

LAKE NEWELL RESORT



**WHITE PELICAN ESTATES
CONDOMINIUM PLAN 9411176**



BY-LAWS

BY-LAWS OF THE OWNERS: CONDOMINIUM PLAN NO. 9411176
SUMMARY OF CONTENTS IN SUBSTITUTION FOR SCHEDULED BY-LAWS OF
THE CONDOMINIUM ACT

TABLE OF CONTENTS

Section	Page
1. Definitions and Interpretation	1
2. Miscellaneous Provisions	2
3. Duties of the Owner	2
4. Duties of the Corporation	4
5. Powers of the Corporation	5
6. The Corporation and the Board	6
7. Number on the Board	6
8. Term of Office	6
9. Eligibility for Re-election to Board	6
10. Removal of A Member of the Board	6
11. Casual Vacancy on Board	7
12. Quorum for Board	7
13. Officers of the Corporation	7
14. Chairman of Board Meetings	7
15. Duties of Officers	7
16. Votes of Board, Written Resolution	7
17. Further Powers of Board	7
18. Additional Duties of the Board	8
19. Defects in Appointment to Board	9
20. Vacating Office of Board Member	9
21. Signing Authorities	9
22. Corporate Seal	9
23. Annual General Meeting	9
24. Extraordinary General Meetings	10
25. Convening Extraordinary General Meetings	10
26. Notice of General Meetings	10
27. Proceedings at General Meetings	10
28. Quorum for General Meetings	10
29. Adjournment for Lack of Quorum	10
30. Chairman for General Meetings	11
31. Order for Business for General Meetings	11
32. Voting by Show of Hands	11
33. Poll Votes	11
34. Voting Calculation	12
35. Votes Personally or by Proxy	12
36. Proxies	12
37. Eligibility to Vote	12
38. Proxy Vote by Co-owners	12
39. Poll Vote by Co-owners	12
40. Successive Interests	12
41. Trustee Vote	12
42. Voting Rights of Mortgagee	12
43. Violation of By-Laws.	13
44. Damage or Destruction	13
45. Insurance	14
46. Assessments for Common Expenses and Budgets	15
47. Special Assessments	18

48. Default in Payment of Assessments	18
49. Estoppel Certificate	19
50. Leasing of Units	19
51. Severability	20
52. Notices	20
53. Notice of Default to Mortgagees	21
54. Debt Retirement on Termination	21
55. Company that is Member of Board	21
56. Alternative Board Representative	21
57. Privacy Areas and Parking Areas	21
58. Realty Taxes	22
59. Indemnification of Officers and Managers	22
60. Non-Profit Corporation	22
61. Use and Occupancy Restrictions	23
62. Schedule I – Architectural Controls	24
63. Schedule II – Restrictive Covenant	24
64. Conflict Provisions	24
65. Amendment of By-Laws	24
66. Repeal and Substitution	25