

This is an explanation of the Columbia Ridge Community Association (CRCA) governing documents:

1. Document **XK006424** is the **CRCA Caveat**.

This is the document that grants many powers and obligations to the CRCA. Some notable items include:

- gives the board the powers and the obligation to enforce our bylaws and rules.
- It requires every owner of a lot to be a member.
- If an owner owes the society (CRCA) money for non-payment of dues, fines, enforcement expenses, etc. an equitable charge exists. The owner has agreed to this equitable charge and the processes and rights of the CRCA to collect based on this caveat being registered to the title of their lot.

2. Our **Bylaws** establish how our association is run. Note: At the 2019 AGM our Bylaws were amended by special resolution to prohibit short-term rentals. In order to pass, special resolutions require 2/3's (67%) of the votes cast.

3. **Document XK006423** is the **Statutory Building Scheme (SBS)** which is attached to the titles of all of our lots imposing terms that limit what a homeowner can do with their property to benefit the whole (e.g., building size, style). These rules came into being when the developer subdivided the community into individual lots. The Statutory Building Scheme will remain on the title to a property forever unless discharged by the courts or if all property owners agree to sign a discharge.

4. **CRCA Constitution** is the document that states the purpose of the society (CRCA).

B.C. Societies Act requires a copy of our Constitution and by Bylaws