

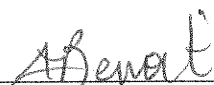
Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan NW 3312 certify that the information contained in this certificate with respect to Strata Lot 71 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above. \$155.34
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*)? \$19.28
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets? ☒ No ☐ Yes [attach copy of all agreements]
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved ? \$0.00
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year as at January 31, 2011? \$2,015.59
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund as at January 31, 2011. \$57,208.04
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
☒ No ☐ Yes [attach copy of all amendments]
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
☒ No ☐ Yes [attach copy of all resolutions]
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
☒ No ☐ Yes [attach copy of all notices]
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
☒ No ☐ Yes [attach details]
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
☒ No ☐ Yes [attach copies of all notices or work orders]
- (l) Number of strata lots in the strata plan that are rented 4.

Dated: This 22nd day of March 2011.

ON BEHALF OF OWNERS' STRATA PLAN NW 3312



ANN BENOIT
STRATA MANAGER
ASCENT REAL ESTATE MANAGEMENT CORPORATION

To Whom It May Concern:

RE: STRATA PLAN _____ NW 3312 _____

_____	Current Budget is not available at this point in time.
_____ X _____	Rental Disclosure Statement is not available at this point in time.
_____	Rules & Regulations are not available at this point in time.

Ascent Real Estate Management Corporation
2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Telephone: 604-431-1800 Fax: 604-431-1818

Windsor Oak (nw3312)
Approved Budget
Effective February 1, 2010 to January 31, 2011

Account		2010-2011 Approved Budget
Income		
Operating Income	3000-0000	149,694.68
Contingency Reserve Income	3010-0000	25,000.00
Paving Reserve Income	3015-0000	11,713.02
Total Income		186,407.70
Expense		
Agent Fee	4000-0000	21,894.68
Legal/consulting fees	4010-0000	500.00
Photocopying/Postage	4012-0000	3,500.00
Bank Charges	4015-0000	200.00
Insurance	4040-0000	31,000.00
Electricity	4050-0000	1,300.00
Gas	4058-0000	500.00
Fire Protection	4142-0000	3,500.00
Repairs & Maintenance - Interior	4160-0010	6,000.00
Repairs & Maintenance - Exterior	4160-0020	31,000.00
Window Replacement Program	4161-0000	5,000.00
Pest Control	4222-0000	500.00
Gutters and Drains	4223-0000	5,000.00
Landscaping	4300-0000	29,400.00
Landscaping Improvements	4300-0010	5,900.00
Snow Removal	4310-0000	4,000.00
Recreation Facility	4400-0000	500.00
Total Expense		149,694.68
Surplus(deficit) from operations		36,713.02
Contingency Reserve Transfer	4800-0000	25,000.00
Paving Reserve Transfer	4800-0010	11,713.02
Total operating surplus(deficit)		0.00

**STRATA PLAN NW 3312 – WINDSOR OAK
19160 119th AVENUE, PITT MEADOWS**

British Columbia Fire Code – Section 2.5.15

Maintenance of fire department accesses.

1. Streets, yards and roadways shall be maintained so as to be ready for use at all times by all emergency vehicles.
2. Vehicles shall not be parked to obstruct at any time at any exit or entry.

Parking in garage or your extra parking stall only. There must be one licensed driver at vehicle at all times. This is Municipality bylaw.

Please do not use visitor parking if you live here. Only 48 hours per month, per unit.

Thank you.

**STRATA PLAN NW 3312 – WINDSOR OAK
19160 119th AVENUE, PITT MEADOWS**

NOTICE TO ALL WINDSOR OAK RESIDENTS WITH NEW VINYL DECK SURFACING

Upon completion of resurfacing of your deck, please

DO NOT:

Use any corrosive, harsh or abrasive cleaners on your new deck surface.

Remove the drain caps, under any circumstances

Allow dirt and debris to be flushed down the drainage pipes

Place any sharp-edged, or rusted metal objects, on the new surface.

DO:

Use appropriate protection on the on the feet of all patio furnishings.

Clean the surface with mild detergent and a soft bristled brush, on a regular basis.

**TO AVOID BEING DEEMED LIABLE, OR RESPONSIBLE FOR DAMAGES AND SUBSEQUENT
RELATED REPAIRS OR REPLACEMENT**

Avoid any situations which may cut, burn, leave rust marks, nicks, paint, oils, fats, or corrosive substances, which may damage or otherwise mar your new surface.

Thank you for your cooperation.

"HOUSE RULES"
STRATA N.W.3312

EXTERIOR APPEARANCE AND ALTERATIONS

1. All window coverings must be white or off white. Window films are not permitted.
2. Colored/ festive lights associated with religious or culture celebrations may be displayed on the buildings from November 15th to February 15th.
3. Exterior hose taps are each strata lot units individual responsibility to maintain and repair. Damage caused by water escape from exterior taps is the owner's responsibility. Make sure exterior taps are winterized including removal of hoses from the taps.

AUTOMOBILES AND RECREATION VEHICLES-PARKING-REPAIRING-TOWING

- 1.a) Visitor parking is for VISITORS ONLY. No owner is permitted to park in any visitor parking stalls in Windsor Oak at any time.
 - b) Visitors are permitted to park in visitors parking for no longer than 48 hours per month per unit.
 - c) For Fire Safety and Medical Emergency access, no one shall park or leave unattended, any vehicle on any roadway within 19160 119th Avenue (Windsor Oak) or block any entrance, as per the British Columbia Fire Code Section 2.5.15
 - d) Any vehicle parked or left in the prohibited areas will be subject to removal at the Owners expense.
2. Vehicles dripping oil or gasoline will be prohibited from parking in the complex until the repaired. Owners of the vehicles causing oil stains shall, at the Strata Corporation's notification, clean up all drippings or on failure to do so on ten (10) days notice, shall be assessed the cost of the clean up.
3. Minor repairs including motor tune- ups, oil changes, mechanical repairs, etc. are permitted to be carried out in the owners designated parking spaces only, provided the neighbors are not disturbed. Owners are responsible for the clean up of any mess and for the proper disposal of used oil in accordance with municipal, provincial, or federal regulations.

4. No storage of boats or trailers/motor homes are permitted anywhere on common property or limited common property. No motor home, trailer or boat or equipment of any kind shall be parked on any common property or limited common property without the written approval of Council.

Pets

1. No dogs or cats shall be allowed loose on the common property, all dogs shall be on a hand held leash controlled by an adult while on common property and Owners shall promptly clean up after their pets. The Council will provide written warnings to an Owner violating the Pet Rules. If the Owner fails to comply or future instances occur and on reasonable grounds the Council considers a pet to be a nuisance, such pet shall not be kept in the lot after thirty (30) days notice to that effect is given to the Owner of the pet.
2. Visitor's animals brought on the Common property or limited common property shall be subject to the same rules of behavior and restraints as apply to Owners animals, each Owner shall be fully responsible for animals accompanying their visitors.

PLAYGROUND

1. Owners and guest use the playground equipment at their own risk.
2. Children must be supervised at all times when using the playground.
3. Owners are responsible to clean up the area after use.
4. Owners and guests shall respect the neighboring units and avoid extending the playground to these units and surrounding landscape.
5. No playing, skateboarding, riding bikes or rollerblading is to be done on the road ways with in 19160 119th Avenue (Windsor Oak).

Penalties

Parking offences listed under House Rules, are subject to an \$85.00 fine. All other House Rules offences are subject to the Fine Structure listed in Strata Plan N.W.3312-Windsor Oak By-Laws Section 128.5

**Windsor Oak (nw3312)
Balance Sheet
As at January 31, 2011**

ASSETS

Current Assets

Bank - Operating	684.47
Bank - Contingency Reserve Fund	57,208.04
Bank - Roof Reserve	11,542.56
Bank - Paving Reserve	6,538.27
Bank - Roof Levy	7,167.65
Bank - Fence Replacement Reserve Levy	21,422.56
Bank - BMO Operating	8,407.01
Petty Cash	1,200.00
Accounts Receivable - Operating	17,256.71
Accounts Receivable - Gutter Replacement/Exterior Painting Levy	903.37
Accounts Receivable - Insurance Claim	156.19
Prepaid Expenses - Insurance	16,212.52
Due to Contingency from Operating	41,189.88
Due to Operating from Gutter Replacement/Exterior Painting Levy	903.37

TOTAL ASSETS

190,792.60

LIABILITIES AND OWNER'S EQUITY

LIABILITIES

Accounts Payable	2,929.44
Accrued Expenses	4,127.74
Due from Operating to Contingency	41,189.88
Due from Gutter Replacement/Exterior Painting Levy to Operating	903.37

Total Liabilities

49,150.43

OWNERS' EQUITY

Operating Fund - Current Year	(2,015.59)
Contingency Reserve Funds (Reserve)	98,397.92
Reserve - Roof	11,542.56
Reserve - Paving	6,538.27
Special Levy - Fence Replacement Reserve	20,011.36
Special Levy - Roof Replacement (30 yr Algae Block)	7,167.65

Total Owners' Equity

141,642.17

TOTAL LIABILITIES AND OWNER'S EQUITY

190,792.60

Windsor Oak (nw3312)
Income Statement
 Unaudited for 12 months
 For the period ending January 31, 2011

Account		MTD Actual	MTD Budget	YTD Actual	YTD Budget	\$ Variance	Annual Budget
Income							
Operating Income (Strata)	3000-0000	12,474.68	12,474.52	149,696.16	149,694.68	1.48	149,694.68
Contingency Reserve Income	3010-0000	2,083.33	2,083.37	24,999.96	25,000.00	(0.04)	25,000.00
Paving Reserve Income	3015-0000	976.09	976.03	11,713.08	11,713.02	0.06	11,713.02
Bylaw Fine Income	3020-0000	0.00	0.00	100.00	0.00	100.00	0.00
Interest Income	3030-0000	12.25	0.00	123.58	0.00	123.58	0.00
Guest Suite Rental	3070-0000	150.00	0.00	1,050.00	0.00	1,050.00	0.00
Other Income	3080-0000	0.00	0.00	0.28	0.00	0.28	0.00
Total Income		15,696.35	15,533.92	187,683.06	186,407.70	1,275.36	186,407.70
Expense							
Agent Fee	4000-0000	1,869.84	1,910.74	21,853.78	21,894.68	40.90	21,894.68
Legal/consulting fees	4010-0000	0.00	41.63	287.31	500.00	212.69	500.00
Photocopying/Postage	4012-0000	275.05	291.63	2,972.81	3,500.00	527.19	3,500.00
Bank Charges	4015-0000	16.00	16.63	226.00	200.00	(26.00)	200.00
Insurance	4040-0000	2,702.08	2,583.37	29,929.98	31,000.00	1,070.02	31,000.00
Electricity	4050-0000	450.00	108.37	1,606.50	1,300.00	(306.50)	1,300.00
Gas	4058-0000	80.37	41.63	430.93	500.00	69.07	500.00
Fire Protection	4142-0000	0.00	291.63	2,618.70	3,500.00	881.30	3,500.00
Repairs & Maintenance - Interior	4160-0010	922.88	500.00	9,590.80	6,000.00	(3,590.80)	6,000.00
Repairs & Maintenance - Exterior	4160-0020	1,910.23	2,583.37	38,572.30	31,000.00	(7,572.30)	31,000.00
Window Replacement Program	4161-0000	0.00	416.63	5,651.42	5,000.00	(651.42)	5,000.00
Pest Control	4222-0000	0.00	41.63	126.00	500.00	374.00	500.00
Gutters and Drains	4223-0000	0.00	416.63	5,488.00	5,000.00	(488.00)	5,000.00
Landscaping	4300-0000	2,632.00	2,450.00	33,246.70	29,400.00	(3,846.70)	29,400.00
Landscaping Improvements	4300-0010	0.00	491.63	0.00	5,900.00	5,900.00	5,900.00
Snow Removal	4310-0000	335.99	333.37	335.99	4,000.00	3,664.01	4,000.00
Recreation Facility	4400-0000	0.00	41.63	48.39	500.00	451.61	500.00
Total Expense		11,194.44	12,560.52	152,985.61	149,694.68	(3,290.93)	149,694.68
Surplus(deficit) from operations		4,501.91	2,973.40	34,697.45	36,713.02	(2,015.57)	36,713.02
Contingency Reserve Transfer	4800-0000	2,083.33	2,083.37	24,999.96	25,000.00	0.04	25,000.00
Reserve Transfer	4800-0010	976.09	976.03	11,713.08	11,713.02	(0.06)	11,713.02
Total operating surplus(deficit)		1,442.49	(86.00)	(2,015.59)	0.00	(2,015.55)	0.00