

SHUSWAP LAKE VIEW PROPERTIES

DISCLOSURE STATEMENT AMENDMENT

Date of Disclosure Statement: June 28, 2022
Date of First Amendment: April 6, 2023
Date of Second Amendment: July 20, 2023
Date of Third Amendment: August 21, 2023
Date of Fourth Amendment: August 22, 2024
Date of This Amendment: June 11, 2025

Name of Development: Shuswap Lake View Properties

Name of Developer: 1131668 B.C. LTD.

Developer's Address for Service in BC: c/o Nixon Wenger LLP
Lawyers
#301, 2706 – 30th Avenue
Vernon, British Columbia V1T 2C6

Developer's Business Address: c/o 18 Strathboine Crescent
Headingley, Manitoba R4H 1A6

Name and Business Address of any Real Estate Brokerage acting on behalf of the Developer:

Kent Redekop – 250-318-8120
Riley & Associates Realty Ltd.
930 Shuswap Avenue
Chase, British Columbia V0E 1M0

In addition, the Developer intends to use its own employees to market the strata lots. The Developer's employees are not licensed under the *Real Estate Services Act* and are not acting on behalf of any purchaser.

This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.

The Disclosure Statement dated June 28, 2022 and the Disclosure Statement Amendments dated April 6, 2023, July 20, 2023, August 21, 2023 and August 22, 2024 are further amended as follows:

1. Exhibit E.1 Form I – Amendment to Bylaws is added and attached hereto.
2. Exhibit F Estimated Budget is deleted and replaced with Exhibit F Strata Budget attached hereto.

DEEMED RELIANCE:

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The Developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

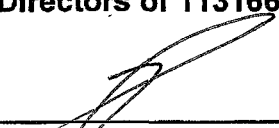
DECLARATION

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of June 11, 2025.

1131668 B.C. Ltd.

Per: 
Authorized Signatory – Vernon Dean Buhr

The Directors of 1131668 B.C. Ltd. in their personal capacity:



Paul Antonius Adriaansen



Vernon Dean Buhr

Exhibit E.1
Form I – Amendment to Bylaws



1. Contact

Document Fees: \$33.01

Nixon Wenger LLP, Lawyers
#301, 2706 30th Avenue
Vernon BC V1T 2B6
1-250-542-5353

File Ref: MAT6454
Form I - Amendment to Bylaws EPS8683

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-I Amendment to Bylaws

3. Description of Land

PID/Plan Number

Legal Description

EPS8683

THE OWNERS, STRATA PLAN EPS8683

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Steven Michael
Brandner 4YW5W8**

**Digitally signed by
Steven Michael Brandner
4YW5W8
Date: 2025-06-11
10:42:52 -07:00**

Strata Property Act

FORM I

Amendment to Bylaws

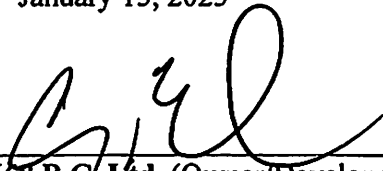
(Section 128)

The Owners, Strata Plan EPS8683 certify that the following amendments to the bylaws of the strata corporation were approved by a resolution passed by a unanimous vote in accordance with section 128 of the *Strata Property Act* at special general meeting held on January 15, 2025.

BE IT RESOLVED AS FOLLOWS:

1. Bylaw 8 is deleted and replaced with the following:
 - 8 Council size**
 - (1) The council must have at least 1 and not more than 7 members.
 - (2) Only registered owners of a strata lot may be elected to the council.

Date: January 15, 2025



1131668 B.C. Ltd. (Owner/Developer)
Per: Authorized Signatory, Vernon Dean Buhr

Exhibit F
Strata Budget

Shuswap Lake View Properties
(The Owners, Strata Plan EPS8683)
2025 Annual Budget (the "Strata Budget")

All anticipated strata expenses for Shuswap Lake View Properties	EST.ANNUAL COST TO STRATA CORPORATION	EST. MONTHLY COST TO STRATA CORPORATION	PER STRATA LOT/MONTH
Insurance	\$1815.00	\$151.25	\$10.80
Septic maintenance	\$1450.00	\$120.75	\$8.63
Storm water flush, maintain and clean culverts	\$1415.00	\$117.75	\$8.42
Garbage pickup (weekly) – Shuswap Enviro Solutions	\$2265.00	\$189.00	\$13.50
Groom /mow grass in ditches and water and Sweep road in spring	\$1270.00	\$106.00	\$7.57
Remove, plow or blow snow from road	\$1415.00	\$117.75	\$8.42
Accounting and legal	\$1060.00	\$88.41	\$6.30
<u>Total</u>	<u>\$10,690.00</u>	<u>\$890.91</u>	<u>\$63.64</u>
Contingency 10%	\$1,069.00	\$89.09	\$6.36
TOTAL ESTIMATED STRATA FEES	\$11760.00	\$980.00	\$70.00

Strata Fee per unit @ 14 \$70.00

***Note: not included in the common expenses listed above are the following expenses which are billed separately to each Lot: property taxes, water, utility costs (electricity, natural gas, telephone and cable and house insurance)**