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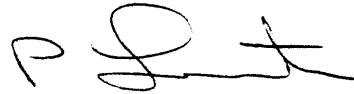
BR307216

November 16, 2001

REGISTRAR
LAND TITLE OFFICE
88 - 6th Street
New Westminster, B.C.
V3L 5B3

Please receive herewith the following document(s) for filing:

Amendment To Bylaws
Re: Strata Plan VR1591



Peggy Forrester
c/o The Owners, Strata Plan VR1591
#301 - 1545 West 13th Avenue
Vancouver, B.C. V6J 2G5
604-734-8685

strata
copy

**Strata VR1591
1545 West 13th Avenue
Vancouver, B.C. V6J 2G5**

**December 11, 2001
NOTICE OF RESULT OF SPECIAL MEETING**

To: _____
Registered Owner Of Suite # _____
1545 West 13th Avenue, Vancouver, B.C.
Legally Described As Strata Lot _____
District Lot 526 Strata Plan VR1591

At the special meeting of the members of the Strata Corporation for Strata Plan VR1591 held on Tuesday, October 2, 2001 two resolutions were passed. One amends our Bylaws and one designates limited common property for parking.

At this meeting there was a quorum present which is 1/3 of the persons entitled to vote in person or by proxy. In our building a quorum is 5.

If 50 % are present and a 3/4 vote is made the resolution passes immediately.

This resolution was passed immediately on October 2, 2001, as 13 of the 15 persons entitled to vote were present in person or by proxy, and the vote was unanimous.

Attached are copies of the Amendments To Bylaws and the Special Resolution Designating Limited Common Property which have been filed in the Land Title Office.

Dated December 11, 2001 and signed by Merry Meredith
Merry Meredith
Member of Strata Council

Strata Property Act

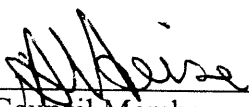
FORM I
Amendment To Bylaws
(Section 128)

The Owners, Strata Plan VR1591 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an annual or special general meeting held on October 2nd, 2001:

See attached schedule.



Signature of Council Member
Merry Meredith



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

* Section 128(3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

SCHEDULE

Be it resolved:

A. The existing bylaws filed under the Condominium Act under numbers P89566, BK356032 and BM196619 are repealed

B. Strata Plan VR 1591 adopts the Standard Bylaws established under the Strata Property Act with the following amendments:

1. Section 3(3) is repealed and replaced with:

Section 3(3) An owner, tenant, occupant or visitor must ensure that all animals are contained within the individual strata lot except for the purpose of leaving or re-entering the strata lot, at which time the animal(s) must be leashed or otherwise secured. At no other time may the animal be on the common property.

2. Section 3(4) is repealed and replaced with:

Section 3 (4) An Owner, Tenant or Occupant must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals
- (b) a reasonable number of small caged animals
- (c) a reasonable number of caged birds
- (d) a reasonable number of cats

3. Section 3(5) is added as follows:

Section 3(5) An Owner may not lease or rent the strata lot for a period of less than 3 months.

4. Section 27 is repealed and replaced with:

Section 27 (1) At an annual or special general meeting a vote is decided on a show of hands unless an eligible voter requests a secret ballot.

(2) The outcome of each vote, including the number of votes for and against the resolution, must be announced by the chair and recorded in the minutes of the meeting.

(3) If there is a tie vote at an annual or special general meeting, the president, or if the president is absent or unable or willing to vote, the vice-president, may break the tie by casting a second, deciding vote.

5. Section 28(a) is repealed and replaced with:

Section 28(a) certifies proxies and corporate representatives.

16 NOV 2001 11 54

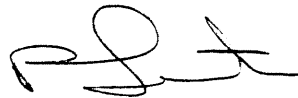
BR307217

November 16, 2001

REGISTRAR
LAND TITLE OFFICE
88 - 6th Street
New Westminster, B.C.
V3L 5B3

Please receive herewith the following document(s) for filing:

Special Resolution Designating Limited Common Property
Pursuant To Section 74 Strata Property Act
Re: Strata Plan VR1591



Peggy Forrester
c/o The Owners, Strata Plan VR1591
#301 - 1545 West 13th Avenue
Vancouver, B.C. V6J 2G5
604-734-8685

**SPECIAL RESOLUTION
THE OWNERS STRATA PLAN VR1591**

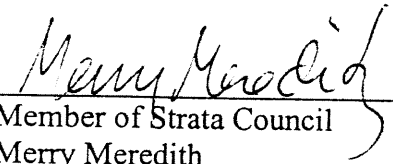
The Owners, Strata plan No. VR1591 hereby certify that at a special general meeting of the strata corporation known as "The Owners, Strata Plan VR1591" held at Vancouver, British Columbia on the 2nd day of October, 2001, the following special resolution was passed:

UPON MOTION duly made and seconded, IT WAS RESOLVED as a Special Resolution:

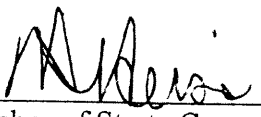
1. That the 6 parking stalls on the North side of the building and numbered 1 through 6 on the attached sketch plan, be designated as Limited Common Property for the Suite numbers and co-responding strata lot numbers as shown on the sketch plan attached and as listed below.

Suite #	Strata Lot #	Parking Stall #
101	1	1
302	14	2
201	8	3
206	7	4
304	10	5
301	13	6

Dated this 31st day of October, 2001.



Member of Strata Council
Merry Meredith



Member of Strata Council
Tom Heise

Sketch Plan To Accompany a Special Resolution Dated October 31st, 2001,
Designating Limited Common Property for Strata Plan VR 1591

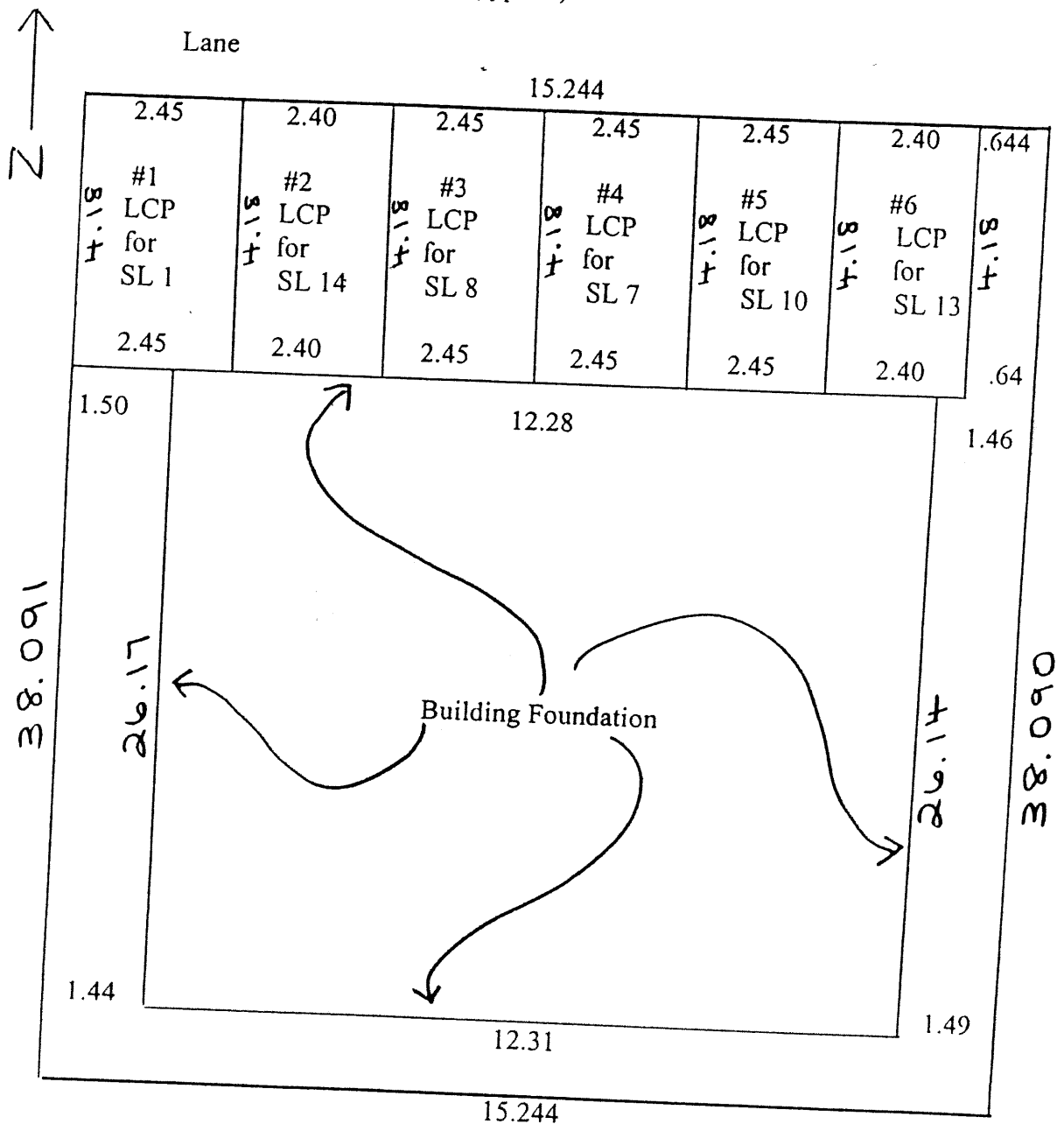
All distances are in metres (sketch plan not to scale)

Civic address of Strata Lots: 1545 West 13th Avenue, Vancouver, B.C.

LCP denotes limited common property

SL denotes Strata Lot

#1 denotes parking stall number (typical)



West 13th Avenue

29 DEC 2010 12 06

BB1731338

December 29, 2010

REGISTRAR
LAND TITLE OFFICE
88 – 6th Street
New Westminster, B.C.
V3L 5B3

Please receive herewith the following document(s) for filing:

Form I Amendment to Bylaws


(Signature) Maureen Lawrence

Merry Meredith
(Firm Name)

6349 Dunbar Street
Vancouver, BC V6N 1X3
(Address)

(Telephone)

Strata Property Act
Form I
[am. B.C. Reg. 312/2009, s. 7.]
AMENDMENT TO BYLAWS
(Section 128)

The Owners, **Strata Plan VR 1591** certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the Strata Property Act at an annual or special general meeting held on **December 16, 2010***:

The following shall be added as section ^{MM/TH}~~3(6)~~ of the Bylaws:


3(6)(a) In the event any equipment and/or appliances (hereinafter called an "Improvement") in a strata unit, where any part or whole of the improvement is or becomes unreasonably noisy, causes a nuisance or hazard, or causes damage to the common property, or otherwise constitutes a violation of section 3(1) and section 3(2) of the Bylaws, the Strata Corporation shall deliver a notice in writing to the Owner to remove or repair such improvement within 30 days from delivery of the notice.

(b) An Owner who fails to remedy such contravention of the Bylaws by the deadline set forth in a notice under this section or fails to request a reasonable extension to undertake same, (which permission may not be unreasonably withheld), shall authorize the Strata Corporation to enter the strata unit for the limited purpose of repairing or removing the improvement and undertaking such steps as is reasonably required to remedy an ongoing infraction of section 3(1) and 3(2);

(c) If the Strata Corporation takes steps and incurs expenses under this section it shall be entitled to charge such reasonable costs and expenses back to the Owner by way of a special levy on the strata unit; and

(d) This section shall apply notwithstanding if the Owner has obtained the written approval of the Strata Corporation to make structural renovations to a strata unit (as required under section 5(h)), in addition to the rights of the Strata Corporation to take all steps permitted under the Act and Bylaws where an Owner has failed to obtain the approval (as required under section 5(h)).

Signature of Council Member



Tom Heise

Signature of Council Member



Merry Meredith

*Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the land title office.