

RESOLUTION #4 – Amend Bylaws

BE IT RESOLVED by a 3/4 vote of The Owners, Strata Plan KAS 3027 (the “Strata Corporation”) that the owners hereby amend the bylaws of the Strata Corporation as follows:

1. By the addition of subsection (10) to bylaw 3 as follows:

10. Signs

Owners may not erect or post signs, billboards, placards, advertising or notices of any kind on the exterior of the building, on the common property or in a window that is visible from the exterior of the strata lot except “For Sale” signs which may only be located as directed by the council and except that Rental Manager’s signs identifying and promoting the rental pool may be erected. This bylaw shall be interpreted in a manner consistent with elections legislation.

2. By the addition of subsection (4) to bylaw 5 as follows:

(4) Without limiting the generality of subsection (1) an owner must obtain the written approval of the strata corporation before installing hard surface flooring in a strata lot. Before granting approval, the strata council must be satisfied that a satisfactory sound installation underlay is to be installed. Additionally the owner must agree that furniture that is placed on hard surface floors must have felt pads or other like material affixed to the bottom of the furniture legs and, owners, tenants, occupants and visitors must not wear high heels or hard soled shoes on the hard surface floor.

3. By the addition of bylaw 8A as follows:

8A (1) The strata corporation is authorized to enter into bulk contracts for the provision of services to be provided to some or all individual strata lots including but not limited to:

- (a) cable television;
- (b) internet; and
- (c) telephone.

4. By the amendment of bylaw 23.1 as follows:

- (a) by replacing the number 50 with the number 200 in subsection (a); and
- (b) by replacing the number 10 with the number 50 in subsection (b).

5. By the deletion of the words “Marketing Activities by Owner Developer” in Division 7 and inserting the word “Privacy”.

By the deletion of bylaw 30 and 31 and the insertion of a new bylaw 30 as follows:

Division 7 – Privacy

Privacy

- 30 (1) The strata corporation is authorized to install 25 video surveillance cameras which will operate 24 hours per day, seven days per week in public areas and hallways including the parkade entrances on levels 1 and 2, south elevator entrance on level 2, hallways on levels 1-6, ski locker room, Club Snowbird, and the gym for the purpose of recording the activities of owners, tenants, occupants, visitors and members of the general public in order to identify and provide evidence in relation to persons who may be responsible for causing damage or loss or committing bylaw breaches or criminal activities.
- (2) Signs indicating the presence and purpose of video surveillance cameras will be posted in all areas subject to video surveillance.
- (3) The video surveillance recordings will be maintained on a central recording system which is password protected and which is located in the Server Room in the Administration Building which room is locked and alarmed.
- (4) The video surveillance recordings will be retained for 60 days after which they will be overwritten except where the council decides to preserve recordings from a specific incident or series of incidents and that decision, including the length of time that the recordings will be preserved, is recorded in the council meeting minutes or the recording contains information relevant to a matter as described in subsection (1), in which case the recording will be retained until the matter is resolved and all appeal periods, if applicable, have expired.
- (5) The video recordings may be accessed or disclosed only under the following circumstances:
- (a) access by Silver Star Security, IT personnel, the strata council and the property manager;
 - (b) pursuant to a Court order, warrant or equivalent authorization in accordance with the terms of the authorizing document;
 - (c) to any person, as determined by majority vote of the council, if, the disclosure is consistent with the purpose as set out in subsection (1);
 - (d) to a resident or visitor who may only request access to view a video recording which contains images of the person making the request provided that permission of any other person(s) present in the recording is obtained and provided that the request is presented within 21 days of the image being recorded, in which case, the recording will be retained for 21 days in order to permit viewing, unless a longer time period has been agreed between the person requesting the viewing and the council; and

- (e) to any person, as determined by majority vote of the council, if, the disclosure is in the best interest of the strata corporation or any resident or visitor or is permitted by law.
- (6) In installing and/or maintaining the video surveillance system described herein, the strata corporation makes no representation or guarantees that the system will be fully operational at all times. The strata corporation is not responsible or liable to any resident or visitor in any capacity (including a failure to maintain, repair, replace, locate or monitor the system, whether arising from negligence or otherwise) for personal security or personal property in any area monitored by the system.

END OF RESOLUTION 4