

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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261014007

ORDER NUMBER: 56034700

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NOTICE OF CHANGE OF BYLAWS
CERTIFICATE OF SPECIAL RESOLUTION

Condominium Property Act
Form 3
Section 32

✓
CONDOMINIUM CORPORATION NO. 9611089 hereby certifies that pursuant to s.1(1)(x) of the Condominium Property Act, RSA-2000, chpt.c-22, that by a Special Resolution passed on or about the 29 day of September, 2025, the Bylaws of the Corporation were added to, amended, or repealed as follows:

Bylaw 49 a) of the current Bylaws of the Condominium is removed and replaced in its entirety with the following:

a) The Common Expenses of the Corporation shall be paid by the Unit Owners in proportion to the Unit Factors for their respective Units or as otherwise provided herein and, without limiting the generality hereof, shall include the following:

Bylaw 49 a) of the current Bylaws of the Condominium is further amended to include the following:

xiv) all costs and charges incurred by the Corporation in fulfillment of their duties or obligations or otherwise incurred by the Corporation or for which the Corporation is responsible under these Bylaws and/or the Act;

Bylaw 49 b) ii) of the current Bylaws of the Condominium is removed and replaced in its entirety with the following:

(ii) a notice of the assessment for the Owners' contribution towards the Common Expenses of the Corporation for said ensuing fiscal year. Said assessment shall be made to the Owners in proportion to their Unit Factors for their respective Units or alternatively, in the sole discretion of the Board, in accordance with the following:

A. any expense, cost or charge which the Board, in its sole discretion, determines are fair and equitable to be paid on a per Unit basis may be so charged;

B. any expense, cost or charge which the Board may determine, in its sole discretion, that relate directly and solely to the maintenance, improvement, operation, repair, replacement or restoration of:

- 1. all or part of the Common Property; or**
- 2. any one or more Units but not all the Units**

may be charged and shall be paid solely by the recipient Unit Owner(s) to the exclusion of other Unit Owner(s);

C. any expense, cost or charge as the Board may determine, in its sole discretion is appropriate, the whole of an expense, cost or charge may be charged to and shall be paid by a single Owner or Unit or by a group of Owners or Units, to the exclusion of other Owners or Units;

D. any expense, cost or charge which the Board determines, in its sole discretion, should be paid on another basis (other than those outlined in A.-C. above) which will reflect a more equitable allocation of the expense, cost or charge, may be so charged, provided that the Board shall advise the Owners, in writing, of the change to and method of such alternative allocation if it is not one of the aforementioned A.-C. methods.

Bylaw 49 of the current Bylaws of the Condominium is further amended to include the following:

(k) The Board, acting reasonably, may assess against any Owner or Owners and their respective Units any expense, cost or charge as the Board may, from time to time, and at any time, resolve, provided that such manner of assessment shall be notified to the Owner or Owners being assessed and without limiting the generality of the foregoing, allocation and assessment of the whole of an expense, cost or charge to a single Owner or Unit or group of Owners or Units to the exclusion of other Owners or Units shall be permitted.

Bylaw 50 of the current Bylaws of the Condominium is removed and replaced in its entirety with the following:

50. SPECIAL ASSESSMENTS/SPECIAL LEVIES

The following provisions apply:

(a) The Board may, by resolution, assess and collect a special contribution or contributions (a "special levy") against each Unit to raise money:

(i) for the payment of unexpected and urgent maintenance, repair or replacement of the real and personal property of the Corporation or Common Property;

(ii) to cover unexpected shortfalls in the operating account;

(iii) to increase the balance of the reserve fund to meet the requirements in a reserve fund plan required under the Regulations;

(iv) subject to subparagraph (c) of this Bylaw, for the payment of a capital improvement;

(v) to satisfy a judgment against the Corporation; or

(vi) for any other purpose provided for in the Regulation.

(b) A resolution of the Board to approve a special levy must set out the following:

(i) the purpose of the special levy;

(ii) the total amount to be levied;

(iii) either:

A. the method of determining each Unit's proportionate share of the special levy by Unit Factor; or

B. as set forth in Bylaw 49 (b) or 49 (k); and

(iv) the date by which the special levy is to be paid or, if the special levy is payable in instalments, the dates by which the instalments are to be paid.

(c) If the purpose of the special levy is for the making of a capital improvement, a Special Resolution is required before the Board may approve the special levy.

(d) As soon as possible after the passing of a resolution referred to in subparagraph (a) above, the Board must inform each Owner of the following:

(i) the purpose of the special levy;

(ii) the total amount to be levied;

(iii) the method of determining each Unit's proportionate share of the special levy;

(iv) the amount of the Owner's Unit's share of the levy; and

(v) the date by which the special levy is to be paid or, if the special levy is payable in instalments, the dates by which the instalments are to be paid.

(e) If the amount collected exceeds the amount required or for any other reason is not fully used for the purpose set out in the resolution referred to in subparagraph (a) above, the Corporation must pay the money into the Capital Replacement Reserve Fund.

(f) All such special levies shall be payable by the due date for payment as specified in the notice and if not paid shall bear interest at the Interest Rate from the due date until paid.

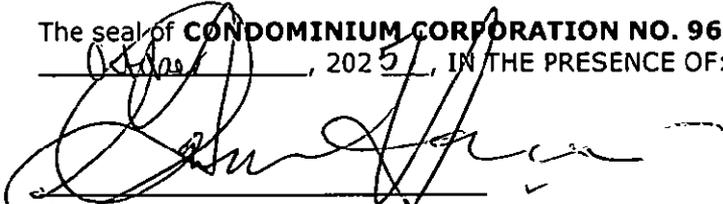
Bylaw 57 of the current Bylaws of the Condominium is removed and replaced in its entirety with the following:

57) DEBT RETIREMENT ON TERMINATION

Subject to the provisions of the Act, upon termination of the condominium status for any purpose, all debts of the Corporation shall first be paid out of the assets, and the balance of the assets, if any,

shall be distributed to the owners in accordance with Bylaw 49 (b) subject to the interests of any mortgagees.

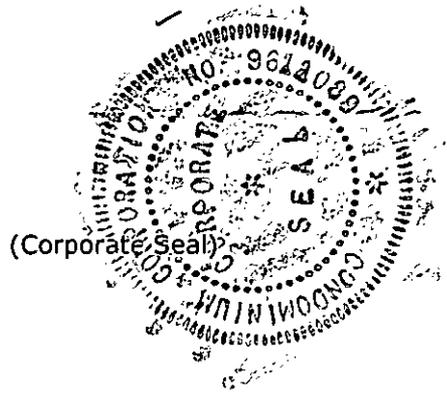
The seal of **CONDOMINIUM CORPORATION NO. 9611089** was affixed this 17 day of October, 2025, IN THE PRESENCE OF:

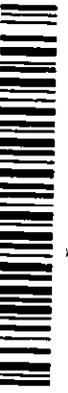


Director



Director





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CCBL - CHANGE OF BY-LAWS

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