

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-107

## Condo Smarts

Headline: Strata forced to shine a light on delinquent owner

Topic: Holiday lights

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Written by: Tony Gioventu

In the holiday season, thousands of strata owners across B.C. want to install festive lighting. But it isn't as simple as just putting up a string of lights - strata bylaws usually prohibit the alteration of common property without permission. This past summer, one strata owner was granted permission to install white lights in common area trees for three days for a wedding gathering, on the agreement that after three days they would be removed. Unfortunately the owner refused to take the lights down. Many complaints and several weeks later the strata fined the owner \$200, stepped into action, and had the lights removed at the owner's expense. Not an economical decision, considering the lights originally cost only \$26.95. The same principle applies with holiday lights.

installation of lights, their location, the duration of installation and the hours of operation. Don't forget that what you do inside your strata lot is your business provided it does not create a nuisance to anyone in the strata. But outside, our communities are diverse cultures, ethnicity, and faiths. Not everyone will enjoy the sight of your pink and purple flashing lights.

**Strata Law:** The Strata Property Act allows the strata to take action to enforce bylaws, including the costs of remedying any violations. This can include removing objects from the common property that have been installed without permission. The strata may also require that the reasonable costs of remedying the contravention be paid by the person who was fined.

**Tips:** Virtually all strata building exteriors (bare lot stratas aside) are common property. To alter the exterior use or appearance or structure, the owners require written permission. Many strata corporations strictly limit or prohibit the

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