



February 19, 2015

E-FILED

Blake & Janice Reynolds
420- 3160 Casorso Road
Kelowna, BC V1W 3L7

COPY

CC: blakereynolds@shaw.ca

Re: Strata Plan KAS 896, Unit 420, Strata Lot 245

Permission to alter strata lot, common property or limited common property and responsibly for expenses

The strata council of Strata Plan KAS 896 directed Okanagan Strata Management Ltd. to forward this letter.

Council has considered your request for permission to make an alteration. Council hereby approves your request for the following alterations to your strata lot, common property, or limited common property (hereafter the "Alteration" collectively being part, some or all of the alterations): It is agreed that there will be no change of plumbing or drains.

- 1) Replace kitchen cabinets, sink & fixtures, light fixtures, countertop and paint as required
- 2) Replace countertops and vanities, shower & tub (or refinish), toilets, fixtures, light fixtures & mirrors, tile floors and paint as needed
- 3) Replace blinds (white or off white only) replace screen and paint as needed.

As a condition of its approval, the strata corporation requires that you take responsibility for expenses related, directly or indirectly, to the Alteration and you must indemnify the strata corporation and save it harmless from any and all liability associated with the Alteration, including legal costs as between a solicitor and his or her own client.

Be aware that the strata corporation shall not obtain and maintain insurance for the Alteration pursuant to Section 149 of the Act. You are therefore strongly advised to obtain and maintain insurance for your strata lot, the Alteration and any upgrades or betterments to the strata lot.

While making the Alteration you must ensure that the work is performed in a good and workmanlike fashion and in accordance with all applicable laws, statutes and bylaws. If required by the local municipality, a valid building permit must be obtained prior to the commencement of work. You must employ qualified, licensed and insured contractors or contractors approved by the strata council to perform the work.

The Alteration must comply with the existing bylaws of the strata corporation. You are responsible to review the bylaws to ensure that any limitations or specifications for the Alteration comply with the bylaws.

Be aware that any changes in any applicable law or statute may apply to your strata lot after the amendments are brought into force by the applicable jurisdiction. Amendments to the bylaws of the strata corporation may apply to your strata lot or the Alteration after the amendments are approved by a "3/4 Vote" and filed at the Land Title Office. For clarity, if a bylaw amendment, or amendment to applicable law or statute, creates a prohibition or restriction on the Alteration, the written permission given by this letter does not create an exemption from that bylaw and the owner of the strata lot will not be "grandfathered" from that bylaw. The Strata Property Act does not permit the strata council to allow exemptions to the bylaws, except to accommodate a special need under the Human Rights Code or with regards to a rental bylaw that causes a hardship.

After making the Alteration you must correct any deficiencies to the work in a timely fashion and to the satisfaction of the strata council. Should you fail to correct a deficiency, the strata corporation may perform the work and collect the costs of same from the owner of the strata lot, including costs as between a solicitor and his or her own client.

WWW.OKSTRATA.COM



KELOWNA (HEAD OFFICE)

#201 - 1475 Ellis Street
Kelowna, BC V1Y 2A3

Phone: (250) 868-3383 Fax: (250) 861-4586
Toll Free: 1-877-862-6900



PENTICTON (BRANCH)

#102 - 95 Eckhardt Avenue East
Penticton, BC V2A 8L2

Phone: (250) 492-7300 Fax: 1-877-862-5700
Toll Free: 1-877-862-6900



SICAMOUS (BRANCH)

#1 - 433 Finlayson Street
Sicamous, BC V0E 2V0

Phone: (250) 836-3840 Fax: 1-877-862-5700
Toll Free: 1-877-862-6900

After making the Alteration, any further changes or replacements to the Alteration require new approval of the strata corporation, in writing, before the commencement of the change or replacement.

The Alteration must be completed within 12 months after the date of this letter. If the Alteration has not been completed within that time, this agreement will be void and you will not have permission to make the Alteration; new permission or an extension to the time to complete the Alteration may be made in writing to the strata corporation. **In the event that you decide not to proceed with the Alteration, you must notify the strata corporation**, in writing, so that this agreement may be formally rescinded.

By making the Alteration you thereby agree to the conditions of the strata corporation's approval set out in this letter. You, and any subsequent owner of the strata lot, shall be bound by these conditions. You, and any subsequent owner, shall disclose this agreement to any subsequent owner of the strata lot.

Please feel free to contact me if you have any questions; my contact information is noted below.

Okanagan Strata Management Ltd., per

A handwritten signature in black ink, appearing to read 'Ron Wiebe', is written over a horizontal line.

Ron Wiebe
Strata Manager
rwiebe@okstrata.com
Ext 123



May 10th 2011

Blake & Janice Reynolds
117 Enemark Road South
Quesnel BC
V2J 4G8

Re: Strata Plan KAS 896, Unit 420C, Strata Lot 245

Permission to alter strata lot & responsibility for expenses related to alteration, including insurance

The strata council of Strata Plan KAS 896 directed Okanagan Strata Management Ltd. to forward this letter.

Council has considered your request for approval to alter your strata lot. Council hereby approves your request for the following alterations to your strata lot (hereafter the "Alteration" collectively being part, some or all of the alterations):

1) The installation of laminate or manufactured hardwood floor coverings within the strata lot.

If the strata lot has a wood subfloor, the owner must ensure that the subfloor is securely screwed to the floor joists prior to the installation of the acoustic membrane as part of the installation; subfloor nailed to floor joists will not be sufficient.

An acoustic membrane must be installed before any laminate or manufactured hardwood floor covering is laid and must have an Impact Insulation Class (IIC) of at least 72 (ASTM E-492-90) and Sound Transmission Class (STC) of at least 73 (ASTM 90-02). All work must be completed by qualified flooring professionals. **Upon completion the Alteration, you must deliver to the strata corporation a copy of the receipt proving the installation of the required acoustic membrane, including verification of the STC or IIC rating.**

The strata corporation requires that you take responsibility for expenses related, directly or indirectly, to the Alteration and you must indemnify the strata corporation and save it harmless from any and all liability associated with the Alteration, including legal costs as between a solicitor and his or her own client.

Be aware that the strata corporation shall not obtain and maintain insurance for the Alteration pursuant to Section 149 of the Act. You are therefore strongly advised to obtain and maintain insurance for your strata lot, the Alteration and any upgrades or betterments to the strata lot.

While making the Alteration you must ensure that the work is performed in a good and workmanlike fashion and in accordance with all applicable laws, statutes and bylaws. If required by the local municipality, a valid building permit must be obtained prior to the commencement of work. You must employ qualified, licensed and insured contractors or contractors approved by the strata council to perform the work.

Be aware that any changes in any applicable law or statute may apply to your strata lot after the amendments are brought into force by the applicable jurisdiction. Amendments to the bylaws of the strata corporation may apply to your strata lot or the Alteration after the amendments are approved by a "3/4 Vote" and filed at the Land Title Office. For clarity, if a bylaw amendment, or amendment to applicable law or statute, creates a prohibition or restriction on the Alteration, the written permission given by this letter does not create an exemption from that bylaw and the owner of the strata lot will not be "grandfathered" from that bylaw. The Strata Property Act does not permit the strata council to allow exemptions to the bylaws, except to accommodate a special need under the Human Rights Code or with regards to a rental bylaw that causes a hardship.

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#102 - 95 Eckhardt Avenue East
Penticton, BC V2A 8L2
Phone: (250) 492-7300 Fax: 1-877-862-5700
Toll Free: 1-877-862-6900

☐ **VERNON (BRANCH)**
Phone: (250) 549-7366 Fax: 1-877-862-5700
Toll Free: 1-877-862-6900

After making the Alteration you must correct any deficiencies to the work in a timely fashion and to the satisfaction of the strata council. Should you fail to correct a deficiency, the strata corporation may perform the work and collect the costs of same from the owner of the strata lot, including costs as between a solicitor and his or her own client.

After making the Alteration, any further changes or replacements to the Alteration require new approval of the strata corporation, in writing, before the commencement of the change or replacement.

The Alteration must be completed within 12 months after the date of this letter. If the Alteration has not been completed within that time, this agreement will be void and you will not have permission to make the Alteration; new permission or an extension to the time to complete the Alteration may be made in writing to the strata corporation. **In the event that you decide not to proceed with the Alteration, you must notify the strata corporation**, in writing, so that this agreement may be formally rescinded.

By making the Alteration you thereby agree to the conditions of the strata corporation's approval set out in this letter. You, and any subsequent owner of the strata lot, shall be bound by these conditions. You, and any subsequent owner, shall disclose this agreement to any subsequent owner of the strata lot.

Please feel free to contact me if you have any questions; my contact information is noted below.

With best regards,



Alex Longson
Managing Broker
Okanagan Strata Management Ltd