

ALTERATIONS AGREEMENT

dated for reference this _____ day of _____, 20__

BETWEEN:

("Owner(s)")

AND:

STRATA PLAN KAS/EPS_____

("Strata Corporation")

BACKGROUND FACTS:

- A. The Owner of Strata Lot _____, _____, have applied to the Strata Corporation (through its elected Strata Council) for permission to;

("Alteration(s)")

- B. The Strata Corporation, in accordance with its Bylaws, may grant written approval of the requested alteration and may require as a condition of its approval that the Owner(s) agree, in writing, to certain terms and conditions.

IN CONSIDERATION OF THE STRATA CORPORATION GRANTING ITS APPROVAL OF THE REQUESTED ALTERATION, THE OWNER(S) AGREE(S) AS FOLLOWS:

1. To strictly comply with all of the requirements applicable to the alteration(s) set forth in the Strata Corporation Bylaws registered at Land Titles and specifically including, but not limited to all of the requirements and conditions set forth in the bylaws AND to the following additional terms and conditions;

The Strata Corporation KAS/EPS_____ is further absolved from all maintenance, repair and any and all legal and insurance costs that may arise from the above noted alteration to the Strata Property, Limited Common Property and Common Property of the Strata

A) As this will be a modification to the existing property the current owners and any future owners will be responsible for the maintenance and structure of this addition.

B) Any damage to the modification or existing property now or in the future due to this addition will be the responsibility of the owner.

C) All damages due to this alteration must be put back into their existing state after the construction is completed.

D) The complete construction/landscaping will be completed within a reasonable amount of time.

E) The installation/alteration will be completed by a certified/licensed professional.

F) Any necessary permits or licenses will be obtained by the owner(s) at the owner(s) expense prior to commencing the alteration

2. The facts and information contained in the Background Facts are true.
3. This Agreement is governed by the laws of British Columbia.
4. This Agreement will endure to the benefit of and be binding upon the Strata Corporation and its successors and permitted assigns and upon the Owner(s) and his/her/their heirs, executors, administrators, successors and permitted assigns.

The parties have executed this Agreement before witnesses on the respective dates and at the places set forth below.

Signed by Owner(s) on _____, 20____)
at Kelowna, British Columbia)
in the presence of:)
_____)

Signature of Witness)
_____)

Name of Witness)
_____)

Address of Witness)
_____)

Occupation of Witness)
_____)

Signed by the Strata Corporation KAS/EPS)
_____ on _____, 20____ at Kelowna,)
British Columbia, in the presence of:)
_____)

Signature of Witness)
_____)

Name of Witness)
_____)

Address of Witness)
_____)

Occupation of Witness)
_____)

Owner

Owner

STRATA PLAN KAS/EPS _____

By: _____
Council Member

By: _____
Council Member

OR

By: _____
Strata Manager

Owner Alterations Policy and Procedure

Revised May 4, 2010

1. Applicant must submit request and complete Alteration Agreement application. Application must be dated and signed.
2. Council member or council representative will determine if the information provided is adequate. Additional information may be requested.
3. Based on the information provided, council member will inform the applicant that the following information must be provided, but not limited to the following:
 - For alterations on a wall, a detailed drawing or sketch, showing the structural changes.
 - all materials used must meet the original specifications (i.e. steel studs)
 - For alterations to a floor covering, a detail drawing or sketch of the changes to the floor pattern in the condo not to exceed the allowable amount.
 - Any other alterations affecting the original description of the floor plan must also be described.
4. Obtain a building permit as required; provide a copy of all related permits to strata council.
5. Obtain an electrical permit as required.
6. Plumbing changes will/or may also require a permit.
7. Licensed electrician and plumber must be used to make the changes.
8. Moving or relocating a sprinkler line, if approved, will require a licensed plumber to temporarily turn off the affected zone.
9. Relocating any other water lines will also require a licensed plumber.
10. Warrantee on all associated finishes may/will be voided.
11. Applicant must confirm compliance with the Kelowna City Hall and obtain all necessary licenses. Owners are responsible to comply with building code, and building permit application processes.
12. Final inspection by a council member, or representative, will be made to satisfy council requirement. Pictures of alterations may be requested.
13. Start and completion dates must be submitted and adhered too. A waste removal plan must be provided as part of the alteration application.
14. The Owner must ensure that common areas have protective blankets, carpets, masking and other precautions are used to prevent damage to common area i.e. rugs, walls, and carpets.
15. Owners must provide a copy of contractor's insurance certificate confirming a min. 2 million liability, and a registered WCB account in good standing. A letter of good standing from WCB must be submitted.
16. The Strata Council may at any time apply a cease and desist order pending any reviews or investigations relating to the unit.

Receipt and Acknowledged by Unit # _____

Owner Applicant