**OWNERS’ CHARTER OF RIGHTS AND RESPONSIBILITIES**

Owners are encouraged to participate democratically and ethically in the affairs of the Corporation as follows:

Owners are encouraged to participate in owners’ meetings where important decisions and recommendations are often made that may substantially affect your condominium environment, the value of your unit and the quality of lifestyle at your condominium.

Since the Board of directors is solely responsible to make the vast majority of decisions for the Corporation you should carefully select the candidates you wish to be elected as directors.

It is strongly recommended that owners attend meetings of owners instead of blindingly signing proxy forms. Only appoint as your proxy a person you know, respect and trust.

Do not be swayed by undocumented allegations made during proxy solicitations or in newsletters, unless you are satisfied the information is accurate. Act judicially and hear all sides of the story before voting.

Directorial candidates must comply with their statutory standard of care, diligence and skill and their duty of honesty and good faith. Directors must undertake necessary maintenance and repairs of the common elements and assets and ensure proper funding of the Corporation’s reserve fund, in addition to numerous other duties contained in the Act, Declaration, by-laws and rules of the Corporation. Common expense increases are inevitable as buildings age. Support directors who establish a forward-looking funding plan which calls for necessary common expense increases to avoid special assessments if appropriate.

Recognize the contributions of volunteer directors who have the skills, qualifications, experience and commitment to protect the owners’ best interests, enhance unit values, supervise management of the Corporation’s affairs in a financially responsible manner and promote a harmonious atmosphere.

In a democracy, legitimate criticisms can be expressed where a critic has undertaken the due diligence to ascertain the accuracy of negative statements. Before accepting the validity of accusations, unfounded conjecture, innuendo or other techniques of fear-mongering, owners should question the accuracy of such information and the use of those techniques, especially when attacks on directors are made on a self-serving basis by persons attempting to get themselves elected. Candidates who promise cost savings or other improvements should be asked to provide detailed explanations as to how they can be achieved.

At law, any person who originates, repeats or publishes a libellous or slanderous statement or a rumour which is erroneous and defames the reputation of a person is personally liable for damages, subject to the burden of proof to uphold one of the defences of (a) justification (i.e. proving the truth of the allegation) (b) qualified privilege (where a person has a special duty to make such a statement bona fide and in good faith, if the defamer can prove no malice is present); or (c) fair comment (where a defamer renders a bona fide opinion based upon true facts after conducting due diligence, if the defamer can prove no malice is present).