

OAKVIEW APARTMENTS LTD.

APRIL 2003

HOUSE RULES WITH AGREEMENT / CONTRACT

The Board of Directors of Oakview Apartments Ltd. (the Corporation) has the power under the Lease to establish and modify the House Rules & Fines Policy from time to time. This House Rules & Fines Policy forms a part of the Lease, and by incorporation, of the Articles of the Corporation. This House Rules & Fines Policy was duly approved by a resolution of the Board of Directors dated April 2003 and a formal resolution was drafted and executed for this purpose.

ADMINISTRATION

1. The Board of Directors of the Corporation must be advised, in writing, when a Shareholder intends to sell their shares. The Shareholder must complete the Notice of Sale form (available from the President or the Secretary of the Board of Directors) stating the price the Shareholder is willing to transfer such shares. The President (or Secretary) will post the Notice of Sale form in the Laundry Room for 30 days prior to same shares being made available for sale to the general public. If the Shareholder does not list their suite for sale to the public within one year of the original posting of the Notice of Sale form and wants to sell their shares, then the Shareholder is required to post a new Notice of Sale form in the Laundry Room.
2. That all applicants wishing to purchase shares in the Corporation must provide the selling Shareholder with the information as indicated in items 1.1 to 1.3 inclusive. Upon presentation of the following information by the selling Shareholder to the Board of Directors, a date and time for the interview of the prospective Shareholder will be established.
 - 1.1 A letter from the buying Real Estate Agent stating that all "subject to" clauses have been removed.
 - 1.2 Three written references, each with a contact phone number (a member of the Board of Directors, ie. Secretary, will contact each Reference directly), including a:
 - Reference from their employer,
 - Reference from the manager of their current place of residence, or if an owner, from a close neighbour, and
 - Personal reference (not an immediate relative).
 - 1.3 A letter from the financial institution confirming that the prospective Shareholder has obtained the necessary financing for the shares in the Corporation.

The selling Shareholder will provide the prospective Shareholder with a copy of the House Rules & Fines for Infraction of the House Rules. At the interview, the Board of Directors will obtain a signed statement of understanding and agreement from the prospective Shareholder on the House Rules & Fines for Infraction of House Rules.

All applicants are to be interviewed by the Board of Directors as to suitability. The Board of Directors reserves the right to accept or reject the application of the purchaser.

3. Twelve (12) post-dated cheques for Maintenance Fees must be submitted to the Treasurer no later than December 15th of the preceding year.

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4. A post-dated cheque for City of Vancouver Property Taxes, in the amount specified by the Treasurer, must be submitted to the Treasurer no later than June 25th of each year. Any Shareholder entitled to the Home Owners' Grant must contact the Treasurer, or authorized designate, to sign the form, June 25th of each year, indicating the Shareholder is entitled to the Home Owners' Grant. If a Shareholder is not going to be available to sign the Home Owners' Grant when posted at Oakview Apartments Ltd., they must arrange to sign the Home Owners' Grant form at Vancouver's City Hall.
5. A Shareholder may permit a family member or a close friend to occupy their suite only when and if these conditions are met:
 - Where a Shareholder is required to be outside the Lower Mainland of Greater Vancouver for reasons of employment, education and/or vacation;
 - Where the Shareholder is ill and their doctor has written a letter supporting the same to the Board of Directors;
 - Where the period of time does not exceed one year;
 - Where the family member or close friend of the Shareholder has been through the interview process used for Prospective Shareholders, and
 - Where the Shareholder has received written approval of the Board of Directors.

Exceptions to this may be addressed on a case-by-case basis, at the discretion of the Board of Directors.

6. No shares shall be transferred until all outstanding fees, fines, fines interest, costs and expenses (where applicable) levied against the Shareholder have been paid in full.
7. In any non-emergency situation, all questions and/or comments in regards to any business relating to the Corporation are to be forwarded in writing to the President of the Board of Directors.
8. When shares have been listed for sale, a "For Sale" sign may be hung on the designated post in the front of the building. Within two weeks of expiration of the listing, the "For Sale" sign must be removed.
9. When a suite has been sold, a "Sold" sign may be placed on the "For Sale" sign. Within two weeks of the date of sale of the suite, the "For Sale" and the "Sold" signs must be removed.

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MAINTENANCE

1. Any Shareholder causing any damage to the building by the delivery, removal, moving and/or carrying of articles will be held responsible for paying repair costs.
2. All Shareholders' garbage must be taken to the Superior Disposal container at the north end of the back of the building. Any articles that do not fit in the garbage bin shall be Shareholder's responsibility to dispose of. Recycling bins belong to City of Vancouver.
3. Shareholders are responsible to repair loose washers, taps and any other plumbing problems immediately to prevent damage to the building, conserve water and eliminate noise.
4. Shareholders are completely responsible for the maintenance and upkeep of their suite. The Board of Directors is responsible for the upkeep of the common areas of the Corporation.
5. The caretaker will receive instructions ONLY from an appointed member of the Board of Directors for the Corporation.
6. The furnace and the heat temperature adjustments shall be designated duty of an appointed member of the Board of Directors of the Corporation.
7. No dishwashers, washers, dryers and/or air conditioners are to be added to a Shareholder's suite. No other modern, mechanical appliances/conveniences not listed above are to be added to a Shareholder's suite. If in doubt, enquiries must be made in writing to the Board of Directors of the Corporation.

SAFETY

1. Halls, staircases, etc. shall not be obstructed or used for any purpose other than entering and leaving the respective rooms and suites.
2. The Fire Escapes are to be kept clear at all times, ie. nothing is to be left on the Fire Escapes and the Fire Doors are to be kept closed at all times.
3. All Shareholders are to provide the Corporation with a duplicate key for their Suite as such duplicate key may be used to gain entry to a suite for purposes of maintenance, emergency or if the Shareholder is in breach of House Rules Administration # 5.
4. If a Shareholder changes the door lock on their Suite, the Board of Directors requires notification of the same and requires a duplicate key as such duplicate key may be used to gain entry to a suite for purposes of maintenance, emergency or if the Shareholder is in breach of House Rules Administration # 5.
5. This is a No Smoking apartment building. "Grandfather Clause" applies.

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LIFESTYLE

1. No pets (with the exception of Seeing Eye Dog) are allowed on the premises of the Corporation at anytime.
2. The Corporation is an adult oriented building only. An adult is described by law as any person of sixteen years of age or older. Shareholders are responsible for controlling the noise of visiting children.
3. Unnecessary, unusual or objectionable noise which might interfere with any other Shareholder is not permitted; "quiet time" is between the hours of 11:00 PM and 7:00 AM.
4. As per the City of Vancouver By-Law, any non-emergency construction and/or renovation work that a Shareholder has done in their suite must be done within the following time frames:
 - Monday to Friday between the hours of 7:30 AM to 10:00 PM
 - Saturday, Sunday and Statutory Holidays between the hours of 9:00 AM to 10:00 PM
5. The laundry room facilities are available for use by the Shareholders within the following time frames:
 - Monday to Friday between the hours of 7:30 AM to 10:00 PM
 - Saturday, Sunday and Statutory Holidays between the hours of 9:00 AM to 10:00 PM
6. A Shareholder that is stopped or parked at the rear of the building must turn the car motor off. Fumes are unhealthy and they seep into the building.
7. A Shareholder or any person waiting for a Shareholder that is stopped or parked at the rear of the building must turn the car motor off. Fumes are unhealthy and they seep into the building.
8. This is a No Smoking apartment building. "Grandfather Clause" applies.

APPEARANCE

1. No rugs, dusters or mops shall be shaken from the windows and nothing shall be thrown from the windows, doors or fire escapes. Nothing is to be hung from the outside of windows or placed on the outside windowsills.
2. Shareholders are not to put out scraps of food for birds or animals anywhere on the premises of the Corporation.
3. Shareholders will not change or remove the Venetian Blinds in their suites without the approval of the Board of Directors. The Venetian Blinds are important in providing the aesthetics of and to the Corporation, and can only be replaced with a type of Venetian Blind (white or off-white mini Venetian Blinds, no split blinds) approved by the Board of Directors.

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4. To ensure there is a standard appearance to the building, the only window covering that can be observed from outside the building is the approved Venetian Blinds (white or off-white mini Venetian Blinds, no split blinds).

GARAGES

1. The Shareholders are responsible for ensuring that their garage doors are kept closed at all times unless in use.
2. No Shareholder, or visitor of a Shareholder, is to obstruct the entrance to the garage of any other Shareholder, including the Corporation's garage, at any time.
3. There is not to be any overnight parking on the apron in front of any garage.
4. Garage is not available for rent to the general public but can be rented to another Shareholder.

I, the undersigned, have read, understood and agree to abide by the House Rules and Fines for Infraction of House Rules for the Corporation:

Signature of Shareholder

Date

Signature of Witness - Director of Board

Date

