



T.K. SPARKS

**BYLAWS OF THE
COMMUNITY OF SUN RIVERS
OWNER ASSOCIATION**

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions. In these Bylaws the following terms will have the following meanings:

- (a) **“Authorized Representative”** has the meaning set out in Bylaw 2.6;
- (b) **“Committee”** has the meaning ascribed to such term in Bylaw 8.5;
- (c) **“Community”** means the original parent parcel from which all of the Neighborhoods were derived, being all of the lands which were previously legally described as follows:
 - Lot 152, as shown on Plan of Survey No. 78619
Deposited in the Canada Lands Survey Record at
Ottawa, Ontario;
- (d) **“Community Lease”** means the lease granted to Sun Rivers by Her Majesty the Queen in Right of Canada, as represented by the Minister of Indian Affairs and Northern Development, made June 24, 1996 and effective July 1, 1996 and registered in the Indian Land Registry in Ottawa on July 3, 1996, under number 242856 for a term of 99 years for the Community;
- (e) **“Community Property”** means those areas in the Community, including those in any Neighborhood, for the benefit of the Community as a whole, that either of Sun Rivers or a Lessee designates from time to time as common areas, including any Improvements thereon, and including any roads, curbs, walkways, sidewalks, street lighting, parks, community facilities, amenities and recreation facilities;
- (f) **“Community Servicing Agreement”** means any and all of the Community Servicing Agreements between the Owner Association and each Neighborhood Owner Association or the developer of a Neighborhood;
- (g) **“Director”** means a director of the Owner Association from time to time;
- (h) **“Lessee”** means a Lessee under a Neighborhood Lease;
- (i) **“Member”** has the meaning ascribed to such term in Bylaw 2.1;
- (j) **“Neighborhood Lease”** means a lease of a Neighborhood, or an assignment of a lease of a Neighborhood, which has been registered in the Indian Lands Registry at Ottawa;
- (k) **“Neighborhood Owner Association”** means a society incorporated by or on behalf of a Lessee pursuant to the laws of British Columbia, of which all of the members are comprised of the Lessee or an Owner in a Neighborhood;

