

REQUEST TO ALTER STRATA LOT

DATE : _____

Owner's Information:

Name of Owner(s) _____

Strata Plan # BCS 2759 Strata Lot # _____

- 288 Ungless Way Port Moody BC V3H 0C9
Address of strata lot City Province Postal Code

Mailing Address if different from above

Address City Province Postal Code

Home Business Cell
Phone # _____ Phone # _____ Phone # _____

Name of Owner(s) _____

Strata Plan # _____ Strata Lot # _____

Address of strata lot City Province Postal Code

Mailing Address if different from above

Address City Province Postal Code

Home Business Cell
Phone # _____ Phone # _____ Phone # _____

Type of alteration: PLEASE CHECK ONE AND READ THE APPROPRIATE SECTIONS IN THEIR ENTIRETY.

- Alter Flooring See Sections 24 & 26 & 27
- Alter Strata Lot See Sections 24 & 26
- Alter Common Property See Sections 25 & 26
- Awning Installations See Sections 25 & 26
- \$200.00 Damage Deposit Attach Cheque Payable to Strata Plan BCS 2759

Please provide a written description of the intended alteration and detailed plans along with copies of licenses and approvals from the appropriate governmental authorities

24. OBTAIN APPROVAL BEFORE ALTERING A STRATA LOT

24.1 An owner must obtain the written approval of the strata corporation before making or authorizing an alteration to a strata lot that involves:

- a) the structure of a building,
- b) the exterior of a building,
- c) stairs, balconies, or other things attached to the exterior of a building,
- d) doors or windows on the exterior of a building, or that front on the common property,
- e) fences, railings, or similar structures that enclose a balcony or yard,
- f) common property located within the boundaries of a strata lot,
- g) those parts of the strata lot which the strata corporation must insure under Section 149 of the Act, or
- h) floor covers.

24.2 An owner applying to the strata corporation for permission to alter a strata lot must submit, in writing, detailed plans and a written description of the proposed alteration.

24.3 The council will consider applications for the replacement of the carpeted floor cover (which excludes the entrance, kitchen, laundry, and bathroom floors) with a floating floor cover consisting of an underlay and either engineered hardwood, laminate, vinyl tile or vinyl plank (i.e., carpet replacing floor cover). The requirements for an owner to obtain approval of a proposal to replace the carpeted floor cover with a carpet replacing floor cover described above are that:

- a) the owner must submit a completed "Request to Alter Strata Lot" form at least one month before installation of the carpet replacing floor cover is scheduled to start;
- b) except for strata lots on the first floor, the owner may choose a carpet replacing floor cover from the list of approved carpet replacing floor covers held by the council or must specify the claimed Δ IIC of the proposed carpet replacing floor cover on the form;
- c) except for strata lots on the first floor, the owner must submit a sample of the proposed hard surface and underlay, a copy of the manufacturer's specification of the product and of the certified laboratory test report supporting the claimed Δ IIC and showing that the Δ IIC rating for the proposed carpet replacing floor cover in the Crescendo is at least 25;
- d) except for strata lots on the first floor, the owner must provide a manufacturer's specification of the underlay compressive strength with their application if they propose to use foam underlay and the compressive strength of foam underlays must be at least 30 kPa (4.4 psi) at 25 % deflection; and
- e) the owner must provide a manufacturer's specification confirming that waterproof hard surfaces will be used if underlays susceptible to damage from moisture ingress (e.g., some felt underlays) are being proposed.
- f) Council will review the list of approved floor covering products from time to time.

24.4 As an alternative to section 24.3, the council will approve any application to replace the carpeted floor with:

- a) engineered hardwood at least 12 mm thick, and Regupol underlay or equivalent, at least 3 mm thick,
- b) laminate at least 12 mm thick, and Regupol underlay or equivalent, at least 8 mm thick,
- c) luxury vinyl tile at least 6 mm thick, and Regupol underlay or equivalent, at least 8 mm thick, or
- d) luxury vinyl plank at least 6 mm thick and Regupol underlay or equivalent, at least 8 mm thick.

24.5 Note that the applicant is responsible for any hard surface joint failure or for voiding of any hard surface manufacturer's warranty, caused by the underlay. (The risk of joint failure increases with increasing underlay thickness, all other things being equal.)"

24.6 The council will consider applications for the installation of an air conditioner or heat pump. (The term “air conditioner” is used in this bylaw because the primary function is usually air conditioning, even though many air conditioners are reversible and can therefore operate as heat pumps.) The requirements in these bylaws apply to a ductless (or mini split) air conditioner (e.g., Mitsubishi Mr. Slim). For air conditioners without outdoor units and without separate wall units (e.g., Innova), the requirements for externally mounted compressor units, separately mounted wall units and associated connections in these bylaws do not apply.

24.7 Qualifications of air conditioners, installation companies and installers are that:

- a) only products on the council’s approved list of products are permitted (which list council may revise from time to time);
- b) suppliers, installation services and their employees must be part of a legally registered appropriate business, must be fully compliant with WorkSafe BC rules and regulations, must obtain any and all permits required for the installation prior to the work beginning and must be approved by council;
- c) the owner must submit a completed “Approval to Alter Strata Lot – Air Conditioning/Heating” form at least one month before installation of the air conditioner is scheduled to start; and
- d) the detailed plans specified in Section 24.2 must be submitted with the “Approval to Alter Strata Lot – Air Conditioning/Heating” form and must include a detailed sketch of the installation, showing the dimensional location of components and the routing of any tubes and electrical wiring.

24.8 Constraints on the air conditioner design configuration are that:

- a) penetrations through exterior walls are prohibited;
- b) penetrations through windows or window panels shall be sealed;
- c) routing of tubing and electrical wiring within exterior walls is prohibited, except within walls adjoining the balconies, where cuts in vapour barriers must be sealed;
- d) the shortest distance between the edge of a compressor unit on a balcony and the nearest railing must be at least 24 inches;
- e) the distance from the balcony deck and the top surface of the compressor unit on balconies must not exceed 40 inches;
- f) the space between the compressor unit on a balcony and the wall or any other solid barrier must not be less than four inches or as otherwise specified by the manufacturer, whichever is greater;
- g) all system components external to the compressor unit and requiring periodic maintenance, shall be readily accessible;
- h) except for balconies with internal drains, (e.g., the 26th floor), containment trays, with a minimum depth of 2 inches, must be provided under compressor units and any drip tray - evaporator combination (i.e., to contain leakage from anywhere on the compressor unit and from any drip tray - evaporator combination) on balconies;
- i) if drip trays-evaporator combinations are used (to reduce the frequency of removing condensate manually), they must be installed between the compressor unit and containment tray, and the overall length and width must be smaller than the corresponding dimensions on the containment tray; and
- j) the noise of the external compressor unit must not exceed 56 dBa.

(See photos on the Crescendo website for examples of condensate containment configurations.)

24.9 The strata corporation must not unreasonably withhold its approval under Section 24.1, but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the renovation or alteration and to indemnify and hold harmless the strata corporation for any future costs in connection with the renovation or alteration.

25. OBTAIN APPROVAL BEFORE ALTERING COMMON PROPERTY

- 25.1 An owner must obtain the written approval of the strata corporation before making or authorizing an alteration to common property, including limited common property or common assets.
- 25.2 An owner, as part of the application to the strata corporation for permission to alter common property, including limited common property, or common assets, must:
- a) submit, in writing, detailed plans and a description of the intended alteration; and
 - b) obtain all applicable permits, licences and approvals from the appropriate jurisdictional authorities and provide copies to the council. The copies shall be kept on file in the building manager's office.
- 25.3 The strata corporation may require, as a condition of its approval, that the owner agree, in writing, to certain terms and conditions, including, but not exhaustively:
- a) that the alteration be done in accordance with the design or plans approved by the council or its duly authorized representatives,
 - b) that the standard of work and materials be not less than that of the existing structures,
 - c) that all work and materials necessary for the alteration be at the sole expense of the owner,
 - d) that the owner of the strata lot receiving the benefit of an alteration to common property, limited common property or common assets must, for so long as they remain an owner, be responsible for all present and future maintenance, repairs and replacements, increases in insurance, and any damage suffered or cost incurred by the strata corporation as a result, directly or indirectly, of the alterations to common property, limited common property or common assets, and
 - e) that the owner and any subsequent owner on title who receives the benefit of such alteration, must, with respect only to claims or demands arising during the time that they shall have been owner, indemnify and hold harmless the strata corporation, its council members, employees and agents from any and all claims and demands whatsoever arising out of or in any manner attributable to the alteration. Any costs or expenses incurred by the strata corporation as the result of such claim or demand will be the responsibility of the owner of the strata lot who has benefited from the alteration and the said costs or expenses incurred must be charged to that owner and shall be added to and become part of the strata fees of that owner for the month next following the date upon which the cost or expenses are incurred, but not necessarily paid by the strata corporation, and shall become due and payable on the due date of payment of monthly strata fees.
- 25.4 An owner who has altered common property, limited common property or common assets prior to the passage of these bylaws shall be subject to their content and intent to the extent that any damages suffered, or costs incurred by the strata corporation as a result, directly or indirectly, of the alteration, must be borne by the owner who has benefited from the alteration.
- 25.5 An owner who, after the passage of Section 25.1 to Section 25.4 inclusive, alters common property or limited common property without complying with these bylaws, must restore, at the owner's sole expense, the common property, limited common property or common assets, as the case may be, to its condition prior to the alteration. If the owner refuses or neglects to restore the alteration to its original condition, the strata corporation may conduct the restoration, at the expense of the owner who altered the common property or limited common property. The cost of such alteration shall be added to and become part of the strata fees of that owner for the month next following the date on which the cost was incurred and will become due and payable on the due date of payment of monthly strata fees.

25.6 Strata lot owners may apply to council for permission to have electric vehicle supply equipment (EVSE) systems installed in their designated parking stall in the resident parking garage. EVSE systems are limited to one per strata lot. No installation of the EVSE system may begin until council permission is granted, and before council will consider granting permission, the owner must sign an agreement in a form provided by the strata corporation. This agreement requires that:

- a) The owner agrees to install the strata corporation's approved EVSE system;
- b) the owner agrees to engage the strata corporation's approved EVSE installers to install the EVSE system;
- c) the owner assumes responsibility for all costs resulting from the installation, use, or damage related to the EVSE system including all installation costs payable to the installer;
- d) with respect to the construction, maintenance, repair, and replacement of the EVSE system, the owner will obtain all permits required by the municipality or other authorities having jurisdiction; and
- e) notwithstanding anything in the strata corporation's bylaws, the owner will be responsible to maintain, repair, and replace the EVSE system at the owner's sole risk, cost and expense.

26. RENOVATIONS AND ALTERATIONS - GENERAL

26.1 An owner must provide the council with copies of all applicable jurisdictional approvals and permits before delivery of materials and commencement of the work.

26.2 An owner, tenant, or occupant must give the building manager two working days prior notice of the scheduled arrival of tradespersons or delivery of materials.

26.3 The work is subject to inspection at any time by the council or delegate. To this end the owner, tenant or occupant must provide the council or delegate with a schedule of the work at least one week before the work starts. The schedule must include hold points for inspection by the council or delegate. As a minimum there must be a hold point after delivery of the products and before commencement of installation and another hold point after completion of the installation. The schedule is subject to approval by the council.

26.4 The owner must inform the council or delegate a reasonable time in advance of an inspection hold point. The council or delegate must inspect the work expeditiously to minimize any delays in execution of the work.

26.5 An owner, tenant or occupant must not permit any construction debris, materials, or packaging to be deposited in the strata corporation's disposal containers. The owner, tenant or occupant must arrange for offsite disposal.

26.6 An owner, tenant or occupant must ensure that the delivery of any construction materials and the removal of any materials, debris or refuse are through the parking garage unless the delivery truck does not fit into the parking garage. In the latter case the truck may park in the circular entrance to the building and may use the lobby entrance for delivery and removal but must not obstruct access to the parking garage.

26.7 If an elevator is required for delivery or removal, the owner, tenant, or occupant must ensure that the elevator is protected with proper wall pads and floor coverings.

26.8 An owner, tenant or occupant must ensure that the paths, stairs, lobby and corridors used for delivery and removal through the common area are regularly cleaned (including vacuuming where applicable) and left in the same condition as they were found and that common assets along the path are left in the same condition as they were found.

26.9 An owner, tenant, or occupant must also:

- a) Complete the form "Notice of Renovations or Alterations" and post a completed copy in each elevator and on the bulletin board in the lobby;
 - b) book the service elevator in advance with the building manager; and
 - c) ensure that drop cloths are installed and removed daily between the elevators and the strata lot as well as between entrance doors and the elevators, to protect common areas from any spills or drips.
- 26.10 An owner, tenant, or occupant must ensure that the hours of work are restricted to between 8:00 a.m. and 5:00 p.m., from Monday to Friday inclusive, and to between 10:00 a.m. and 5:00 p.m., on Saturdays. Work is prohibited on Sundays, statutory holidays, and the period from December 18 to January 2 inclusive.
- 26.11 An owner, tenant, occupant, or delegate must be in attendance for the installation of a significant renovation or alteration. The council will determine whether a renovation or alteration is significant.
- 26.12 In addition to the fine specified in Bylaw 48 an owner in contravention of Bylaw 26 shall be responsible for any costs to clean or repair any part of the building.
- 26.13 There will be a \$200.00 damage deposit payable in advance for all renovations in strata lots, refundable in whole or in part, depending on any damage to the common property as a result of delivery or removal of renovation materials.
- 26.14 All work (e.g., procurement, installation, testing, cleaning, inspection by council, restoration and any remediation) is at the expense of the owner.

AWNING INSTALLATION RULES

- 1 Must be professionally installed.
- 2 The choice of installation company can be at the discretion of the Council.
- 3 Must be installed under the overhang.
- 4 Must be fully retractable.
- 5 Must be motorized with a remote-controlled transmitter.
- 6 Must include a wind sensor that will automatically retract the awning.
- 7 In the event of a power outage the awning must be capable of being fully retracted.
- 8 The framework must be powder-coated ivory.
- 9 The permitted fabric must be Sunbrella Linen Tweed (similar to the colour of the sun screens several owners currently have). You can find color samples in the office.
- 10 When fully extended there must be at least 10" from the edge of the awning to the edge of the deck.
- 11 The Owner is responsible for the upkeep and maintenance of the awning.

27. CARPET REPLACING FLOOR COVERS

- 27.1 Bylaw 27 is to be read in conjunction with Bylaw 24 and Bylaw 26.
- 27.2 Some background information on the floor-ceiling assembly and carpet replacing floor covers in the Crescendo is below.
- a) The floor-ceiling assembly with a proposed carpet replacing floor cover in the Crescendo consists of the proposed carpet replacing floor cover and an eight-inch concrete slab.
 - b) The Crescendo building was designed with carpeted floor covers because they are superior to hard surface floor covers as an impact noise insulator. However, the Crescendo strata corporation recognizes that some owners may prefer a hard surface floor cover. To satisfy both

the intent of the building design and the preference of some owners for a hard surface floor cover, the bylaws permit a carpet replacing floor cover providing that it conforms to the bylaws.

- c) The acceptance criterion for impact noise attenuation of carpet replacing floor covers is delta IIC (Δ IIC), as specified in Section 24.3 c). It is described in detail in standard ASTM E2179. Essentially it is a measure of the extent to which a hard surface floor cover attenuates the transmission of impact noise (e.g., footfall, dragging furniture). The Δ IIC rating increases with increasing attenuation.
- d) Field impact insulation class (FIIC) is described in detail in the standard ASTM E1007. Essentially it is a measure of the extent to which an installed floor-ceiling assembly attenuates the transmission of impact noise (e.g., footfall, dragging furniture). The FIIC rating increases with increasing attenuation.

27.3 Installation of a carpet replacing floor cover must conform to the following requirements.

- a) Floors must be leveled to a tolerance of 1/8-inch in 10-feet prior to installing underlay.
- b) Underlay must be installed between the finished floor surface and the concrete or plywood base. No floor cover material may be glued to the concrete floor anywhere within the strata lot.
- c) Installers must also comply with Bylaw 24 and Bylaw 26, where applicable.

27.4 The travelled area of the living room, dining room, den and any corridors must be covered with area rugs.

27.5 If the owner, tenant or occupant below an approved carpet replacing floor cover considers the transmitted noise objectionable the owner, tenant or occupant of the strata lot where the carpet replacing floor cover was installed must increase the coverage of area rugs, replace the area rugs described in Section 27.4 with rugs of greater insulating capacity, provide an insulating underlay for the existing rugs or all three, as appropriate, to satisfy the occupant below the installed carpet replacing floor cover. In case of a dispute, the council will be the arbiter and will judge whether the noise is objectionable.

27.6 If the owner, tenant, or occupant below an unapproved hard surface floor cover considers the transmitted impact noise objectionable, the owner, tenant, or occupant of the strata lot where the hard surface floor cover was installed must take one of the following actions, notwithstanding any penalties pursuant to Bylaw 48.

- a) Replace the hard surface floor cover with a carpeted floor cover.
- b) If the hard surface floor cover is not a floating floor cover, either replace the hard surface floor cover with a carpet replacing floor cover as specified in these bylaws or replace the hard surface floor cover with a carpeted floor cover.
- c) If the hard surface floor cover is a floating floor cover, demonstrate through testing pursuant to standard ASTM E1007 and standard ASTM E989 that the field impact insulation class (FIIC) of the floor-ceiling assembly without the area rugs is 55 or greater. If the FIIC so determined equals or exceeds 55 no further action is required in respect of the floating floor cover (but action may be required pursuant to Section 27.4). If the FIIC so determined is less than 55, either replace the hard surface floor cover with a carpet replacing floor cover as specified in these bylaws or replace the hard surface floor cover with a carpeted floor cover.

27.7 Owners, tenants, occupants, and visitors must avoid walking with hard shoes or dragging furniture or other heavy objects across a hard surface floor cover. Chair legs must be fitted with felt pads. Owners, tenants, occupants, and visitors must avoid activities that cause unnecessary noise such as bouncing balls, dancing, and stomping of feet. Owners, tenants, occupants, and visitors must isolate any noise inducing equipment from the floor with adequate impact insulation.

INDEMNITY AGREEMENT

BETWEEN:

THE OWNERS, STRATA PLAN BCS 2759, a strata corporation under the Strata Property Act, S.B.C. 1998, c. 43 having an office c/o Stratawest Management Ltd., 202-224 West Esplanade, North Vancouver, British Columbia, V7M 1A4

(hereinafter called "STRATA")

AND:

_____ of
_____, British Columbia

(hereinafter called "OWNER")

WHEREAS:

- A. The OWNER is the registered owner of certain lands and premises known civically as Unit _____, 288 Ungless Way, Port Moody, BC, which is part of the complex known as "Crescendo", and whose lands and premises are legally described as Strata Lot _____, Strata Plan BCS 2759 (hereinafter called "Strata Lot");
- B. The STRATA is responsible for the control, management, maintenance, repair, and administration of the Property, which includes the exterior of the building(s) comprising the STRATA;
- C. The OWNER has applied to the STRATA to make certain alterations to the strata lot, common property, or limited common property (hereinafter referred as the "Property");
- D. The STRATA has agreed to allow the OWNER to make these alterations to Property and the OWNER has agreed to make the alterations, upon and subject to the terms and conditions contained in this Agreement.

IN CONSIDERATION of the covenants and agreements contained herein, the STRATA and the OWNER covenant and agree as follows:

- 1. The STRATA agrees to allow certain changes to the Property of the STRATA and the OWNER agrees to make the changes to the Property in accordance with the terms and conditions of this Agreement.
- 2. The STRATA authorizes the OWNER to install, or to make such alterations to the Property, at the OWNER's sole cost and expense, as follows:

(a) _____

_____;

(b) _____

_____;

(c) _____

_____;

(hereinafter referred to as the "Alterations")

3. The OWNER hereby acknowledges that the Property affected by the Alterations, is in a good state of repair.
4. The OWNER covenants and agrees that the Alterations must be done in accordance with the plans and specifications (the "Plans") dated _____(dd/mm/yyyy) prepared by _____, copies of which have been, or will be provided to the STRATA for approval prior to the installation of the Alterations.
5. The OWNER agrees with the STRATA:
 - (a) to maintain, replace and repair the Alterations as needed, at the OWNER's sole cost and expense; and
 - (b) that the installation, maintenance, replacement and repair of the Alterations must be conducted with due care, preparation and precautions to protect and maintain the Property, including the building envelope.
6. It is the sole responsibility of the OWNER to ensure that the trade(s) contracted to perform the installation, maintenance, replacement and repair of the Alterations is fully insured and is in good standing.
7. These conditions shall be considered permanent conditions and covenants, which are binding on the OWNER and subsequent owners from time to time of the Strata Lot.
8. The OWNER agrees to observe and comply with all laws, ordinances, regulations, orders, licenses and permits of all constituted authorities having jurisdiction with respect to the Alterations, including the bylaws and rules from time to time of the STRATA and the provisions of the Strata Property Act, S.B.C. 1998, c. 43, the regulations thereto, as both may be amended from time to time, and any successor statutes.
9. If the STRATA needs to maintain, repair, or replace the Property which maintenance, repair, or replacement affects the Alterations, the OWNER, and not the STRATA, will be liable for and be required to pay the cost to restore or replace the Alterations.
10. If the STRATA determines, in its sole discretion, that alterations, replacement, or repairs must be made to the Alterations for the safety, preservation, proper administration, improvement, or good appearance or Property or limited Property, then on seven (7) days prior, by written notice to the OWNER, the OWNER must make such alterations, replacements, or repairs, failing which, the STRATA, at the OWNER's sole cost and expense, may make such alterations or repairs to the Alterations as the STRATA deems necessary.
11. The OWNER, and any subsequent owner, receiving the benefit of the Alterations must be responsible for all present and future maintenance, repairs, and replacements, increases in insurance, and any damage suffered of cost incurred by the STRATA as a result, directly or indirectly, of the Alterations.
12. The OWNER, and any subsequent owner, who receives the benefit of the Alterations must, with respect only to claims or demands arising during the time that they shall have been owner, indemnify and save harmless the STRATA, its council members, employees, contractors, and agents against any and all

claims, demands, expenses, costs, damages, charges, actions, and other proceedings made or brought against, suffered by, or imposed upon the STRATA or its property with respect to any loss, damage, or injury, directly or indirectly, arising out of , resulting from or sustained by the STRATA by reason of the Alterations.

13. Any costs or expenses incurred by the STRATA as the result of such claim or demand will be the responsibility of the OWNER and any subsequent owner of the Strata Lot who has benefited from the Alterations and the said costs or expenses incurred must be charged to that owner and shall be added to the strata fees of the Strata Lot for the month next following the date upon which the cost or expense are incurred, but not necessarily paid by the STRATA, and shall become due and payable on the due date of payment of monthly strata fees.
14. The OWNER will forthwith give notice in writing to the STRATA of any damage to any Property, including limited Property that may give rise to an insurance claim as a result of the Alterations.
15. Promptly after completion of the Alterations, the OWNER, if requested to do so by the STRATA, will lodge with the STRATA a complete set of the Plans, showing the "as built" conditions of the Alterations.
16. Should the STRATA incur certain costs to process the OWNER's request to install the Work, the OWNER agrees to pay to the STRATA the full amount of such costs including, but not limited to the cost of all legal fees, plus disbursements and applicable taxes incurred by the STRATA in connection with the preparation of this Agreement, forthwith upon receipt of an invoice from the STRATA.
17. This Agreement will enure to the benefit of and be binding upon the OWNER and the subsequent owner(s) from time to time of the STRATA.
18. The benefit of this Agreement may not be assigned by the OWNER except to the owner(s) from time to time of the Strata Lot, each of whom will, upon becoming the owner of the Strata Lot, be deemed to have assumed all of the obligations of the OWNER hereunder.
19. The OWNER agrees to deliver to any prospective purchaser of the Strata Lot, a copy of this Agreement and to require that, as a term of any contract of purchase and sale in respect of the Strata Lot, the purchaser agree to execute and to deliver to the STRATA on the completion date, an agreement substantially in the form of this Agreement and to be bound by the terms herein.
20. The OWNER hereby acknowledges receipt of a copy of this Agreement, which addition to the bylaws and rules of the STRATA adopted or to be adopted from time to time, constitutes the whole agreement between the STRATA and the OWNER with respect to the Alterations.
21. The voiding of any part of this Agreement by judicial, legislative, or administrative means will not void the remainder of this Agreement.
22. The waiver by the STRATA of any failure by the OWNER to conform to the provisions of this Agreement will not affect the STRATA's rights in respect of any later failure.
23. All covenants, agreements, and undertakings on the part of the OWNER contained in this Agreement will be construed as both joint and several.
24. This Agreement will enure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators, and permitted assigns.

IN WITNESS WHEREOF, the STRATA and the OWNER have executed this Agreement as of this

_____ day of _____, 20 ____ .

THE OWNER(S), STRATA LOT _____, STRATA PLAN BCS 2759

(“OWNER”)

Print Name (Owner)

Print Name (Owner)

Signature

Signature

THE OWNERS, STRATA PLAN BCS 2759

(“STRATA”)

by its authorized signatories

Print Name (Council Member)

Print Name (Council Member)

Signature

Signature

All work is subject to inspection as per section 26.3. Renovations that have not been inspected will invalidate this agreement.

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE