

**Strata Property Act
Form B**

**Certificate of Information
(Formerly Known as Section 36)**

Strata Lot **44**, Strata Plan KAS1223

The owners of Strata Corporation KAS1223 certify that the information contained in this certificate with respect to Strata Lot **44** is correct as of the date of this certificate.

a) Monthly strata fees payable by the owner of the strata lot described above is: \$223.31

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*)..... Nil

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?
 Yes No **X** (if there is an enclosed balcony and associated drainage)

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 is Nil

e) Any amount by which the expenses of the Strata Corporation for the current fiscal year are to exceed the expenses budgeted for the fiscal year Nil

f) Amount in the contingency reserve fund minus any expenditures which have already been approved by not yet taken from the fund: \$108,333.58 at May 31, 2021
less:

i) Decks Resurfacing (7,000): “Be it resolved by a ¾ vote resolution of The Owners, Strata Plan KAS1223 and subject to section 96 of the Strata Property Act that the Strata Corporation approve a withdrawal of up to \$7,000 from the contingency reserve fund to resurface two (2) decks.

Sub Note: Access to upper decks require entry to the units. Should any of the proposed decks be upper decks these will be scheduled if permitted by the mandates of Covid 19, and if this is not possible alternate lower decks will be resurfaced according to the priority list.

ii) Pergola Refinish (\$15,000.00): “Be it resolved by a ¾ vote resolution of The Owners, Strata Plan KAS1223 and subject to section 96 of the Strata Property Act that the Strata Corporation approve a withdrawal of up to \$15,000.00 from the contingency reserve fund to have the Pergola’s at the entry to the strata refinished, which will include the exposed wood beams at the manor.”

g) Are there any amendments to the bylaws that have not been filed at the Land Title Office?
 X No Yes (Copy of all amendments attached)

h) Are there any resolutions passed by a ¾ vote or unanimous vote that are required to be filed in the land title office but that have not been filed at the Land Title Office:
 X No Yes (Copy of all amendments attached)

h.1) Are there any winding-up resolutions that have been passed?
 X No Yes (Copy of all resolutions attached)

i) Has notice been given for any resolutions, requiring ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
 X No Yes (Copy of all notices attached)

j) Is the Strata Corporation party to any court proceeding, arbitration, or tribunal proceeding, and/or are there any judgements or orders against the Strata Corporation?
 X No Yes (Details attached)

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?
 X No Yes (Copies of all notices or work orders attached)

l) Number of strata lots in the strata plan that are rented Nil

(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 is within the garage and is part of the strata lot to which they are attached. (if townhome)
- Parking stall(s) number(s) _____ is/are separate of the strata lot(s) or parts of a strata lot _____ (lot number 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 in adjacent common carport stall corresponds with unit number is common property (**if unit in Manor**)

(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: Garages are part of the strata lot to which they are attached. Council may assign one common property parking stall to each unit except for those units with double garages. Four (4) common property parking stalls are designated as rental parking stalls for residents on a one (1) year renewable term for a monthly fee. These are picked out of a hat at AGM if more applicants than available spots. RV Parking stalls may be available for a monthly fee. **Bylaw 3.2, Parking Rules 1-9, RV Parking Rule 26.**

***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.**

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

No Yes (yes if manor unit)

(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 of the strata lot(s) or parts of a strata lot _____ (lot number if known, for each storage 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) main floor by side door inside manor is common property (**if a Manor unit**)

(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

***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.**

Dated: **July 2, 2021**



Member of Strata Council or **Manager**

- Rules
- Rental Disclosure Statement
- 2021/22 Budget
- Depreciation Report

Manor Storage Note:

There are 4 storage areas (rooms) in the Manor:

Main Floor by front door assigned to #42

Main Floor by side door assigned to #40

Main Floor common storage shared by - #44, #46, #48 and #49

Upper Floor common storage shared by - #39, #41, #43, #45 and #47