

Bylaws
of
Bradley Place SP 1176
550 Bradley Street, Nanaimo, BC

The Bylaws of Bradley Place SP1176 are those contained in the attached Schedule of Standard Bylaws of the Strata Property Act, together with those contained in the attached Schedule "A". Registered at Land Title Office, January 25, 2002. Registration # ET9768.

The Bylaws of Bradley Place SP1176 were amended and approved by the Owners at the Annual General Meeting, held April 30, 2002. Registered at Land Title Office, June 19, 2002 under Registration # ET68562.

The Bylaws of Bradley Place SP1176 were amended and approved by the Owners at the Annual General Meeting, held April 23, 2003. Registered at Land Title Office, May 2003.

The Bylaws of Bradley Place SP1176 were amended and approved by the Owners at the Annual General Meeting, held April 27, 2004. Registered at Land Title Office, May 17, 2004 under Registration # EW059312.

The Bylaws of Bradley Place SP1176 were amended and approved by the Owners at the Annual General Meeting, held April 25, 2006 to amend Bylaw #24. Registered at Land Title Office on May 5, 2006 under Registration # FA054274.

The Bylaws of Bradley Place SP1176 were amended and approved by the Owners at the Annual General Meeting, held May 26, 2018 to add new Bylaw #31. Registered at Land Title Office on July 9, 2018 under Registration # CA6916856.

VICTORIA LAND TITLE OFFICE

Jul-09-2018 09:48:37.002

CA6916856

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application, and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
 - Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.
- Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Steele Althouse
AFVQU4Digitally signed by Steele
Althouse AFVQU4
Date: 2018.07.09
09:45:03 -07'00'

1. CONTACT: (Name, address, phone number)

ALTHOUSE NOTARY CORPORATION
6 - 1200 PRINCESS ROYAL AVENUE

NANAIMO

BC V9S 3Z7

Document Fees: \$28.63

File No: 21553

File Name: Westcoast Strata

Deduct LTSA Fees? Yes ☒2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:
Form-I Amendment to Bylaws

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

NO PID NMBR THE OWNERS, STRATA PLAN VIS1176

Related Plan Number: VIS1176

Strata Property Act

Form I

AMENDMENT TO BYLAWS

(Section 128)

The Owners, **Strata Plan 1176** certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at the Annual General Meeting held on May 26, 2018.

New Bylaw #31 - Realtors' Lock Boxes

"Realtors' Lock Boxes are prohibited anywhere on the property at Bradley Place."

.....
Signature of Council Member

.....
Signature of Second Council Member (not required if Council consists of only one member)

Strata Property Act

Form I

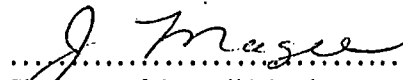
AMENDMENT TO BYLAWS

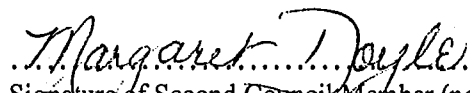
(Section 128)

The Owners, Strata Plan 1176 certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at an Annual or Special General Meeting held on April 25, 2006. *

Amendment to Bylaw 24 – Use of Strata Lot – Moving-In Fee
Bylaw 24:

“Be it resolved that all owners are required to pay a fifty dollar (\$50.00) non-refundable move-in fee to the Strata Corporation, before they or their tenants move into their unit”


.....
Signature of Council Member


.....
Signature of Second Council Member (not required if Council consists of only one member)

* Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the Land Title Office within 60 days of the amendment being approved.

Strata Property Act

Form I


AMENDMENT TO BYLAWS

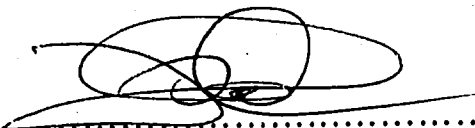
(Section 128)

The Owners, Strata Plan 1176 certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at an Annual General Meeting held on April 27, 2004. *

Special Resolution to approve Bylaw #23 (c)

“Be it resolved that an interest charge of 2% per month (24% annually) simple interest will be levied against all unpaid fines, levied for violation of Strata Corporation Bylaws or Rules.”

.....
Signature of Council Member

.....
Signature of Second Council Member (not required if Council consists of only one member)

* Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the Land Title Office within 60 days of the amendment being approved.

Strata Property Act

Form I

AMENDMENT TO BYLAWS

(Section 128)

The Owners, **Strata Plan 1176** certify that the following or attached amendments to the bylaws of the Strata Corporation were approved by a resolution passed in accordance with Section 128 of the *Strata Property Act* at an Annual General Meeting held on April 23, 2003 *

“The rental of any strata lot for transient accommodation is not permitted. Transient accommodation is defined as rental for periods of less than two (2) months. All strata lots may be rented on a month-to-month basis where there is a bona-fide intention to rent the strata lot for at least six (6) months.”

.....*J. Magee*.....
Signature of Council Member

.....*Margaret Doyle*.....
Signature of Second Council Member (not required if Council consists of only one member)

* Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the Land Title Office within 60 days of the amendment being approved.

Strata Property Act

Schedule of Standard Bylaws

Division 1 - Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

1. An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

Repair and maintenance of property by owner

2. (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the Strata Corporation under these bylaws.
- (2) An owner who has the use of limited common property, must repair and maintain it, except for repair and maintenance that is the responsibility of the Strata Corporation under these bylaws.

Use of property

3. (1) An owner, tenant, occupant or visitor, must not use a strata lot, the common property or common assets in a way that:
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot, which that Strata Corporation must repair and maintain under these bylaws or insure under section 149 of the Strata Property Act.
- (3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property, or on land that is a common asset.

- (4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
- (a) a reasonable number of fish or other small aquarium animals;
 - (b) a reasonable number of small caged mammals;
 - (c) up to 2 caged birds;
 - (d) ~~one dog or one cat~~ No Pets Allowed. See Schedule A.

Inform Strata Corporation

4. (1) Within 2 weeks of becoming an owner, an owner must inform the Strata Corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the Strata Corporation, a tenant must inform that Strata Corporation of his or her name.

Obtain approval before altering a strata lot

5. (1) An owner must obtain the written approval of the Strata Corporation before making an alteration to a strata lot that involves any of the following:
- (a) the structure of a building;
 - (b) the exterior of a building;
 - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
 - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
 - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
 - (f) common property located within the boundaries of a strata lot;
 - (g) those parts of the strata lot, which the Strata Corporation must insure under section 149 of the Strata Property Act
- (2) The Strata Corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

- (3) This section does not apply to a strata lot in a bare land strata plan.

Obtain approval before altering common property

6. (1) An owner must obtain the written approval of the Strata Corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The Strata Corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit entry to strata lot

7. (1) An owner, tenant, occupant or visitor must allow a person authorized by the Strata Corporation to enter the strata lot
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
- (b) at a reasonable time, on 48 hour's written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the Strata Corporation to repair and maintain under these bylaws or insure under section 149 of the Strata Property Act.
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 - Powers and Duties of Strata Corporation

Repair and maintenance of property by Strata Corporation

8. The Strata Corporation must repair and maintain all of the following:
- (a) common assets of the Strata Corporation;
- (b) common property that has not been designated as limited common property;
- (c) limited common property, but the duty to repair and maintain it is restricted to
- (i) repair and maintenance that in the ordinary course of events, occurs less often than once a year, and

(ii) the following, no matter how often the repair or maintenance ordinarily occurs:

- (A) the structure of a building;
- (B) the exterior of a building;
- (C) chimneys, stairs, balconies and other things attached to the exterior of a building;
- (D) doors, windows and skylights on the exterior of a building or that front on the common property;
- (E) fences, railings and similar structures that enclose patios, balconies and yards.

(d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to

- (i) the structure of a building,
- (ii) the exterior of a building,
- (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
- (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
- (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 - Council

Council size

9. (1) Subject to subsection (2), the Council must have at least 3 and not more than 7 members.
- (2) If the strata plan has fewer than 4 strata lots or the Strata Corporation has fewer than 4 owners, all the owners are on the Council.

Council members' terms

10. (1) The term of office of a Council member, ends at the end of the Annual General Meeting, at which the new Council is elected.
- (2) A person whose term as Council member is ending is eligible for re-election.
- (3) to (5) (repealed 1999-21-51).

Removing Council member

11. (1) Unless all the owners are on the Council, the Strata Corporation may, by a resolution passed by a majority vote at an Annual or Special General Meeting, remove one or more Council members.
- (2) After removing a Council member, the Strata Corporation must hold an election at the same Annual or Special General meeting to replace the Council member for the remainder of the term.

Replacing Council member

12. (1) If a Council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the Council may appoint a replacement Council member for the remainder of the term.
- (2) A replacement Council member may be appointed from any person eligible to sit on the Council.
- (3) The Council may appoint a Council member under this section, even if the absence of the member being replaced, leaves the Council without a quorum.
- (4) If all the members of the Council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the Strata Corporation's votes may hold a Special General Meeting to elect a new Council by complying with the provisions of the Strata Property Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

13. (1) At the first meeting of the Council held after each Annual General Meeting of the Strata Corporation, the Council must elect, from among its members, a President, a Vice-President, a Secretary and a Treasurer.
- (2) A person may hold more than one office at a time, other than the offices of President and Vice-President.

- (3) The Vice-President has the powers and duties of the President
 - (a) while the President is absent or is unwilling or unable to act, or
 - (b) for the remainder of the President's term, if the President ceases to hold office.
- (4) If an officer other than the President is unwilling or unable to act for a period of 2 or more months, the Council members may appoint a replacement officer from among themselves for the remainder of the term.

Calling Council meetings

- 14. (1) Any Council member may call a Council meeting by giving the other Council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A Council meeting may be held on less than one week's notice if
 - (a) all Council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation and all Council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.
- (4) The Council must inform owners about a Council meeting as soon as feasible after the meeting has been called.

Requisition of Council hearing

- 15. (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a Council meeting.
- (2) If a hearing is requested under subsection (1), the Council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the Council, the Council must give the applicant a written decision within one week of the hearing.

Quorum of Council

16. (1) A quorum of the Council is
 - (a) 1, if the Council consists of one member
 - (b) 2, if the Council consists of 2, 3 or 4 members
 - (c) 3, if the Council consists of 5 or 6 members, and
 - (d) 4, if the Council consists of 7 members.
- (2) Council members must be present in person at the Council meeting to be counted in establishing a quorum.

Council meetings

17. (1) At the option of the Council, Council meetings may be held by electronic means, so long as all Council members and other participants can communicate with each other.
- (2) If a Council meeting is held by electronic means, Council members are deemed to be present in person.
- (3) Owners may attend Council meetings, as observers.
- (4) Despite subsection (3), no observers may attend those portions of Council meetings that deal with any of the following:
 - (a) bylaw contravention hearings under section 135 of the Strata Property Act;
 - (b) rental restriction bylaw exemption hearings under section 144 of the Strata Property Act;
 - (c) any other matters if the presence of observers would, in the Council's opinion, unreasonably interfere with an individual's privacy.

Voting at Council meetings

18. (1) At Council meetings, decisions must be made by a majority of Council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a Council meeting, the President may break the tie by casting a second, deciding vote.

- (3) The results of all votes at a Council meeting, must be recorded in the Council meeting minutes.

Council to inform owners of minutes

19. The Council must inform owners of the minutes of all Council meetings, within 2 weeks of the meeting, whether or not the minutes have been approved.

Designation of Council's powers and duties

20. (1) Subject to subsection (2) to (4), the Council may delegate some or all of its powers and duties to one or more Council members or persons who are not members of the Council, and may revoke the delegation.
- (2) The Council may delegate its spending powers or duties, but only by a resolution that
- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
- (a) set a maximum amount that may be spent, and
 - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The Council may not delegate its powers to determine, based on the facts of a particular case
- (a) whether a person has contravened a bylaw or rule,
 - (b) whether a person should be fined, and the amount of the fine, or
 - (c) whether a person should be denied access to a recreational facility.

Spending restrictions

21. (1) A person may not spend the Strata Corporation's money, unless the person has been delegated the power to do so in accordance with these bylaws.

- (2) Despite subsection (1), a Council member may spend the Strata Corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of Council member

22. (1) A Council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the Council.
- (2) Subsection (1) does not affect a Council member's liability, as an owner, for a judgement against the Strata Corporation.

Division 4 - Enforcement of Bylaws and Rules

Maximum fine

23. The Strata Corporation may fine an owner or tenant a maximum of

- (a) ~~\$50.00~~ ^{200.00} for each contravention of a bylaw, and *Amended April 30/2002*
- (b) ~~\$10.00~~ ^{50.00} for each contravention of a rule.

Continuing contravention

24. 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.

Division 5 - Annual and Special General Meetings

Person to chair meeting

25. (1) Annual and Special General Meetings must be chaired by the President of the Council.
- (2) If the President of the Council is unwilling or unable to act, the meeting must be chaired by the Vice-President of the Council.
- (3) If neither the President nor the Vice-President of the Council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

26. (1) Tenants and occupants may attend Annual and Special General Meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

27. (1) At an Annual or Special General Meeting, voting cards must be issued to eligible voters.
- (2) At an Annual or Special General Meeting, a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie at an Annual or Special General Meeting, the President, or, if the President is absent or unable or unwilling to vote, the Vice-President, may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of Council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

28. The order of business at Annual and Special General Meetings is as follows:
- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a legal quorum;
- (c) elect a person to chair the meeting, if necessary;

- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last Annual or Special General Meeting;
- (g) deal with unfinished business;
- (h) receive reports of Council activities and decisions since the previous Annual General Meeting, including reports of committees, if the meeting is an Annual General Meeting;
- (i) ratify any new rules made by the Strata Corporation under section 125 of the Strata Property Act;
- (j) report on insurance coverage in accordance with section 154 of the Strata Property Act, if the meeting is an Annual General Meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Strata Property Act, if the meeting is an Annual General Meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Strata Property Act;
- (m) elect a Council, if the meeting is an Annual General Meeting;
- (n) terminate the meeting.

Division 6 - Voluntary Dispute Resolution

Voluntary dispute resolution

29. (1) A dispute among owners, tenants, the Strata Corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
 - (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Strata Property Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
 - (a) one owner or tenant of the Strata Corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or

- (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 - Marketing Activities by Owner Developer

Display lot

- 30. (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.

BRADLEY PLACE - STRATA PLAN 1176

“The owners, Strata Plan 1176, by Special Resolution, hereby repeal all previously filed bylaw amendments and Part 5 of the Condominium Act, and hereby adopt the Schedule of Standard Bylaws of the Strata Property Act, with the enclosed amendments as detailed in Schedule A”

SCHEDULE A

1.

- (c) Further, as Strata Plan 1176 is adult orientated having provided no facilities for children, Council reserves the right to reject permission to any Owner to have children as permanent occupants. This does not prevent an owner from having children as house guests for short periods. Council's approval is required for longer periods under special conditions. Children as defined, is persons under the age of eighteen (18) years.

Notwithstanding the above it is the intention of the members to retain an adult orientated status of Bradley Place and, further, careful screening of all tenants desirous of residence in our building.

AN OWNER SHALL NOT:

- 3. Keep animals or pets on the premises or the common property;
- 5. hang or permit to be hung any laundry or washing on the common property or in or about his strata lot in any manner which would permit the same to be visible from the outside of a strata lot;
- 6. erect or hang over or outside any window or door of a strata lot or on the common property, awnings, shades or screens without the consent in writing of the Council first hand and obtained;
- 7. do any thing or permit anything to be done on his strata lot or on the common property which will or would tend to increase the risk of fire or the rate of fire insurance premiums with respect thereto;

8. do anything or permit anything to be done by any occupier of his lot on his lot or the common property that is contrary to any statute, ordinance, bylaw or regulation of any government authority whether Federal, Provincial, Municipal or otherwise;
9. do or permit anything to be done that may cause damage to trees, plants, bushes, flowers or lawns, and shall not place chairs, tables or other objects on the lawns and grounds so as to damage them or to prevent growth or to interfere with the cutting of the lawns or the maintenance of the grounds generally;
10. dispose of or permit the disposal of any garbage, rubbish, or other waste material in any manner except in accordance with the instructions of the Council from time to time given;
11. erect, place or allow, keep or display signs, billboards, advertising matter or other notices or displays of any kind on the common property, or in or about any strata lot except in a place (if any) provided by the Council, and in such form as approved by it;
12. use any part of the common property for the parking or operation of motor vehicles except in accordance with permission in writing from the Council. The sidewalks, walkways, passages and driveways and parking areas shall not be obstructed by any owner, his family, guests or visitors;
13. shake mops or dusters of any kind nor throw anything out any window on his strata lot or on common property, nor permit anything of this kind to be done;
14. allow his strata lot to become unsanitary, in the opinion of Council;
16. washing of cars shall be carried out in such manner as not to cause nuisance or annoyance to other owners, and in such place and at such times as the Council may from time to time direct, and no major repairs or adjustments to automobiles shall be carried out on the property, nor shall any commercial vehicles be brought on to the property without the written consent of the manager save in the course of delivery to respective premises;
17. the Council may from time to time make rules and regulations respecting the use of the recreation facilities and upon publication of a rule or regulation so made by the Council the same shall be binding on each occupier, his visitors and guests (whether or not an owner) of a strata lot;
18. generally the owner shall keep the area around his premises in a neat and tidy condition in every respect to the satisfaction of the Council. The Council shall be at liberty to remove any rubbish or clean up the common area in close proximity to an owner's premises and charge the expense to the owner.

24. Use of Strata Lot - Moving-in Fee

All Owners are required to pay a twenty-five (\$25.00) non-refundable moving-in fee to the Strata Council before they or their tenants move in.

26. Vehicle Insurance

Any and all vehicles parked on the lands of the Strata Corporation shall carry insurance. Any owner parking a vehicle with no license plate or an expired license plate must provide the Strata Council with evidence of storage and liability insurance.

Bylaw 1

- (a) Any owner in arrears of strata fees and or special assessment may not vote at a General Meeting of Owners.