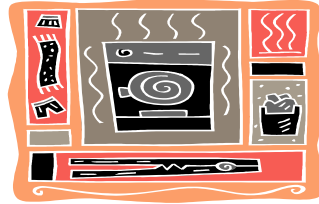


# **\*\* ATTENTION \*\***

## **ALL RESIDENTS “SIMON FRASER VILLAGE”**



### **HIGH EFFICIENCY FURNACE INSTALLATION**

As per the February 23<sup>rd</sup>, 2012 Council Meeting Minutes, Council had investigated one unit on Carina and approved the installation of the high efficiency furnace, subject to the condition that it was vented with a single pipe through the roof. New furnaces are now High Efficiency. Council realizes that there are different floor plans to the units in our Strata and will consider other options if needed. This type of furnace requires a new way of installing and will affect the building envelope. You will need Council's approval before starting any work. As Council we are taking each request by an Owner to install this type of furnace on a one by one basis until we have factored in the various types of floor plans in our Strata units. A review of your unit may/will be needed to assess the work required.

Please be advised that this is considered an alteration to common property and therefore, you must obtain Council's written approval prior to the installation taking place and you will be required to sign and return an assumption of responsibility agreement. We remind you at this time of the following registered Bylaws:

- |   |
|---|
| <p><b>6.1</b> <i>An Owner must obtain the written approval of the Strata Corporation before making an alteration to common property, limited common property, or common assets, including, but not limited to, the painting of the exterior, attachment of sunscreens or greenhouses.</i></p> <p><b>6.2</b> <i>The Strata Corporation may require as a condition of its approval that the Owner agree, in writing, to take responsibility for any expenses related to the alteration.</i></p> |
|---|

If an Owner vents their high efficiency furnace any other way than what was approved by Council, you will be required to make the necessary arrangements to return your Strata Lot to its original state, at the responsible Owner's sole expense. Failure to comply may result in subsequent fine(s) being assessed towards your Strata Lot account, in accordance with the following registered Bylaws:

- 25.1** *The Strata Corporation may fine an Owner or tenant a maximum of:*  
*(a) \$200.00 for each contravention of a Bylaw.*
- 26.1** *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.*

Sincerely,  
**BAYSIDE PROPERTY SERVICES LTD.**  
*Management Agents for NW 39*