



HomeLife Advantage Realty Ltd.

8387 Young Road. Chilliwack, BC. V2P 4N8

604-858-7368 Fax: 604-858-7380

vschultz@advantagepm.ca thall@advantagepm.ca

REALTORS INFORMATION REQUEST FORM 2022

Date ordered: August 12, 2022

Date Needed by: August 22, 2022

(will be contacted once complete by 4:00pm)

Requests for documents can only be made upon us receiving a COMPLETED request form. We will confirm receipt of your request form. Requests that come into the office after 11:00am will be dealt with the following day. All cancellations must be made in writing within 24hrs of the placement of order, otherwise full charges will apply. Same or Next Day rushes cannot be cancelled. Fees for all documents requested from and provided by our office must be paid whether the documents are picked up or not. Strata Documents to be picked up will be at our above noted location.

Strata Corporation Information:

1. Strata Plan # LMS635 Strata Lot # 3 (required) Unit # 1
2. Property Address: 46160 Princess Avenue Complex Name: Arcadia Arms
3. Unit Owners Name Annabel Ybanez

Requestor Information:

1. **Realtor Name:** Dawar Zada Company Phone #: (604) 492-5000
2. Real Estate Company & Address: Stonehaus Realty Corp, 1126 Austin Ave Coquitlam, V3K 3P5
3. Cardholder (if different): _____ Phone #: 604-808-3797 E-Mail: admin@zadagroup.ca

Information Being Requested:

Costs

- | | | |
|-----------|--|--|
| \$35.00 | <input checked="" type="checkbox"/> Yes | Form B (Includes the following mandatory documents at .25 cents per page:
A current Financial Statement, Rental Disclosure Statement, Rules and Depreciation Report or Deprecation Report Update – <i>if available</i>) |
| \$0.25/pg | <input checked="" type="checkbox"/> Yes | Financials |
| \$0.25/pg | <input checked="" type="checkbox"/> Yes | Bylaws and Rules (most current) |
| \$0.25/pg | <input checked="" type="checkbox"/> Yes | Minutes (1 year) <input type="checkbox"/> (2 years) <input checked="" type="checkbox"/> (specific dates only) _____ |
| \$0.25/pg | <input checked="" type="checkbox"/> Yes | Strata Plans (Phase _____) |
| \$0.25/pg | <input checked="" type="checkbox"/> Yes | Insurance Summary Sheets |
| \$0.25/pg | <input checked="" type="checkbox"/> Yes | Depreciation Report or Depreciation Report Update (<i>if available</i>) |
| | <input checked="" type="checkbox"/> Yes | Completed Strata Documents sent via e-mail |

in addition RUSH FEES are as follows: (Same Day-must be ordered before 11am) \$500.00

(Next Day) \$400.00 (2 Days) \$300.00 (3 Days) \$250.00 (4 Days) \$125.00 (5 business days) no rush

Please Note:

- * Rush fee charges are in excess of the \$35.00 Form B and \$0.25 cents per page costs.
- * All prices will have GST added and are subject to change without notice and are non-refundable.
- * Rush fees are based on business days, and do not include weekends or holidays.
- * Please include your listing contract or signed authorization to obtain Strata documents by the owner.
- * HomeLife Advantage Realty Ltd. staff members check in for staff rush fee pricing.

Strata Property Act
FORM B
INFORMATION CERTIFICATE
 (Section 59)

The Owners, Strata Plan **LMS 635** certify that the information contained in this certificate with respect to **Strata Lot 3 (Unit 1)** Block 21, Division “E”, New Westminster District Strata Plan **LMS 635** is correct as of the date of this certificate.

(a)	Monthly strata fees payable by the owner of the strata lot described above.	\$ 378.32
(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 <i>Strata Property Act</i>).	\$ NIL
(c)	Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to the alterations of the strata lot, the common property or the common assets? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes <i>[attach copy of all agreements]</i>	
	If yes, we have included all documentation regarding alterations to the strata lot that have been forwarded to our office. There may be additional alterations that we are not aware of. It is the purchaser's responsibility to obtain from the vendor a list of all alterations to the strata lot.	
(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.	\$ NIL
	<i>The payment is to be made by _____ [month, day, year]</i>	
(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.	\$ NIL
(f)	Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$ 50,277.38
(g)	Are there any amendments to the bylaws that are not yet filed in the land title office? <input type="checkbox"/> no <input checked="" type="checkbox"/> yes <i>[attach copy of all amendments]</i>	

<p>(h) Are there any resolutions passed by a $\frac{3}{4}$ 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?</p> <p><input checked="" type="checkbox"/> no <input type="checkbox"/> yes <i>[attach copy of all resolutions]</i></p> <p>(h.1) Are there any winding up resolutions that have been passed?</p> <p><input checked="" type="checkbox"/> no <input type="checkbox"/> yes <i>[attach copy of all resolutions]</i></p>	
<p>(i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote, 80% vote, majority vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?</p> <p><input checked="" type="checkbox"/> no <input type="checkbox"/> yes <i>[attach copy of all notices]</i></p>	
<p>(j) Is the strata corporation party to any court proceedings, arbitration, or tribunal proceedings, and/or are there any judgements or orders against the strata corporation?</p> <p><input checked="" type="checkbox"/> no <input type="checkbox"/> yes <i>[attach details]</i></p>	
<p>(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?</p> <p><input checked="" type="checkbox"/> no <input type="checkbox"/> yes <i>[attach copy of all notices or work orders]</i></p>	
<p>(l) Number of strata lots in the strata plan that are rented, excluding Hardship and Family rentals.</p>	20
<p>(m) Are there any parking stall(s) allocated to the strata lot?</p> <p><input type="checkbox"/> no <input checked="" type="checkbox"/> yes</p>	
<p>(i) <i>If no, complete the following by checking the correct box</i></p> <p><input type="checkbox"/> No parking stall is available</p> <p><input type="checkbox"/> No parking stall is allocated to the strata lot but parking stall(s) within common property might be available</p>	
<p>(ii) <i>If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.</i></p> <p><input type="checkbox"/> Parking stalls are part of the strata lot</p> <p><input type="checkbox"/> Parking stall(s) number(s) ____ is/are separate strata lot(s) or parts of a strata lot <i>[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]</i></p> <p><input checked="" type="checkbox"/> Parking stall(s) number(s) <u>1</u> is/are limited common property</p> <p><input type="checkbox"/> Parking stall(s) number(s) ____ is/are common property</p>	

<p>(iii) <i>For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.</i></p> <p><input type="checkbox"/> Parking stall(s) number(s) ____ is/are allocated with strata council approval*</p> <p><input type="checkbox"/> Parking stall(s) number(s) ____ is/are allocated with strata council approval and rented at \$ ____ per month*</p> <p><input type="checkbox"/> Parking stall(s) number(s) ____ may have been allocated by owner developer assignment.</p>	
<p>Details:</p> <p><u>*Please note that Visitor parking may exist, but because it is not allocated to a certain strata lot, information is not included on the Form B*</u></p> <p><i>[Provide background on the allocation of 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.]</i></p> <p>*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 <i>Strata Property Act</i>, or otherwise, and may therefore be subject to change in the future.</p>	
<p>(n) Are there any storage locker(s) allocated to the strata lot?</p> <p><input checked="" type="checkbox"/> no <input type="checkbox"/> yes</p>	
<p>(i) <i>If no, complete the following by checking the correct box</i></p> <p><input checked="" type="checkbox"/> No storage locker is available</p> <p><input type="checkbox"/> No storage locker is allocated to the strata lot but storage locker(s) within common property might be available</p>	
<p>(ii) <i>If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.</i></p> <p><input type="checkbox"/> Storage locker(s) number(s) ____ is/are part of the strata lot</p> <p><input type="checkbox"/> Storage locker(s) number(s) ____ is/are separate strata lot(s) or part(s) of a separate strata lot ____ <i>[strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]</i></p> <p><input type="checkbox"/> Storage locker(s) number(s) ____ is/are limited common property</p> <p><input type="checkbox"/> Storage locker(s) number(s) ____ is/are common property</p>	

<p>(iii) <i>For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.</i></p> <p><input type="checkbox"/> Storage locker(s) number(s) _____ is/are allocated with strata council approval*</p> <p><input type="checkbox"/> Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$_____ per month*</p> <p><input type="checkbox"/> Storage locker(s) number(s) _____ may have been allocated by owner developer assignment.</p>	
<p>Details:</p> <p>.....</p> <p>.....</p> <p><i>[Provide background on the allocation of 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.]</i></p> <p>*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 <i>Strata Property Act</i>, or otherwise, and may therefore be subject to change in the future.</p>	

Date: August 15, 2022

Signature of Council Member

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

Nick Fraser

Signature of Strata Manager, if authorized by Strata Corporation

Per: Nick Fraser on behalf of Jeff Sandison
HomeLife Advantage Realty Ltd.

Attached to this Form B are the following items:

- ☒ Financial Statement and Budget
- ☐ Rental Disclosure Statement ☒ Not filed/not available
- ☒ Rules ☐ This strata has **no** rules
- ☐ Depreciation Report ☒ Depreciation Report has been **waived** for the current fiscal year

ANNUAL GENERAL MEETING MINUTES

March 29, 2022

ARCADIA ARMS – LMS 635

(11) ¾ VOTE RESOLUTION 2 – BYLAW CHANGE-INSURANCE

BE IT RESOLVED BY a ¾ vote of The Owners, Arcadia Arms – Strata Plan LMS 635, that the following Division, Section(s), and Bylaws be added to the Corporation’s Bylaws:

DIVISION 8 – RESPONSIBILITY OF OWNERS

34 Responsibility of Owners

- 34.1 If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy.
- 34.2 For clarity and without limiting the meaning of the word “**responsible**”, an owner is deemed to be responsible, under bylaw 34.1, for any of the following:
- (a) the owner is responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, as the word “**responsible**” has been interpreted in the courts or a tribunal in connection with section 158(2) of the Act;
 - (b) any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or owner’s tenants, occupants, and visitors (including family members, employees, agents, contractors, guests or invitees); and
 - (c) any loss or damage caused to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage originated within the owner’s strata lot or limited common property designated for the exclusive use of such owner’s strata lot, including, but not limited to, anything arising from any of the following:
 - (i) dishwasher;
 - (ii) refrigerator with ice/water dispensing capabilities;
 - (iii) garburator;
 - (iv) washing machine;
 - (v) toilets, sinks, bathtubs;
 - (vi) dedicated plumbing related pipes and fixtures, that solely service a strata lot;
 - (vii) fireplaces;
 - (viii) exhaust fans and humidifiers/dehumidifiers;

- (ix) anything introduced into the strata lot by a resident or visitor;
- (x) any alterations or additions to the strata lot, the limited common property or the common property made by the owner or by prior owner(s) of the strata lot;
- (xi) any pets residing in or visiting at the owner's strata lot;
- (xii) any person residing in or visiting at the owner's strata lot; and
- (xiii) barbecues or smokers.

34.3 For the purposes of these bylaws, an expense not covered by the strata insurance proceeds received by the strata corporation includes:

- (a) the costs of investigating the cause of any loss or damage, where the owner is responsible;
- (b) the costs of repairing the cause of any loss or damage, where the owner is responsible;
- (c) legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation, and/or prosecuting any claim made against the owner;
- (d) any insurance deductible paid or payable by the strata corporation; and
- (e) the costs to repair the loss or damage, where no strata insurance policy operates or where the strata council decides not to make a claim on any strata insurance policy because no strata insurance policy would operate or because making a claim is not in the best interests of the strata corporation, as determined by the strata council acting reasonably. Where an insurance claim is not made because it would not be in the best interests of the strata corporation, the owner's liability under this bylaw 34.3(e) is limited to an amount equal to the insurance deductible that would have been paid or payable by the strata corporation had an insurance claim been made and accepted by the insurer.

An expense not covered by the strata insurance proceeds received by the strata corporation will be charged to the owner. For certainty, nothing in this bylaw 48 requires the strata corporation to make a claim on any strata insurance policy in order to charge an amount to the owner in accordance with bylaws 34.1, 34.2, and/or 34.3.

35. Resident Responsibility for Children and Visitors

- 35.1 A resident is responsible for the conduct of their visitors, including ensuring that noise is kept at a level that, in the sole determination of a majority of the strata council, is not a breach of bylaw 4.
- 35.2 A resident is responsible for the conduct of children residing in or visiting their strata lot, including ensuring that noise is kept at a level that, in the sole determination of a majority of the strata council, is not a breach of bylaw 3.
- 35.3 A resident is responsible to assume liability for and properly supervise activities of children residing in or visiting their strata lot, including, but not exhaustively, bicycling, skateboarding and hockey.

It was **MOVED** and **SECONDED** to add Responsibility to Owners bylaw.

IN FAVOUR: 9

OPPOSED: 0

ABSTAINED: 0

CARRIED UNANIMOUSLY

(13) ¾ VOTE RESOLUTION “E”–BYLAW ADDITION ELECTRONIC MEETINGS

BE IT RESOLVED BY a ¾ vote of the Owners of Strata Plan BCS 2020 Serenity at Garrison, as per section 128 of the Strata Property Act, that the bylaw allows electronic meetings in the future for General Meetings be added to Division 5 – ANNUAL AND SPECIAL GENERAL MEETINGS

1 Electronic general meetings

- (a) The strata corporation may hold annual or special general meetings by electronic means, (including special general meetings demanded by 20% of the strata corporation’s votes pursuant to Section 43 of the Act), including by telephone conference call, or video conferencing, or any other electronic means, so long as all authorized participants and eligible voters may communicate with each other during the meeting through the same electronic platform or teleconference.
- (b) If an annual or special general meeting is held by electronic means, eligible voters are deemed to be present in person or by proxy.
- (c) An authorized participant means an agent of the Strata Corporation including a strata manager, legal counsel, insurance agent, chosen representative or any other person authorized by council to attend prior to the meeting.

2. Participation by other than eligible voters at electronic meeting

- (a) Persons who are not eligible to vote or are not authorized participants cannot participate in the discussion at a general meeting held by electronic means.

3. Voting at electronic meeting

- (a) Notwithstanding any other bylaw, a vote may not be conducted by secret ballot at an electronic annual or special general meeting.
- (b) The votes on a resolution at an electronic meeting may be cast by eligible voters using any one of the following voting methods:
 - (i) show of hands or voting cards if visual electronic communication is available;
 - (ii) any other electronic method that identifies votes of eligible voters
- (c) Amendments to resolutions and the budget may be voted upon by calling the roll or by any other electronic method so long as the chair can determine the outcome of the vote by all eligible voters during the meeting.
- (d) After the voting window is closed at the meeting:
 - (iii) the total number of votes cast by the registered eligible voters on each resolution will be calculated;
 - (iv) the chair will announce the outcome of the vote for each resolution whether the resolution was approved or defeated; and,
 - (v) the outcome of the vote must be recorded in the minutes of the meeting.

It was **MOVED** and **SECONDED** to approve Electronic Meeting for AGM/SGM’s bylaw.

IN FAVOUR: 9

OPPOSED: 0

ABSTAINED: 0

CARRIED UNANIMOUSLY

11:30 PM

07/27/22

Accrual Basis

LMS 635 - Arcadia Arms**Balance Sheet**

As of June 30, 2022

	<u>Jun 30, 22</u>
ASSETS	
Current Assets	
Chequing/Savings	
1000 Prospera - 103866688 (OP)	43,808.20
1010 Prospera - 703866696 (CRF)	50,277.38
1020 - Prospera CU - 3866696 (LEVY)	
1030 - Prospera 3866696 - Roof Levy	15,053.64
Total 1020 - Prospera CU - 3866696 (LEVY)	<u>15,053.64</u>
Total Chequing/Savings	109,139.22
Accounts Receivable	
1100 Accounts Receivable	
1110 - 2022 - AGM Levy - Roof	46,346.24
1100 Accounts Receivable - Other	2,865.61
Total 1100 Accounts Receivable	<u>49,211.85</u>
Total Accounts Receivable	<u>49,211.85</u>
Total Current Assets	<u>158,351.07</u>
TOTAL ASSETS	<u>158,351.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	9,797.23
Total Accounts Payable	<u>9,797.23</u>
Other Current Liabilities	
2020 - Accrue T2 Tax	375.00
Total Other Current Liabilities	<u>375.00</u>
Total Current Liabilities	<u>10,172.23</u>
Total Liabilities	10,172.23
Equity	
3020 - Contingency Fund	50,277.38
3100 - Levy	
3120 - AGM Mar 2022 Levy - Roof	85,024.87
Total 3100 - Levy	<u>85,024.87</u>
3200 - Surplus (Deficit)	25.00
Net Income	12,851.59
Total Equity	<u>148,178.84</u>
TOTAL LIABILITIES & EQUITY	<u>158,351.07</u>

Strata Manager Initials JS Date 07-28-2022

11:29 PM

07/27/22

Accrual Basis

LMS 635 - Arcadia Arms

Profit & Loss Budget Performance

June 2022

	<u>Jun 22</u>	<u>Budget</u>	<u>Feb - Jun 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
INCOME					
4000 Owner's Contributions	9,261.14	9,261.12	46,305.70	46,305.56	111,133.40
4100 Interest Income	52.95		85.41		
4200 - Interest/By-LawFines/Legal	0.00		800.00		
4300 Prior Years Surplus	15,187.60	0.00	15,187.60	15,187.60	15,187.60
4401 - Other Income - Key	250.00		300.00		
Total INCOME	<u>24,751.69</u>	<u>9,261.12</u>	<u>62,678.71</u>	<u>61,493.16</u>	<u>126,321.00</u>
Total Income	24,751.69	9,261.12	62,678.71	61,493.16	126,321.00
Expense					
GENERAL EXPENSES					
6010 Insurance	0.00	1,500.00	5,109.28	7,500.00	18,000.00
6025 - T2 Tax Filing	0.00	31.25	0.00	156.25	375.00
6030 Administration	10.50	375.00	521.02	1,875.00	4,500.00
6040 Management	2,675.40	945.00	4,876.20	4,725.00	11,340.00
6060 Bank charges	13.00	13.00	65.00	65.00	156.00
6080 Contingency Reserve Fund	416.67	416.67	2,083.35	2,083.31	5,000.00
6095 - Chargeback Expense	0.00		5,228.92		
Total GENERAL EXPENSES	<u>3,115.57</u>	<u>3,280.92</u>	<u>17,883.77</u>	<u>16,404.56</u>	<u>39,371.00</u>
6980 - BUILDING EXPENSES					
6510 Repairs & Maintenance	1,974.96	2,962.50	16,021.66	14,812.50	35,550.00
6520 Landscaping	202.13	333.34	1,661.65	1,666.62	4,000.00
6525 - Pest Control	0.00	100.00	0.00	500.00	1,200.00
6530 Supplies	0.00	16.67	0.00	83.31	200.00
6535 - Capital Projects	0.00	833.34	0.00	4,166.62	10,000.00
6540 Electricity	275.16	916.67	4,161.07	4,583.31	11,000.00
6545 - Janitorial	0.00	500.00	0.00	2,500.00	6,000.00
6550 Water & Sewer	0.00	1,125.00	6,609.89	5,625.00	13,500.00
6560 Refuse Removal	356.09	375.00	1,824.83	1,875.00	4,500.00
6570 Snow Removal	0.00	83.34	1,664.25	416.62	1,000.00
Total 6980 - BUILDING EXPENSES	<u>2,808.34</u>	<u>7,245.86</u>	<u>31,943.35</u>	<u>36,228.98</u>	<u>86,950.00</u>
Total Expense	<u>5,923.91</u>	<u>10,526.78</u>	<u>49,827.12</u>	<u>52,633.54</u>	<u>126,321.00</u>
Net Ordinary Income	<u>18,827.78</u>	<u>-1,265.66</u>	<u>12,851.59</u>	<u>8,859.62</u>	<u>0.00</u>
Net Income	<u><u>18,827.78</u></u>	<u><u>-1,265.66</u></u>	<u><u>12,851.59</u></u>	<u><u>8,859.62</u></u>	<u><u>0.00</u></u>

ARCADIA ARMS - LMS 635
APPROVED 2022-2023
FEBRUARY 1, 2022 - JANUARY 31, 2023

	2021-2022	2021-2022	2022-2023
	<i>Actual</i>	<i>APPROVED</i> Budget	<i>APPROVED</i> Budget
RECEIPTS / REVENUE			
Owners Contributions	102,193.02	102,193.50	111,133.40
Interest Income	88.09	-	-
Bylaws/Fines/Legal	300.00	-	-
Prior Years Surplus	-	-	15,187.60
Other Income	250.00	-	-
TOTAL INCOME	102,831.11	102,193.50	126,321.00
GENERAL EXPENSES			
Professional/Administration	335.09	4,500.00	4,500.00
Insurance	10,218.72	22,000.00	18,000.00
Insurance - Appraisal	787.50	500.00	-
T 2 Tax Filing	375.00	375.00	375.00
Management	6,917.40	7,560.00	11,340.00
Site Management	-	6,000.00	-
Prior Year Deficit	725.09	8,428.50	-
Bank Charges	156.00	130.00	156.00
TOTAL GENERAL EXPENSES	19,514.80	49,493.50	34,371.00
BUILDING EXPENSES			
Repairs & Maintenance	34,667.98	15,000.00	35,550.00
Pest Control			1,200.00
Capital Projects			10,000.00
Janitorial			6,000.00
Supplies	-	200.00	200.00
Landscaping	3,517.56	3,000.00	4,000.00
Garbage	3,610.65	4,500.00	4,500.00
Hydro	8,449.11	11,000.00	11,000.00
Water Sewer	12,647.16	13,000.00	13,500.00
Snow Removal	236.25	1,000.00	1,000.00
TOTAL BUILDING EXPENSES	63,128.71	47,700.00	86,950.00
CONTINGENCY RESERVE FUND			
Contribution to Contingency	5,000.00	5,000.00	5,000.00
TOTAL CONTRIBUTION	5,000.00	5,000.00	5,000.00
TOTAL EXPENSES	87,643.51	102,193.50	126,321.00
NET INCOME	15,187.60	-	-

Prepared by HomeLife Advantage Realty Ltd.
Property Management Division

ARCADIA ARMS - LMS 635
APPROVED 2022-2023 Strata Fee Schedule
February 1, 2022 - January 31, 2023

Unit	Unit Entitlement	Contingency Fund	Monthly CRF Contribution	Operating Fund	Total Strata Fees	<i>Approved Monthly Strata Fees</i>
1	4085	\$ 204.25	\$ 17.02	\$ 4,335.55	\$ 4,539.80	\$ 378.32
2	4248	\$ 212.40	17.70	\$ 4,508.55	4,720.95	393.41
3	4021	\$ 201.05	16.75	\$ 4,267.62	4,468.67	372.39
4	4254	\$ 212.70	17.73	\$ 4,514.91	4,727.61	393.97
5	4085	\$ 204.25	17.02	\$ 4,335.55	4,539.80	378.32
6	4277	\$ 213.85	17.82	\$ 4,539.33	4,753.18	396.10
7	4021	\$ 201.05	16.75	\$ 4,267.62	4,468.67	372.39
8	4021	\$ 201.05	16.75	\$ 4,267.62	4,468.67	372.39
9	4329	\$ 216.45	18.04	\$ 4,594.51	4,810.96	400.91
10	4016	\$ 200.80	16.73	\$ 4,262.32	4,463.12	371.93
11	4591	\$ 229.55	19.13	\$ 4,872.58	5,102.13	425.18
12	4021	\$ 201.05	16.75	\$ 4,267.62	4,468.67	372.39
13	4091	\$ 204.55	17.05	\$ 4,341.92	4,546.47	378.87
14	4259	\$ 212.95	17.75	\$ 4,520.22	4,733.17	394.43
15	4021	\$ 201.05	16.75	\$ 4,267.62	4,468.67	372.39
16	4265	\$ 213.25	17.77	\$ 4,526.59	4,739.84	394.99
17	4085	\$ 204.25	17.02	\$ 4,335.55	4,539.80	378.32
18	4277	\$ 213.85	17.82	\$ 4,539.33	4,753.18	396.10
19	4021	\$ 201.05	16.75	\$ 4,267.62	4,468.67	372.39
20	4021	\$ 201.05	16.75	\$ 4,267.62	4,468.67	372.39
21	4323	\$ 216.15	18.01	\$ 4,588.15	4,804.30	400.36
22	4016	\$ 200.80	16.73	\$ 4,262.32	4,463.12	371.93
23	4631	\$ 231.55	19.30	\$ 4,915.04	5,146.59	428.88
24	4021	\$ 201.05	16.75	\$ 4,267.62	4,468.67	372.39
	100000	\$ 5,000.00	\$ 416.67	\$ 106,133.40	\$ 111,133.40	\$ 9,261.12

ARCADIA ARMS - LMS 635

ADOPTED SPECIAL LEVY SCHEDULE

Unit No.	Unit Entitlement	Special Levy Amount Due
1	4085	\$ 3,472.25
2	4248	\$ 3,610.80
3	4021	\$ 3,417.85
4	4254	\$ 3,615.90
5	4085	\$ 3,472.25
6	4277	\$ 3,635.45
7	4021	\$ 3,417.85
8	4021	\$ 3,417.85
9	4329	\$ 3,679.65
10	4016	\$ 3,413.60
11	4591	\$ 3,902.35
12	4021	\$ 3,417.85
13	4091	\$ 3,477.35
14	4259	\$ 3,620.15
15	4021	\$ 3,417.85
16	4265	\$ 3,625.25
17	4085	\$ 3,472.25
18	4277	\$ 3,635.45
19	4021	\$ 3,417.85
20	4021	\$ 3,417.85
21	4323	\$ 3,674.55
22	4016	\$ 3,413.60
23	4631	\$ 3,936.35
24	4021	\$ 3,417.85
	100000	\$ 85,000.00

ARCADIA ARMS - LMS 635 RULES AND REGULATIONS

PARKING:

1. Guest parking is at the front of the complex only
2. All guests must park in Visitor Parking. Visitor's vehicles are not allowed in numbered parking areas. Violators will be towed subject to management approval.
3. Assigned parking spaces are for private passenger automobiles only, and these shall be parked in designated and assigned parking spaces. Without the approval of the Council, no recreation vehicle (except for loading and unloading your recreation vehicles for a "half day" period), trailer or boat, or equipment of any kind shall be parked on any common property, no motor vehicles shall be driven on any part of the common property other than on driveways.
4. One parking stall is assigned to each unit upon receipt of a copy of the Vehicle registration. Residents are not allowed to park in Visitor Parking. If an additional parking stall is required, application must be made to Management who will approve and assign an additional stall if available. No more than one additional stall will be approved for any one unit. Each additional stall approved by Management and assigned to a unit shall pay an additional monthly fee of \$10 per stall. Additional parking stalls are not guaranteed and are subject to the approval of Management on a first-come, first-serve basis.
5. No one shall park either permanently or temporarily, any uninsured vehicles in the assigned space or anywhere on the property.
6. No one shall park any vehicle on any sidewalk, bricked walkway or any area so as to restrict walking.
7. No one shall park in a designated (numbered) parking space in such a manner that the vehicle protrudes into any driveway.
8. No one shall park a vehicle that deposits oil drippings or dirt in any parking stall. All such materials emanating from any vehicle must be cleaned up by the resident and if such resident fails to effect such cleanup, the Management may arrange for such cleanup and recover the cost from the resident or assess it against the Security Deposit or strata lot.

GENERAL RULES

9. No one shall wash automobiles except in designated areas and in such a manner that it will not cause a nuisance or annoyance to other Residents and no major repairs or adjustments to motor vehicles shall be carried out on the property. No awnings, carports or any other structure including tarps are to be placed over vehicles parked on the property.
10. No one shall deposit any garbage or other waste outside the garbage disposal unit provided

and all such waste shall be wrapped or bagged before deposit and cardboard must be broken down before depositing.

11. No one shall exceed the speed of 10 kilometres per hour anywhere within the development.
12. No one shall place or allow to be placed any sign, billboard, poster, notice or other advertising matter of any kind on or about the common property, except for those signs specifically permitted by Council in writing or approved Real Estate Sign which may be hung from a common sign hanger.
13. No one shall use their balcony, patio or deck for storage or for hanging laundry or other items not specifically permitted by Council. Only acceptable patio furniture and flower boxes are to be used on the balcony, patio or deck. Blinds and umbrellas must have colours that are coordinating or matching to the building;
14. No one shall smoke or allow guests or visitors to smoke in the interior common areas of the building including halls.
15. No one shall ride or bring bikes, carts or other similar items into hallways, or interior common areas of the building. Bikes are not to be left by the entrances so as to interfere with residents and guests entering or leaving the building.
16. Fire regulations prohibit live Christmas trees. No one shall leave Christmas Decorations on balconies except between December 1st to January 15th of each year.
17. No one shall place or cause to be placed personal articles such as pictures, doormats and other items in hallways.
18. No shades, window or balcony guards or screens, ventilators, supplementary heating, or air conditioning devices should be used or installed in or about the common property except those installations approved in writing by Council.
19. No television antenna or similar structure appurtenances thereto shall be attached on or fastened to any unit without the approval and consent of Council.
20. No coal or liquid combustible, flammable, or offensive material shall be stored on the property except according to regulations of any Government, Municipal or other regulatory bodies.
21. No one shall do anything or permit anything that will increase the risk of fire or the rate of fire insurance on the building or any part thereof.
22. No resident shall allow his unit to become unsanitary
23. No one shall do anything or permit anything to be done that is contrary to any of the

24. Each Resident shall endeavour to conserve the plumbing and electrical systems of the Building and any damage caused to any of these systems caused by the wrong-doing or neglect of any owner, occupant or guest, shall be repaired at the expense of such resident.
25. No resident shall permit a condition to exist in his unit which will result in wasting or excessive consumption of domestic water supplies, heating, water or electricity.
26. No resident or guests shall do anything on common property likely to damage plants, bushes, flowers or lawns and shall not place chairs, tables or other objects on the lawn so as to damage them or to prevent their reasonable growth.
27. Communication between residents and Management shall be in writing, signed by the Resident, and shall be directed to the managing agent or anyone on Council
28. No one shall use any form of electronic equipment or any other cause of excessive noise that unduly disturbs another Resident
29. In the case of an injury on the grounds or building, the Property Manager should be contacted as soon as possible. He will then contact the Insurance Agent to take the necessary steps to deal with a possible claim. Failure to report a claim may result in the insurance company denying same.
30. All Owners shall pay monthly contributions on the first day of each month. Any Owner owing monies, 15 days after the due date shall be assessed a late penalty of \$10.00 and an additional \$10.00 will be assessed as a further late penalty if payment is not made within 30 days of the due date. Council may assess a lien against any strata lot where dues become three months or more in arrears. *Any N S F cheque will be assessed a charge of \$25.00.*

PETS

31. No pets including exotic pets of any kind are permitted. However, subject to the approval of Management or Council, and the final approval of the individual unit owner, some pets may be permitted. This permission may be rescinded at any time should the pet become a nuisance or if the owner fails to consistently clean up after it.



HOMELIFE
ADVANTAGE
REALTY LIMITED
PROPERTY MANAGEMENT DIVISION

8387 Young Road
Chilliwack BC V2P 4N8

Invoice

Date	Invoice #
2022-08-15	635-1-R

Invoice To

Stonehaus Realty Langley
1126 Austin Avenue
Coquitlam, BC V3K 3P5
Attn: Dawar Zada

Terms

TH

Description	Qty	Rate	Amount	Tax
LMS635 #1 - Dawar Zada (Ybanez)				
Form B	1	35.00	35.00	G
Financial Statements and Budget (mandatory with Form F & B)	5	0.25	1.25	G
Rules (mandatory with Form B)	3	0.25	0.75	G
Council and AGM/SGM Minutes	24	0.25	6.00	G
Bylaws	15	0.25	3.75	G
Strata Plans	3	0.25	0.75	G
Strata Insurance Policy/Appraisal	7	0.25	1.75	G
GST on sales		5.00%	2.46	
Please make your cheque payable to "HomeLife Advantage Realty Ltd" and forward to the address shown above. Thank you.				Subtotal \$49.25
Phone #	Fax #	E-mail	Sales Tax \$2.46	
604 858 7368 / 877 858 7368	604 858 7380	jfisher@advantagepm.ca	Balance Due \$51.71	

GST/HST No.

784733537