

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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Form 3.1
Condominium Property Act
Section 34.1(2)

Change of Bylaw to Ensure Conformity ✓
with the Act and Regulations

The Owners: Condominium Plan No. 812 0783 hereby certifies that, by an ordinary resolution passed on the 30th day of December, 2020, a bylaw of the corporation was amended in compliance with section 34.1(2) of the *Condominium Property Act* as follows:

1. **By deleting Article 7.5.2.3 of the by-laws of the Corporation as previously registered and replacing it with the following:**

is more than sixty (60) days in arrears in payment of any contribution required to be made by him as an Owner pursuant to these By-laws;

2. **By deleting Article 8.2.1 of the by-laws of the Corporation as previously registered and replacing it with the following:**

The Board may, whenever it thinks fit, and shall within thirty (30) days, upon receipt of a requisition in writing made by persons entitled to vote representing not less than 15% of the total Unit Factors and specifying the nature of the business to be conducted, convene an extraordinary general meeting. The Board will convene annual general meetings of the Corporation as and whenever required by the provision of these By-laws.

3. **By deleting Article 8.3 of the by-laws of the Corporation as previously registered and replacing it with the following:**

Fourteen days' notice of every general or extraordinary general meeting of the Corporation specifying the place, the date and the hour of meeting and, in case of special business, the general nature of that business, shall be

given to all Owners and registered Mortgagees who have notified their interests to the Corporation, but accidental omission to give notice to any Owner or to any registered Mortgagee or non-receipt of notice by any Owner or mortgagee does not invalidate any proceedings at any such meeting.

4. By deleting the provisions of Article 11.9 of the by-laws of the Corporation as previously registered and replacing it with the following:

11.9.1 Loss Caused by an Owner

11.9.1.1 In the event that a claim is made under any policy of insurance maintained by the Corporation and the cause of loss for which the claim is made originates in or from an Owner's unit or any Exclusive Use Area assigned to the Owner, then the Owner shall bear any insurance deductible with respect to the loss for which the claim is made.

11.9.1.2 In the event that a claim is made under any policy of insurance maintained by the Corporation and the cause of loss for which the claim is made originates in or from an Owner's unit or any Exclusive Use Area assigned to the Owner, and if the Corporation pays the deductible, then the Owner shall immediately reimburse the Corporation for any insurance deductible paid by the Corporation with respect to the loss for which the claim is made, the amount of same, to be recoverable by the Corporation, in addition to any other remedies it may have at law, as a contribution levied against and owed by the said Owner.

5. **By deleting the provisions of Article 12.4 of the by-laws of the Corporation as previously registered and replacing it with the following:**

The Board shall prepare and submit an Annual Reserve Fund Report to the Owners at least fourteen (14) days before each Annual General Meeting setting out:

- 12.4.1 the amount in the fund as of the last day of the last fiscal year;
- 12.4.2 the payments made into and out of the fund for that year; and
- 12.4.3 the status of the real and personal property owned by the Corporation, or which the Corporation is obligated to maintain, and the Common Property.

The seal of The Owners: Condominium Plan No. 812 0783 was affixed on the 12 day of January, 2021, in the presence of Brenda Jackson and Margaret Lair. ✓

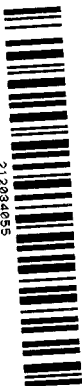
The Owners: Condominium Plan No.
812 0783

✓ Per: B. Jackson
Brenda Jackson, Director

✓ Per: M. Lair
Margaret Lair, Director

(Corporate Seal)

✓ Seal



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