

January 2, 2020

Dear Owners - Strata Corporation BCS-460 - the "Classico"

RENTAL BYLAWS VIOLATION - NEW FINES EFFECTIVE: DECEMBER 9, 2019

At the 2019 AGM, the owners approved amendments to the previous rental bylaws by implementing two separate fines for rental contraventions:

- \$1,000 for each contravention: Using your unit for short-term rentals, hotel-like accommodation or vacation rental
- \$500 for each contravention: Renting your unit for less than three (3) months

The full text of new bylaws in effect:

R.2.3 Owners are responsible for all fines due and owing against their strata lot. These fines include, but are not limited to, fines associated with contraventions of these strata bylaws or rules. In addition to the fines set out in S.21.1, the strata corporation may also fine an owner or tenant a maximum of:

(a) \$1,000 for each contravention of R.4.9; and

(b) \$500 for each contravention of R.12.4.

R.4.9 A strata lot must not be used for short-term accommodation purposes, such as short-term rentals, bed-and-breakfast, lodging house, boarding house, hotel and hotel-like accommodation, home exchange, time share or vacation rental. Without limiting the generality of the foregoing, an owner, tenant or occupant must not enter into a license for the use of all or part of strata lot. In the event of an infraction of R.4.9, the fines set out in R.2.3(a) shall apply.

R.12.4 No residential strata lot or portion of the strata lot may be rented for less than three (3) months. In the event of an infraction of R.12.4, the fines set out in R.2.3 (b) may apply.

We request your compliance with the above bylaws.

**If you are currently renting out your unit,
please forward this information to your tenants.**

Thank you,
"Classico" - Strata Council & Management