MOVED/SECONDED to adopt the Minutes as prepared by Baywest. CARRIED

**(3) BUSINESS ARISING FROM PREVIOUS MINUTES****3.1 COMMON AREA DEFICIENCIES**

Council reviewed the current Common Area efficiency list and asked the Strata Manager to file it with the warranty provider and Developer when the RDH Building Engineering report is completed.

**(4) FINANCIAL REPORT****4.1 FINANCIAL STATEMENTS**

Following the review of the Financial Statements for the month of February 2013, it was MOVED/SECONDED to adopt the Financial Statements up to and including February 28, 2013 as prepared by Baywest. CARRIED

**4.2 ACCOUNTS RECEIVABLE**

Council conducted a review of the Accounts Receivable as at March 14, 2013 and it was noted 19 accounts were in arrears for a total amount of \$4,026.09, which also included the special levy for the second year warranty review. The Strata Manager contacted many of these Owners asking for immediate payment. Owners in arrears also received a formal notice from Baywest.

Owners are reminded Strata Fees are due and payable on the first day of each and every month and the Strata Corporation is solely dependent upon prompt receipt of all Strata Fees to finance its day-to-day activities and Special Levies to finance special projects. Failure to pay on time will place the strata lot in jeopardy of a lien being placed on the unit.

**OWNERS ARE REMINDED ANY MONEY OWING AFTER THE DUE DATE MAY BE ASSESSED A LATE PAYMENT PENALTY IN ACCORDANCE WITH THE STRATA CORPORATION'S BYLAWS AND ESTABLISHED "ARREARS POLICY".**

All Owners in arrears will be sent a late notice, advising them of their outstanding balance and requesting immediate payment. The Strata Council will also send lien notification letters to any Owner whose arrears are in excess of 2 months. Please note the administration costs of a lien will also be charged to the unit's account.

**Owners must also ensure that they pay for their separate Hot Water Bills on time, every time.**

## **(5) COMMITTEE REPORTS**

### **5.1 BUILDING MAINTENANCE**

**PARKING STALL LEAK** – It was agreed by both the Residential and Commercial Councils to install drip pans under the heat pumps in parkade level 2 for approximately \$2400 plus tax. This cost will be shared and split 50/50.

**ENTERPHONE PANEL** – The enterphone system was serviced and is working properly at present time. Council also asked the Strata Manager to obtain a quote from the installing trade to "build" some type of shade cover over the enterphone panels due to the heat from the sun. It was noticed that in hot weather the panels often don't work.

**SPOT PAINTING IN COMMON AREAS** – Council would like to have the common area walls cleaned and spot painted in all three buildings. Council will discuss the painting options at the next Council meeting in June.

**YELLOW RECYCLING BINS** – Two additional recycling bins were installed in the garbage room to deal with the overflow of empty cans.

**MAILBOX REPAIR** – On March 25<sup>th</sup> the mailbox panel was broken into at 1673 Lloyd Ave and repairs were made right away by Titan Security.

**NEW SIGNS** – As per Council, a new parking rule sign was installed by the loading zone to avoid any misunderstanding when vehicles are towed and impounded. In the gym and on the mirrors an additional sign was installed asking Residents not to drop the weights.

**COMMON AREA DOORS** – The locksmith repaired and upgraded a few common area doors due to wear and tear.

**HALLWAY VENTILLATION** – The Strata's selected contractor, Trotter & Morton inspected and serviced the make up air units to ensure proper ventilation in the common areas.

### **5.2 BYLAWS AND RULES**

- Some Residents are dumping furniture and other illegal waste in the garbage room, which is costing the Strata (all owners) more money to get rid of.

- Some Residents are bringing their bicycles into the building and dragging dirt into the lobbies, elevators and hallways.
- Some pet owners are not cleaning up after their pets and the caretaker had to clean up dog poop from common area stairs. This type of cleaning service is not included in the janitorial contract and the Strata will be billed extra.
- Some Residents are “too tired” to throw the garbage into the garbage bins inside the garbage room and instead the garbage bag is left inside the lobby or in front of the main entrance. Again, these type of janitorial clean ups will be at an extra charge and Strata Fees (and most likely rent for Tenants) may increase because of this behaviour.

Residents are asked to observe the Strata Corporation’s Bylaws and Rules and when witnessing an infraction please report it to the Strata Manager via email.

## **(6) CORRESPONDENCE**

Council will deal with the correspondence received and where deemed necessary, the Strata Manager will be directed to correspond with the various authors. Others will have their concerns addressed in the Minutes or be contacted by a member of Council for a first-hand report.

At tonight’s meeting the following issues were discussed:

**NOISE** – Council received three noise complaints. Residents are reminded to be mindful of their fellow neighbour’s rights to enjoy their homes peacefully.

**BALCONY ROOF LEAK** – One unit complained about their balcony and how water pours over and into the balcony area when it rains. The Strata Manager emailed this information to RDH Building Engineering and asked if they could investigate this complaint. The Strata manager also included this item under the “Common Area Deficiency List” to be filed with the warranty provider and Developer.

**STORAGE LOCKER BROKEN INTO** – Due to the recent break-ins into some of the storage lockers Council received correspondence from concerned Residents. Council authorized the repair and upgrades to the storage room doors, which was completed already. Council is also considering the installation of additional dead bolt locks and Council asked the Strata manager to obtain a quote.

**NOISE FROM KITCHEN FAN** – A Resident complained that sometimes her kitchen fan makes a loud noise when it’s windy outside and even rain water would drip down onto the stove. The Strata Manager contacted the Developer and they responded that this is not considered a defect or a warrantable item. The Strata Manager included this item on the Common Area Deficiency List and will submit it to the warranty provider.

**IN-SUITE ITEMS** – Council received correspondence regarding in-suite concern. Please note, Owners must contact the Developer for in-suite deficiencies and concerns. Please also note that on most units the in-suite 12 months warranty has now expired and Owners will have to hire their own contractors to make in-suite repairs.

**BEER CANS IN THE WIND** – Council received a complaint from an Owner that empty beer cans are being blown off from another neighbour’s balcony by the wind. The owner of the beer cans called the Strata manager and apologized and promised to secure his empty bottles.

**WASHING BALCONIES AND WATER DRIPPING DOWN** – An Owner complained that while an above neighbour was washing their balconies, the dirty soap water was dripping down to the unit below. Residents are asked to wash their balconies carefully and avoid water dripping down onto other units.

Owners wishing to write to Council, to register a concern, may do so by sending an email or a letter to the Strata Manager. In your correspondence, please state your full name, the Strata Plan number (BCS4175), unit number and building, contact phone number and provide a concise but detailed description of the reasons for your correspondence. If you are reporting a complaint against someone, make sure you provide the following: times, dates, unit number of alleged offender, a detailed description of what you saw and what action was taken. Again, please ensure that you are absolutely positive about the source of the alleged Bylaw infraction and identify the unit correctly. For example: if you live in unit "00808", don't ever assume, that the unit above you must be "00908". Noise travels and the source could be originating from another nearby unit.

**All complaints must be received directly from the Owner of the unit, which means, Tenants must communicate their issues through their Landlords.**

**In case of a building emergency Owners are asked to contact Baywest Management at 604-591-6060 and to report criminal and suspicious activity to the Police - 911. Please DO NOT knock on the doors of Council members, as they are volunteers and they too would like to enjoy their homes peacefully. All complaints must be put in writing and sent to Baywest to the Strata Manager.**

## **(7) NEW BUSINESS**

### **7.1 CARETAKER'S REPORT**

Council reviewed the caretaker's report with the Strata Manager and duly noted all the work the caretaker had to perform since the last Council meeting.

## **(8) REVIEW OF DIRECTIVES**

At each Council meeting the Strata Manager and individual Council members will have tasks that they have to complete by the next Council meeting. At tonight's meeting the Strata Manager reported most directives/tasks were completed and some of the pending work is in the hands of contractors and the Developer. The Strata Manager will keep Council posted.

At tonight's meeting the following Directives were reviewed as per the last Council Meeting:

**1. ENERPRO FOR HOT WATER BILLING** – Post reminder notice in building and ask Owners to set up their accounts with Enerpro right away.

**Action taken:** Notice was posted.

**2. COMMON AREA DEFICIENCY LIST** – Send C.A.D. list to Council and ask them to review and add to it if they wish.

**Action taken:** Strata Manager sent the list to Council for their review and record.

**3. FEBRUARY FINANCIAL STATEMENTS** – Send February Financial Statements to Council for their review.

**Action taken:** Council received the Financial Statements for February, 2013 and at tonight's meeting it was approved.

**4. SPECIAL LEVY REMINDER** – Post reminder notice in the building.

**Action taken:** Owners were reminded via notice that the special levy is now past due and payment must be made right away.

**5. HEAT PUMP DRIP PANS** – Council approved the installation of the drip pans in parkade level 2 with the condition that the Commercial Strata will pay fifty percent of the cost.

**Action taken:** The Strata manager met with the Commercial Council and they also approved the quote and agreed to pay the other fifty percent of the quote. The Strata Manager contacted the Developer and asked them to coordinate the work with their original, installing contractor.

**6. YELLOW RECYCLING BINS** – Order two more recycling bins for empty bottles.

**Action taken:** The Strata Manager ordered the bins.

**7. ENTERPHONES** – Contact Blue Mountain Technologies and ask for a solution to solve the enterphone problems.

**Action taken:** Blue Mountain responded and stated all systems are working correctly at present time. Council asked the Strata Manager to obtain a quote for a type of shield cover for the enterphones at 1677 and 1679 Lloyd entrance. These enterphone panels don't work well when the weather is hot and sunny.

**8. BOLLARD IN COURT YARD** – Bollard was hit again by a vehicle and must get it repaired.

**Action taken:** The Strata Manager hired a handyman to get this bollard replaced as soon as possible.

**9. ADDITIONAL SIGNAGE** – Install new parking Rules by loading zone and "Do Not Drop Weights" sign in gym.

**Action taken:** The Strata Manager ordered the signs and had them installed by Sign-A-Rama.

**10. FOB READER FOR GYM** – Adjust timer so that residents can not go into the gym 30 minutes before closing time.

**Action taken:** One of the Council members completed the reprogramming of the timer for the gym's fob reader.

**11. GYM OPENING HOURS** – Post reminder notice in the building.

**Action taken:** Notice was posted.

**(9) TERMINATION**

There being no further business, the meeting was terminated at 7:15 p.m.

The next scheduled Council Meeting is set for June 6, 2013.

Laszlo Antal  
Strata Manager

**Owners wishing to have Strata Fees taken directly from their bank account, the Pre-Authorized Chequing (PAC) forms can be obtained from the Strata Manager.**

**Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. There will be a charge for copies.**

**Owner's wishing to attend a Council Meeting may do so as observers only. Any Owner wanting to speak at a Council Meeting is asked to email the Strata Manager 1 week in advance in order to prepare the Agenda accordingly.**

*Strata Property Act*  
**SECTION 59 (Form B) INFORMATION CERTIFICATE**

The Owners of Strata Plan BCS4175, certify that the information contained in this certificate with respect to Strata Lot 88 #204 - 1679 Lloyd Avenue NORTH VANCOUVER, BC is correct as of the date of this certificate.

(a)	Monthly Strata Fees payable by the Owner of the strata lot described above	<b>\$183.57</b>
(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)	<b>\$0.00</b>
(c)	<p>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?</p> <p style="text-align: center;"><b>Not to the Best of Our Knowledge</b></p> <p>Since records may be unavailable or incomplete, purchaser should check bylaws, rules, and other documents registered at Land Titles Office and request the seller to disclose any applicable agreements</p>	
(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	<b>\$0.00</b>
(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.	
	<b>Final expenses may not be determined until the conclusion of the fiscal year</b>	<b>\$0.00</b>
(f)	Amount in the Contingency Reserve Fund minus any expenditures which have already been approved but not yet taken from the fund. This figure may not include emergency expenditures approved by the Strata Council.	<b>\$142736.60</b>
(g)	<p>Are there any amendments to the Bylaws that are not yet filed in the Land Title office?</p> <p style="text-align: center;"><b>NO - Not to the best of our knowledge</b></p>	
(h)	<p>Are there any Resolutions passed by a <math>\frac{3}{4}</math> 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?</p> <p style="text-align: center;"><b>NO - Not to the best of our knowledge</b></p>	
(i)	<p>Has notice been given for any Resolutions, requiring a <math>\frac{3}{4}</math> vote or unanimous vote?</p> <p style="text-align: center;"><b>NO - Not to the best of our knowledge</b></p>	
(j)	<p>Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the Strata Corporation?</p> <p style="text-align: center;"><b>NO - Not to the best of our knowledge</b></p>	
(k)	<p>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?</p> <p style="text-align: center;"><b>NO - Not to the best of our knowledge</b></p>	
(l)	Number of strata lots in the Strata Plan that are rented. This figure is to the best of our knowledge as reported to us.	<b>45</b>
(m)	<p>Are there any parking stall(s) allocated to the strata lot?</p> <p style="text-align: center;"><b>Yes -Stall is common property allocated by owner developer assignment Stall(s):R76</b></p>	



Details:

(n) Are there any storage locker(s) allocated to the strata lot?

**Yes -Locker is limited common property Locker(s):29**

Details:

**\*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.**

**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 of 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: April 15, 2015



Signature of Strata Manager, if authorized by Strata Corporation

**Balance Sheet**  
District Crossing (bcs4175)

Friday, March 13, 2015

February 28, 2015

	February 2015	January 2015	Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Bank - Operating	88,140.46	72,671.17	15,469.29
Accounts Receivable	(3,307.31)	(4,780.30)	1,472.99
Accounts Receivable - Enerpro	3,757.33	5,957.33	(2,200.00)
AR - Spec Levy - Painting	1,535.65	1,824.71	(289.06)
AR Spec Levy - Deprecation Report	369.72	431.66	(61.94)
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 90,495.85</b>	<b>76,104.57</b>	<b>14,391.28</b>
<b>OTHER ASSETS</b>			
Prepaid - Insurance	952.92	913.47	39.45
<b>TOTAL OTHER ASSETS</b>	<b>\$ 952.92</b>	<b>913.47</b>	<b>39.45</b>
<b>CRF BANK</b>			
CRF Bank - General	135,955.62	132,484.82	3,470.80
<b>TOTAL CRF BANK</b>	<b>\$ 135,955.62</b>	<b>132,484.82</b>	<b>3,470.80</b>
<b>SPECIAL LEVY BANK</b>			
Spec Levy Bank - Painting	5,593.02	5,298.44	294.58
Spec Levy Bank - Depreciation Report	1,211.10	1,147.97	63.13
Spec Levy Bank - Warranty	2,299.60	2,297.21	2.39
<b>TOTAL SPECIAL ASSESSMENT BANK</b>	<b>\$ 9,103.72</b>	<b>8,743.62</b>	<b>360.10</b>
<b>TOTAL ASSETS</b>	<b>\$ 236,508.11</b>	<b>218,246.48</b>	<b>18,261.63</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable - Other	70.00	70.00	0.00
Unearned Revenue	179.86	179.86	0.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 249.86</b>	<b>249.86</b>	<b>0.00</b>
<b>CONTINGENCY RESERVE FUND</b>			
CRF - General	135,955.62	132,484.82	3,470.80
<b>TOTAL CONTINGENCY RESERVE FUND</b>	<b>\$ 135,955.62</b>	<b>132,484.82</b>	<b>3,470.80</b>
<b>OPERATING FUND</b>			
Operating Surplus/(Deficit) Current Year	52,443.17	12,661.44	39,781.73
Operating Surplus/(Deficit) Prior Years	36,850.37	61,850.37	(25,000.00)
<b>TOTAL OPERATING SURPLUS/(DEFICIT)</b>	<b>\$ 89,293.54</b>	<b>74,511.81</b>	<b>14,781.73</b>
<b>SPECIAL LEVY</b>			
Spec. Levy - Painting	7,128.67	7,123.15	5.52
Spec Levy - Warranty	2,299.60	2,297.21	2.39
Spec Levy - Depreciation Report	1,580.82	1,579.63	1.19
<b>TOTAL SPECIAL LEVY</b>	<b>\$ 11,009.09</b>	<b>10,999.99</b>	<b>9.10</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 236,508.11</b>	<b>218,246.48</b>	<b>18,261.63</b>



Fernanda Mendo

Mar 17, 2015

Date

# Statement Of Operations

Friday, March 13, 2015

District Crossing (bcs4175)

For the 4th Month Ending February 28 2015

		Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
<b>REVENUE</b>					
5285-0000	Interest Income	94.17	247.59	0.00	-
5290-0000	Fobs/Keys/Remotes	343.75	963.75	0.00	-
5300-0000	Late Payment Interest	62.58	139.41	0.00	-
5310-0000	Late Payment Penalty	250.00	1,125.00	0.00	-
5385-0000	MoveIn/Out Fee	1,400.00	2,450.00	0.00	-
5410-0000	Other Income	0.00	72.08	0.00	-
5455-0000	Prior Years Surplus	25,000.00	25,000.00	25,000.00	100%
5456-0050	Recovery - Hot Water	590.54	4,364.11	20,000.00	22%
5500-0000	Owners' Contributions	31,036.45	124,145.88	372,438.00	33%
<b>TOTAL REVENUE</b>		<b>\$58,777.49</b>	<b>\$158,507.82</b>	<b>\$417,438.00</b>	<b>38%</b>
<b>OPERATING EXPENSES</b>					
<b>ADMIN EXPENSES</b>					
6004-0000	Statutory Review of Trust Accounts	0.00	0.00	420.00	0%
6008-0000	Additional Services	0.00	608.38	500.00	122%
6028-0000	Bank Charges	23.00	74.00	310.00	24%
6068-0000	Miscellaneous	0.00	0.00	600.00	0%
6078-0000	Insurance Deductibles / Claims	0.00	0.00	10,000.00	0%
6080-0000	Insurance Premium	3,360.75	13,641.74	48,914.00	28%
6086-0000	Keys / Fobs /Remotes	0.00	0.00	1,500.00	0%
6088-0000	Legal Fees	0.00	0.00	1,000.00	0%
6098-0000	Management Fees	2,572.50	10,290.00	33,434.00	31%
6128-0000	Postage/Copies/Office Exp.	138.92	1,574.76	3,000.00	52%
<b>TOTAL ADMIN EXPENSES</b>		<b>\$6,095.17</b>	<b>\$26,188.88</b>	<b>\$99,678.00</b>	<b>26%</b>
<b>UTILITY EXPENSES</b>					
6308-0000	Electricity	798.17	9,836.59	40,000.00	25%
6316-0000	Gas	4,467.68	10,629.33	32,000.00	33%
<b>TOTAL UTILITY EXPENSES</b>		<b>\$5,265.85</b>	<b>\$20,465.92</b>	<b>\$72,000.00</b>	<b>28%</b>
<b>CONTRACT &amp; BUILDINGS EXPENSES</b>					
7002-0000	Alarm Monitoring	0.00	419.90	2,200.00	19%
7030-0000	Conceirge	0.00	17,598.11	71,800.00	25%
7048-0000	Elevator & License	0.00	2,377.20	9,000.00	26%
7054-0000	Emergency Generator	0.00	0.00	500.00	0%
7060-0000	Enterphone-Leasing	2,173.92	8,695.68	27,000.00	32%
7069-0000	Fire Protection	0.00	375.23	5,600.00	7%
7076-0000	Garage Door	0.00	191.57	2,000.00	10%
7080-0000	Garbage Collection	811.11	3,210.20	11,000.00	29%
7100-0000	Landscaping	0.00	1,449.00	12,000.00	12%
7126-0000	Mechanical	249.48	4,938.44	8,100.00	61%

# Statement Of Operations

Friday, March 13, 2015

District Crossing (bcs4175)

For the 4th Month Ending February 28 2015

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
7144-0000 Pest Control	0.00	993.30	1,200.00	83%
<b>TOTAL CONTRACT &amp; BLDG EXPENSES</b>	<b>\$3,234.51</b>	<b>\$40,248.63</b>	<b>\$150,400.00</b>	<b>27%</b>
<b>REPAIRS &amp; MTCE EXPENSES</b>				
7660-0000 Repairs & Maintenance	278.50	1,985.86	30,000.00	7%
7680-0000 Gutter Cleaning	0.00	0.00	3,700.00	0%
7702-0000 Irrigation	0.00	0.00	800.00	0%
7848-0000 Snow Removal	0.00	0.00	1,000.00	0%
7882-0000 Supplies	0.00	484.81	4,500.00	11%
7912-0000 Window Cleaning	0.00	0.00	4,000.00	0%
<b>TOTAL REPAIRS &amp; MTCE EXPENSES</b>	<b>\$278.50</b>	<b>\$2,470.67</b>	<b>\$44,000.00</b>	<b>6%</b>
<b>RECREATION FACILITIES</b>				
8504-0000 Cablevision	155.53	618.55	1,760.00	35%
8515-0000 Fitness Equipment Lease	632.87	2,531.48	7,600.00	33%
8516-0000 Exercise Equipment	0.00	207.20	2,000.00	10%
<b>TOTAL RECREATION FACILITIES</b>	<b>\$788.40</b>	<b>\$3,357.23</b>	<b>\$11,360.00</b>	<b>30%</b>
<b>CRF &amp; OTHER BUDGETED RESERVES</b>				
8920-0000 Contingency Reserve Fund	3,333.33	13,333.32	40,000.00	33%
<b>TOTAL CRF &amp; BUDGETED RESERVES</b>	<b>\$3,333.33</b>	<b>\$13,333.32</b>	<b>\$40,000.00</b>	<b>33%</b>
<b>TOTAL EXPENSES / RESERVES</b>	<b>\$18,995.76</b>	<b>\$106,064.65</b>	<b>\$417,438.00</b>	<b>25%</b>
<b>SURPLUS / (DEFICIT)</b>	<b>\$39,781.73</b>	<b>\$52,443.17</b>	<b>\$0.00</b>	



Fernanda Mendonça

Mar 17, 2015

Date