

Greystoke Gardens

Strata Corporation K 228

Bylaws

Approved April 10, 2017

DIVISION 1 — DUTIES OF OWNERS, TENANTS, OCCUPANTS AND VISITORS

1. PAYMENT OF STRATA FEES

1. An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
2. Subject to Section 107 of the Act, 10% per annum will be charged in interest to an owner's account on overdue (strata and special levy) fees. This is not a fine, and forms part of the strata fees for the purposes of Section 116 of the Act.
3. An owner who is in arrears of maintenance fees by the last day of the month will be fined \$25.00 for each month in arrears.

2. REPAIR AND MAINTENANCE OF PROPERTY BY OWNER

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (3) An owner must obtain at least \$1,000,000 liability insurance on their strata lot. If an owner rents their strata lot, the owner must maintain rental liability insurance coverage. Certificate of insurance will be filed.
- (4) An owner is strictly liable for any damage to common property, limited common property, and common assets or to any strata lot as result of;
 - 1) Any of the following items in their strata lot;
 - (a) dishwasher
 - (b) refrigerator with ice/water dispensing capabilities
 - (c) garburator
 - (d) hot water tank
 - (e) toilet, sinks, bathtubs and where located wholly within the strata lot, plumbing and fixtures
 - (f) fireplaces
 - (g) anything introduced to the strata lot by the owner

- (h) any alterations to the strata lot made by the owner or by prior owners
 - (i) damage arising from a blocked drain on the deck or patio designed for the exclusive use of the owner.
 - (j) any alterations or additions to the limited common property or common property undertaken by the owner or prior owner.
 - (k) any pets residing or visiting the owners strata lot
 - (l) any children residing or visiting the owners strata lot.
- (5) An owner shall indemnify and save harmless the strata corporation from the expenses of any maintenance repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot by the owners omission negligence or careless ,or by the owners visitors occupants ,guests employees agents , tenants or a member of the owners family but only to the extent that such expenses is not reimbursed from the proceeds received by operation of any insurance policy. In such circumstances any insurance deductible paid or payable by the Strata Corporation shall be considered an expense not covered by the proceeds received by strata corporation as insurance coverage and will be charged to the owner.

3. USE OF PROPERTY

1. An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
2. An owner, tenant, occupant or visitor must not use power tools, construction devices, nor construct or renovate in any manner that would cause disturbance to any other occupant of a strata lot save between the hours of 8am and 8pm.
3. An owner, tenant, or occupant must not allow a strata lot or the common property to become untidy and such owner, tenant or occupant will adhere to the following guidelines;
 - a) Household refuse must be deposited in the containers provided by Strata Corporation at a central collection point or points. All refuse must be properly bagged and placed in such containers.
 - b). recyclable items consistent with the City of Kelowna bylaws, as amended from time to time, must not be placed in containers marked for household refuse. All recyclables must be broken down and placed in the containers appropriately marked as provided by Strata Corporation.

- c) Maintain and keep in neat and tidy appearance the area surrounding such strata lot. The strata corporation has the right, but not the obligation to clean or cause to be cleaned any area surrounding a strata lot at the sole cost of the owner, tenant or occupier. Such cost/or fines will be levied in accordance with these bylaws and added to monthly strata fees for such strata lot.
- d). no laundry, wash or other item will be hung, draped or otherwise strung as to be visible from the common property or any other strata lot.
4. An owner, tenant, occupant or visitor must not cause damages, other than reasonable wear and tear, to the common property, common assets or those parts of the strata lot which the strata corporation must repair and maintain under these bylaws or insure under Sec 149 of the Act. Without limiting the general nature of the foregoing any act or thing which is likely to cause damages to the buildings, plants, bushes, flowers or other landscape feature.
 5. An owner, tenant, occupant or visitor must not place chairs, tables or other objects on the lawn or landscape features which will inhibit growth or interfere with the maintenance of such features.
 6. An owner, tenant, occupant or visitor must keep barbecues no less than five feet from any improvement until such barbecue is cool to the touch.
 7. An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset and will remove any litter deposited by such pet immediately.
 8. An owner, tenant, occupant or visitor must not secure a pet unattended outside a strata lot.
 9. An owner, tenant, occupant or visitor must not keep any pet on the strata lot that exceeds sixteen (16) inches at the shoulders.

The strata corporation acknowledges that any pets resident in the strata lot prior to April 25, 1995 are not subject to the restriction set out in Bylaw 3(9).
 10. An owner, tenant, occupant or visitor must not keep any pet which is considered a dangerous breed
 11. An owner, tenant or occupant must submit to the strata corporation, a Pet Registration Form as provided by the strata corporation. Such form will provide proof from veterinary that such pet has been spayed or neutered and that such pet's immunizations are current. Owners will provide such Form within one (1) month of occupation of the strata lot, and tenants must provide such Form prior to occupying such strata lot.

12. Upon receipt of a written complaint by any strata lot owner with respect to a pet causing disruption or nuisance, the strata corporation will give notice to the owner, tenant or occupant of the strata lot containing such pet setting out the grievance and giving such owner 14 days to rectify such nuisance. If the nuisance persists, the strata corporation has the right, but not obligation, to request that such pet be permanently removed from the strata lot within 30 days of such written request. If an owner fails to remove such pet within 30 days, the strata corporation shall have the right to cause the pet to be removed at the cost of the owner.
13. An owner, tenant, occupant or visitor shall not consume, nor permit to be not consumed, nor allow alcoholic beverages on the common property.
14. An owner, tenant, occupant or visitor must not use carport areas as storage areas.
15. An owner, tenant, occupant or visitor must not use the roof of the strata lot or common property as patio or sundeck.
16. An owner, tenant, occupant or visitor must not nor permit;

Place; attach any object, appliance, or article of furniture on the patio, deck or balcony of the strata lot which are not intended or suitable for outdoor use.

Plug into any electrical supply source any objects or appliance which is not intended for outdoor use.

Without the prior approval of the strata corporation.

4. RENTALS

An owner must not rent, lease, let or otherwise allow to be occupied in exchange for any consideration whatsoever, more than two bedrooms per strata lot. No more than one person per bedroom shall rent, lease or let or occupy as a renter or lessee. Limits to this rental restriction to family members shall be governed by Section 142 of the *Strata Property Act*.

- (a) An owner who wishes to lease his strata lot shall notify the strata corporation in writing.
- (b) An owner who leases his strata lot shall provide to the strata corporation a Form "K" Notice of Tenants Responsibilities in accordance with section 146 of the Strata Property Act. Failure to provide the form "K" within 10 days of commencement of a tenancy shall be cause for a fine against the strata lot owner.

5. PARKING, TRAFFIC AREAS, AND VEHICLES

- (1) An Owner or Tenant shall not park in any parking stall on the property other than the carport attached to each Strata Lot or a designated parking stall. No Visitor parking in complex. No owner, tenant, occupant or visitor shall obstruct or cause to be obstructed or do any act or thing which would impede pedestrian or vehicular ingress or egress on any sidewalk, walkway, passage, lane or driveway

- (2) No commercial vehicles 3 ton or over shall be brought to or parked on the premises without the written permission of the Strata Council, excepting in the course of delivery to or removal from the premises. No recreational vehicle (e.g. boat, trailer, camper, motor home, snowmobile, ATV, etc.) (Hereinafter referred to as "Recreational Vehicle" or "R.V.") of any kind shall be stored upon any common property or limited common property without displaying a valid permit issued from the Strata Council.
- (2) Be it further resolved that only serviceable and operable vehicles will be parked on the common property. Vehicles parked or stored in contravention of the Bylaws or Rules of the Strata Corporation may be towed without notice at the resident or visitor's risk and expense
- (3) No major repairs or body work shall be performed on motor vehicles on any part of the common property, including designated parking stalls.
- (4) The user of each parking stall is responsible for the cleaning of any excessive oil spills in the stall. Continuous oil spills from a vehicle will result in that vehicle being prohibited from parking until it is repaired.
- (5) No owner, tenant, occupant or visitor shall exceed the maximum speed limit of 10 km/h

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6. INFORM STRATA CORPORATION

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

7. OBTAIN APPROVAL BEFORE ALTERING A STRATA LOT

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
 - (a) the structure of a building;
 - (b) the exterior of a building;
 - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (e) fences, railings or similar structures that enclose a patio, 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.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (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 alteration.
- (3) This section does not apply to a strata lot in A BARE LAND STRATA PLAN.

8. OBTAIN APPROVAL BEFORE ALTERING COMMON PROPERTY

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

(3) Obtain approval - General

- (I) An owner, tenant or occupant must obtain written approval of the strata corporation prior to using equipment owned by strata corporation and generally used in the maintenance of the strata corporation. Without limiting the general nature of the foregoing, such equipment includes power tools and like objects.
- (2) An owner, tenant or occupant must obtain written approval of the strata corporation prior to submitting any claim against the insurance policy held in the name of the strata corporation or for the benefit of the strata corporation. In the event that the strata corporation, acting reasonably, deems that any damage or loss was caused by the owner, tenant or occupant of such strata lot any costs or deductibles will be the responsibility of the owner.

An owner must obtain the prior written approval of the strata corporation prior to the commencement of any business by an owner, tenant, occupant or visitor. An owner will submit to the strata corporation a brief written outline of the business

he/she proposes to commence and the effect, if any, it would have as it relates to pedestrian and vehicular traffic, noise and disturbance to any other occupant. The strata corporation will review such proposal at its next council meeting and provide its decision to the owner in writing. Such decision will be rendered within 30 days of submission to the strata corporation. Such decision may include conditions of approval, such as the owner providing proof that he/she has increased his/her liability insurance as it relates to the business concern, or any other condition the strata corporation deems prudent. The provisions of this section 16(3) shall not apply to businesses commenced on or before May 10, 1999.

- (3) Signage, of any kind is prohibited outside the fence on Burtch Road, other than the multi-real estate sign constructed and placed for the purpose of real estate signs.

9. PERMIT ENTRY TO STRATA LOT

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
 - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
 - (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.
- (3) Failure by an owner, tenant, occupant or visitor to provide emergency entry to a strata lot will result in the strata corporation using whatever reasonable means are necessary to gain entry. Any costs associated with such entry and/or repair will be at the sole cost of the owner, occupant or tenant.

DIVISION 2 — POWERS AND DUTIES OF STRATA CORPORATION

1. REPAIR AND MAINTENANCE OF PROPERTY BY STRATA CORPORATION

The strata corporation must repair and maintain all of the following:

- (a) common assets of the strata corporation;
- (b) common property that has not been designated as limited common property;
- (c) limited common property, but the duty to repair and maintain it is restricted to

- (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
 - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
 - (A) the structure of a building;
 - (B) the exterior of a building;
 - (C) chimneys, stairs, balconies and other things attached to the exterior of a building;
 - (D) doors, windows and skylights on the exterior of a building or that front on the common property;
 - (E) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to
- (i) the structure of a building,
 - (ii) the exterior of a building,
 - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
 - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.

DIVISION 3 – COUNCIL

1. ELIGIBILITY FOR COUNCIL

The only persons who may be council members are the following:

- (1) O w n e r s ;
- (2) Individuals representing corporate owners;
- (3) Tenants who, under section 147 or 148 of the *Strata Property Act*, have been assigned a landlord's right to stand for council;
- (4) Spouse of an owner. Spouse means a person who is married to another person, or is living and cohabiting with another person in a marriage-like relationship, including marriage-like relationship between persons of the same gender, and has been

living and cohabiting in that relationship for a continuous period of at least 12 months, provided the registered owner has given their written approval.

2. COUNCIL SIZE

- (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.
- (2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

3. COUNCIL MEMBERS' TERMS

- (1) The term of an office of a council member ends at the end of the annual general meeting at which a replacement is elected.
- (2) A person whose term as council member is ending is eligible for reelection.
- (3) In the election of council members held at the first annual general meeting, all council members must be elected for a term of one year.
- (4) In the election of council members held at the second annual general meeting,
 - (a) if the council has an even number of members, $\frac{1}{2}$ the members must be elected for a term of 2 years and the remainder for a term of one year, or
 - (b) if the council has an odd number of members, a simple majority must be elected for a term of 2 years, and the remainder elected for a term of one year.
- (5) in the election of council members held at each annual general meeting after the second annual general meeting, the members elected to fill the vacant positions.

4. REMOVING COUNCIL MEMBER

- (1) Unless all the owners are on the council, the Strata Corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

5. REPLACING COUNCIL MEMBER

- (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meet

6. OFFICERS

- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
 - (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

7. CALLING COUNCIL MEETINGS

- (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
 - (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either
 - (i) consent in advance of the meeting, or

- (ii) are unavailable to provide consent after reasonable attempts to contact them.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

8. REQUISITION OF COUNCIL HEARING

- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

9. QUORUM OF COUNCIL

- (1) A quorum of the council is
 - (a) 1, if the council consists of one member,
 - (b) 2, if the council consists of 2, 3 or 4 members,
 - (c) 3, if the council consists of 5 or 6 members, and
 - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

10. COUNCIL MEETINGS

- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
 - (a) bylaw contravention hearings under section 135 of the Act;
 - (b) rental restriction bylaw exemption hearings under section 144 of the Act;

- (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

11. VOTING AT COUNCIL MEETINGS

- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

12. COUNCIL TO INFORM OWNERS OF MINUTES

The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

13. DELEGATION OF COUNCIL'S POWERS AND DUTIES

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
 - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
 - (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
 - (a) whether a person has contravened a bylaw or rule,

- (b) whether a person should be fined, and the amount of the fine, or
- (c) whether a person should be denied access to a recreational facility.

14. SPENDING RESTRICTIONS

- (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

15. LIMITATION ON LIABILITY OF COUNCIL MEMBER

- (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

DIVISION 4 — ENFORCEMENT OF BYLAWS AND RULES

1. MAXIMUM FINE

The strata corporation may fine an owner or tenant a maximum of

- (a) \$200 for each contravention of a bylaw, and
- (b) \$50 for each contravention of a rule.

2. CONTINUING CONTRAVENTION

- (1) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

DIVISION 5 — ANNUAL AND SPECIAL GENERAL MEETINGS

1. PERSON TO CHAIR MEETING

- (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

2. PARTICIPATION BY OTHER THAN ELIGIBLE VOTERS

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote; including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote; including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

3. VOTING

- (1) At an annual or special general meeting, voting cards must be issued to eligible voters. The Vote for a Strata lot may not be exercised, except on matters requiring a unanimous vote, if the Strata Corporation is entitled to register a lien against the Strata lot under Section 116(1)
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

- (8) If a Meeting Quorum is not present within one-half hour from the time appointed for the Meeting, those eligible voters present in person or by proxy shall constitute a Quorum.

4. ORDER OF BUSINESS

The order of business at annual and special general meetings is as follows:

- (a) Certify proxies and corporate representatives and issue voting cards;
- (b) Determine that there is a quorum;
- (c) Elect a person to chair the meeting, if necessary;
- (d) Present to the meeting proof of notice of meeting or waiver of notice;
- (e) Approve the agenda;
- (f) Approve minutes from the last annual or special general meeting;
- (g) Deal with unfinished business;
- (h) Receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) Ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) Report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) Approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) Deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) Elect a council, if the meeting is an annual general meeting;
- (n) Terminate the meeting.

DIVISION 6 — VOLUNTARY DISPUTE RESOLUTION

1. VOLUNTARY DISPUTE RESOLUTION

- (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.

- (2) A dispute resolution committee consists of
 - (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

DIVISION 7 — MARKETING ACTIVITIES BY OWNER DEVELOPER

1. DISPLAY LOT

- (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.