

PROXY SHEET

I, _____, the undersigned OWNER of Strata Lot _____ of The Owners, Strata Plan VIS 5801 registered at Victoria, British Columbia, hereby appoint:

(Name of Proxy Appointee): _____ as Proxy of the undersigned to attend, act and vote for the undersigned at the Annual General Meeting of The Owners, Strata Plan VIS 5801 to be held at Bowser Legion Hall in Bowser on August 23, 2026, with registration from 1:45 to 2:00 p.m., and Call to Order at 2:00 p.m. My specific voting choices are listed on the following four pages.

In the event that an amendment is made to any of the motions, I hereby authorize my proxy to:

- ☐ Vote as they see fit on the amended motion.
- ☐ Abstain from voting on the amended motion.

(Limitations of Proxy, if any): _____

SIGNED AT: _____ this _____ day of _____ YEAR _____

Owner's Signature: _____

RESOLUTIONS

I, _____, the OWNER of Strata Lot _____ of The Owners, Strata Plan VIS 5801 registered at Victoria, British Columbia, vote as follows:

H.1. Resolution for Alteration Application Unit 27

WHEREAS:

Unit 27 has submitted an Alteration Application to install a black hog wire metal fence panel adjacent to the unit to replace the wooden lattice fence panel that was previously there. (See photos on website.)

BE IT RESOLVED BY $\frac{3}{4}$ VOTE THAT:

The Owners, Strata Plan VIS 5801, approve the Alteration Agreement from Unit 27 for a black hog wire metal fence panel adjacent to the unit.

Resolution H.1. In Favour _____ Against _____ Abstain _____ ☐ Initials

H.2. Resolution for Updating the Rules

BE IT RESOLVED BY MAJORITY VOTE THAT:

The Owners, Strata Plan VIS 5801, approve the following additional: Rules 11. a, b, c, d:

11. LLE Aesthetic Standards include (but are not limited to):

When making and maintaining Alterations to Limited Common Property and/or Common Property:

- a. Fence panels for fenced enclosures must be made of wood lattice and/or metal.
- b. Metal fence panels within 1.8 metres of a building must be either spindles or decorative cutouts with at least 25% empty space. Solid metal panels are prohibited.
- c. Metal fencing beyond the 1.8 metres adjacent to the building must be spindles.
- d. Fence posts may be wooden or metal.

Resolution H.2. In Favour _____ Against _____ Abstain _____ ☐ Initials

H.3. Resolution that all future Special Levies collected for the purposes of projects associated with the Contingency Reserve Fund be assessed equally to all units.

WHEREAS:

- A. Over the coming years, various infrastructure elements will need to be replaced throughout the strata complex (the "Work");
- B. The Strata Corporation is responsible for carrying out the Work pursuant to the bylaws of the

- Strata Corporation;
- C. This type of Work will be funded from the Contingency Reserve Fund (CRF) and/or by Special Levies;
 - D. Pursuant to s. 99 of the SPA, common expenses are to be paid by all owners on the basis of unit entitlement;
 - E. Pursuant to a resolution passed by unanimous vote at the LLE Annual General Meeting in 2015, the Strata Corporation collects monthly fees for the CRF via equal payments from each unit.
 - F. Pursuant to section 108(2) of the Strata Property Act, the owners, by unanimous vote, may choose to use a different formula from unit entitlement for the collection of Special Levies;

BE IT RESOLVED BY UNANIMOUS VOTE THAT:

The Owners, Strata Plan VIS5801, approve that funding of Special Levies for the purposes of projects associated with the Contingency Reserve Fund be equally divided so that each unit is responsible for 1/30th (one thirtieth) of the Special Levies' total amount.

Resolution H.3. In Favour _____ Against _____ Abstain _____ ☐ Initials

NOTE: If resolution H.3. passes the following resolution will only require a ¾ vote to pass.

H.4. Resolution for a Special Levy using equal payments by unit, along with funds from the CRF, to pay for roof replacements.

WHEREAS:

- A. The roofs need to be replaced throughout the strata corporation (the "Work");
- B. The Strata Corporation is responsible for carrying out the Work pursuant to the bylaws of the Strata Corporation;
- C. The Strata Corporation wishes fund the Work by way of a special levy and an expenditure from the Contingency Reserve Fund;
- D. Pursuant to s. 99 of the SPA common expenses are to be paid by all owners on the basis of unit entitlement;
- E. Pursuant to section 108(2) of the Strata Property Act, the owners, by unanimous vote, may choose to use a different formula than unit entitlement for the allocation of the special levy;

BE IT RESOLVED BY AN UNANIMOUS VOTE THAT:

1. The strata council be authorized to spend the sum of twenty-five thousand dollars (\$25,000.00) from the Contingency Reserve Fund (the "CRF Monies") for the purpose of carrying out the Work.
2. A further sum of ninety-thousand dollars (\$90,000.00) be raised by way of a special levy. Each strata lot shall pay a sum of three-thousand dollars (\$3,000) pursuant to s.108(2) of the Strata Property Act.
3. The Levy shall be used for the purposes of carrying out the Work.
4. Each strata lot's share of the Levy shall be due and payable on December 1, 2026.
5. An owner who fails to pay their share of the Levy on the date that it is due shall be liable to pay

interest on the unpaid portion of their share of the Levy at a rate of ten percent (10%) per annum, compounded annually.

6. The strata council shall use the entirety of the Levy before it uses funds from the CRF Monies.
7. Pursuant to section 108(6), if no owner is entitled to receive more than \$100 in total, the strata corporation may deposit the excess funds into the contingency reserve fund.

Resolution H.4. In Favour _____ Against _____ Abstain _____ ☐ Initials

NOTE: If resolution H.4. passes the following resolution will not be required.

H.5. Resolution for a Special Levy using payments by unit entitlement, along with funds from the CRF, to pay for roof replacements.

WHEREAS:

- A. The roofs need to be replaced throughout the strata corporation (the “Work”);
- B. The Strata Corporation is responsible for carrying out the Work pursuant to the bylaws of the Strata Corporation;
- C. The Strata Corporation wishes fund the Work by way of an expenditure from the Contingency Reserve Fund and a special levy;
- D. Pursuant to s. 99 of the SPA common expenses are to be paid by all owners on the basis of unit entitlement;

BE IT RESOLVED BY $\frac{3}{4}$ VOTE THAT:

1. The strata council be authorized to spend the sum of twenty-five thousand dollars (\$25,000.00) from the Contingency Reserve Fund (the “CRF Monies”) for the purpose of carrying out the Work.
2. A further sum of ninety-thousand dollars (\$90,000.00) be raised by way of a special levy pursuant to s.108 of the Strata Property Act (the “Levy”) payable by each strata on the basis of unit entitlement pursuant to s.99 of the Strata Property Act, as set out in Schedule “A” attached hereto.
3. The Levy shall be used for the purposes of carrying out the Work.
4. Each strata lot’s share of the Levy shall be due and payable on December 1, 2026.
5. An owner who fails to pay their share of the Levy on the date that it is due shall be liable to pay interest on the unpaid portion of their share of the Levy at a rate of ten percent (10%) per annum, compounded annually.
6. The strata council shall use the entirety of the Levy before it uses funds from the CRF Monies.
7. Pursuant to section 108(6), if no owner is entitled to receive more than \$100 in total, the strata corporation may deposit the excess funds into the contingency reserve fund.

Resolution H.5. In Favour _____ Against _____ Abstain _____ ☐ Initials

NOTE: If resolution H.4. or H.5. passes the following resolution will not be required.

H.6. Resolution to raise CRF fees to pay for roof replacements.

WHEREAS:

- A. The roofs need to be replaced throughout the strata corporation (the “Work”);
- B. The Strata Corporation is responsible for carrying out the Work pursuant to the bylaws of the Strata Corporation;
- C. The Strata Corporation wishes fund the Work by way of an expenditure from the Contingency Reserve Fund;

BE IT RESOLVED BY $\frac{3}{4}$ VOTE THAT:

- 1. The strata council be authorized to spend the sum of one-hundred-fifteen thousand dollars (\$115,000.00) from the Contingency Reserve Fund (the “CRF Monies”) for the purpose of carrying out the Work.
- 2. The 2026-27 Budget shall be amended to collect an additional \$250/month/unit in CRF contributions.

Resolution H.6. In Favour _____ Against _____ Abstain _____ ☐ Initials

H.7. Resolution for Contingency Reserve Fund (CRF) Expenditure

BE IT RESOLVED by way of a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801, approve the expenditure of up to \$3,000 for windows replacements in the 2026-27 fiscal year.

Resolution H.7. In Favour _____ Against _____ Abstain _____ ☐ Initials

H.8. Resolution for Contingency Reserve Fund (CRF) Expenditure

BE IT RESOLVED by way of a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801, approve the expenditure of up to \$20,000 for major repairs and/or replacements to decks in the 2026-27 fiscal year.

Resolution H.8. In Favour _____ Against _____ Abstain _____ ☐ Initials

I.1. Resolution for 2026-27 Budget

BE IT RESOLVED by way of a Majority vote that The Owners, Strata Plan VIS 5801, approve the Budget circulated for the 2026-27 fiscal year.

Resolution I.1. In Favour _____ Against _____ Abstain _____ ☐ Initials